

Return Name & Address:



200609080036

Skagit County Auditor

9/8/2006 Page 1 of 6 9:44AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: _PL01-0026 Revised from 1/18/2001

Applicant Name: __Harold Miller & Diana Davis

Property Owner Name: __same

The Department hereby finds that Lot 5 of Survey AF 200207240001, being a Portion of Lot 4, 5, & 6, Plat of Alger, resulting from BLA PL01-0309, deed filed under AF 200104180092; Plat of Alger recorded in Volume 4, Page 9, October 7, 1912

Parcel Number: P 118108 (from P70394); 4042-005-005-0000. See Survey AF 200207240001.

1. CONVEYANCE

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

2. DEVELOPMENT

- ☒ **IS**, the minimum lot size required for the _Rural Village Residential_ zoning district in which the lot is located 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, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) 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.

