

Return Name & Address:



200607100166

Skagit County Auditor

7/10/2006 Page

1 of

5 3:10PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-0622

Applicant Name: James Colbeck

Property Owner Name: same

The Department hereby finds that a parcel 95 ft. x 135 created by Boundary Line Adjustment under AF 8510090052, Record of Survey AF 8602040038 of Lots 16 & 17 Big Lake Waterfront Tracts, recorded in Volume 4, Page 12, February 13, 1913.

Parcel Number(s): A 95 ft. x 135 ft. parcel only, located in the SE corner of P61977.

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

- ☐ **IS/ARE**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.
- ☒ **IS not** the minimum lot size required for the Rural Village Residential zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vi)(A) and therefore **IS** eligible to be considered for development permits.
- ☐ **IS NOT** the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: How Roeder
See Attached Map

Date: 7/7/2006

11

12

13

14

P61969

P61972

P61969

P61970

P61973

P61969

BIG LAKE WATERFRONT TRACTS

NO. 3862

BIG LAKE BOULEVARD

BIG LAKE
WATERFRONT TRACTS
NO. 3862

SURVEY
VOL. 7 PG. 5

206-0622
206-0622

2 S/P PL02-0752
AF 200305060130
120401

3006030

200607100166
Skagit County Auditor

BOUNDARY LINE
ADJUSTMENT
RECEIVED

SEP 24 1985

CUMM. DEVELOP. DIV.

8510090052

Existing Owner
Blocks?

Steve Wood

PD 9/24/85
\$1000
A Boundary
Adjustment
mt

Access to
Spur

Enclosed is the new legal
description for S 1/2 lot 16 + N 90'
of lot 17, per our requested
lot line adjustment.

The common address is
presently 1779 W Big Lk Blvd.

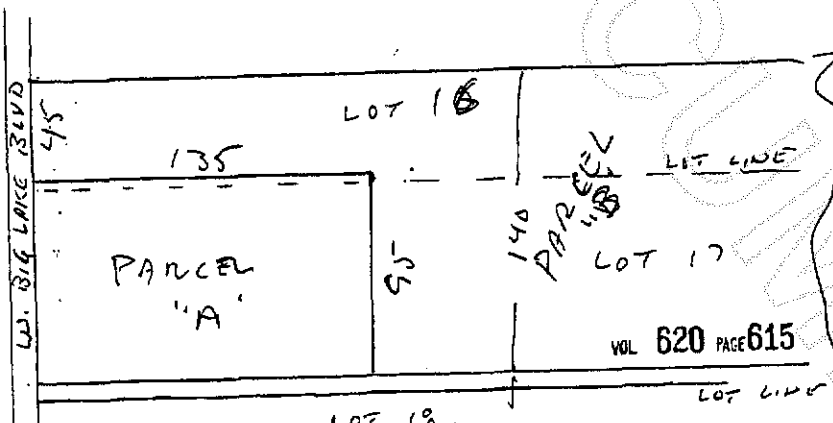
JERRY HUNTREE
SKAGIT COUNTY

'85 OCT-9/P128

RECORDING DIVISION
REQUEST OF

Jim + Sue Colbeck
6534 48th NE
Seattle WA 98115
Phone (206) 523-2246

LOT LINE



8510090052

LOT 18

VOL 620 PAGE 615



200607100166
Skagit County Auditor

PARCEL "A"

THE WESTERLY 135 FT. OF LOT 17 "BIG LAKE WATER FRONT TRACTS",
ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12
RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE SOUTHERLY
10 FEET THEREOF; TOGETHER WITH THE SOUTHERLY 5 FEET OF THE
WESTERLY 135 FEET OF LOT 16 OF SAID "BIG LAKE WATER FRONT TRACTS".

PARCEL "B"

LOT 17, "BIG LAKE WATER FRONT TRACTS", ACCORDING TO THE PLAT
RECORDED IN VOLUME 4 OF PLATS, PAGE 12 RECORDS OF SKAGIT COUNTY,
WASHINGTON, EXCEPT THE SOUTHERLY 10 FEET THEREOF. ALSO EXCEPT THE
WESTERLY 135 FEET THEREOF; TOGETHER WITH THE SOUTH 1/2 OF
LOT 16 OF SAID "BIG LAKE WATER FRONT TRACTS", EXCEPT THE
SOUTHERLY 5 FEET OF THE WESTERLY 135 FEET THEREOF.

BOUNDARY ADJUSTMENT

Reviewed by _____
In _____
By _____
Date: 10/1/85

ACCEPTED AND APPROVED:

Virginia Kung
Title Officer
Tucor Tittle

8510090052

VOL 620 PAGE 616



200607100166
Skagit County Auditor

86020402093

SURVEY IN NW 1/4 SECTION 36 TWP 34 N., RGE. 4 E., W.M.

LEGAL DESCRIPTION

(SEE BOUNDARY ADJUSTMENT FILED IN A.P. # 8510000052.)
PARCEL 1A - THE WESTERLY 135 FEET OF LOT 17 BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS RECORDED IN SKEG COUNTY, WASHINGTON, EXCEPT THE SOUTHERLY 10 FEET THEREOF, TOGETHER WITH THE SOUTHERLY 5 FEET OF THE WESTERLY 135 FEET OF LOT 16 OF 32ND BIG LAKE WATER FRONT TRACTS.
PARCEL 1B - LOT 17, BIG LAKE WATER FRONT TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS RECORDED IN SKEG COUNTY, WASHINGTON, EXCEPT THE SOUTHERLY 10 FEET THEREOF, ALSO EXCEPT THE WESTERLY 135 FEET THEREOF, TOGETHER WITH THE SOUTHERLY 5 FEET OF LOT 16 OF 32ND BIG LAKE WATER FRONT TRACTS, EXCEPT THE SOUTHERLY 5 FEET OF THE WESTERLY 135 FEET THEREOF.

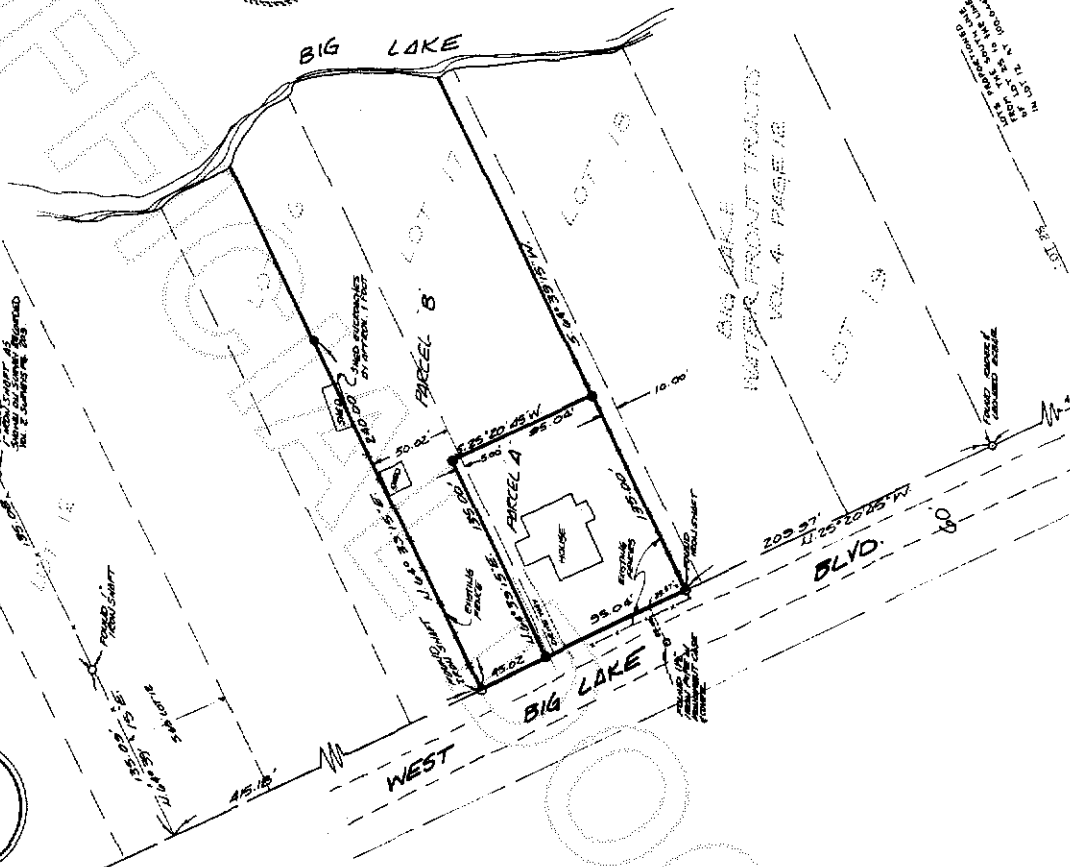
LEGEND

- - 1/2" SET ARROW W/ YELLOW PLASTIC CAP MARKED "SKG SURV. L.S. # 17651"



This map correctly represents a survey made by me or under my direction in accordance with the Survey Record Act in 1951, at the request of JIM COLBECK.
Date 1/3/86
County, WA
County Auditor or Deputy Auditor

SKAGIT SURVEYORS, INC. 330 McCall St., Sedro-Woolley, WA 98284, (206) 855-1810



BOUNDARY ADJUSTMENT SURVEY FOR JIM COLBECK

VOL 6 SURVEYS Pg. 1214



200607100166
Skagit County Auditor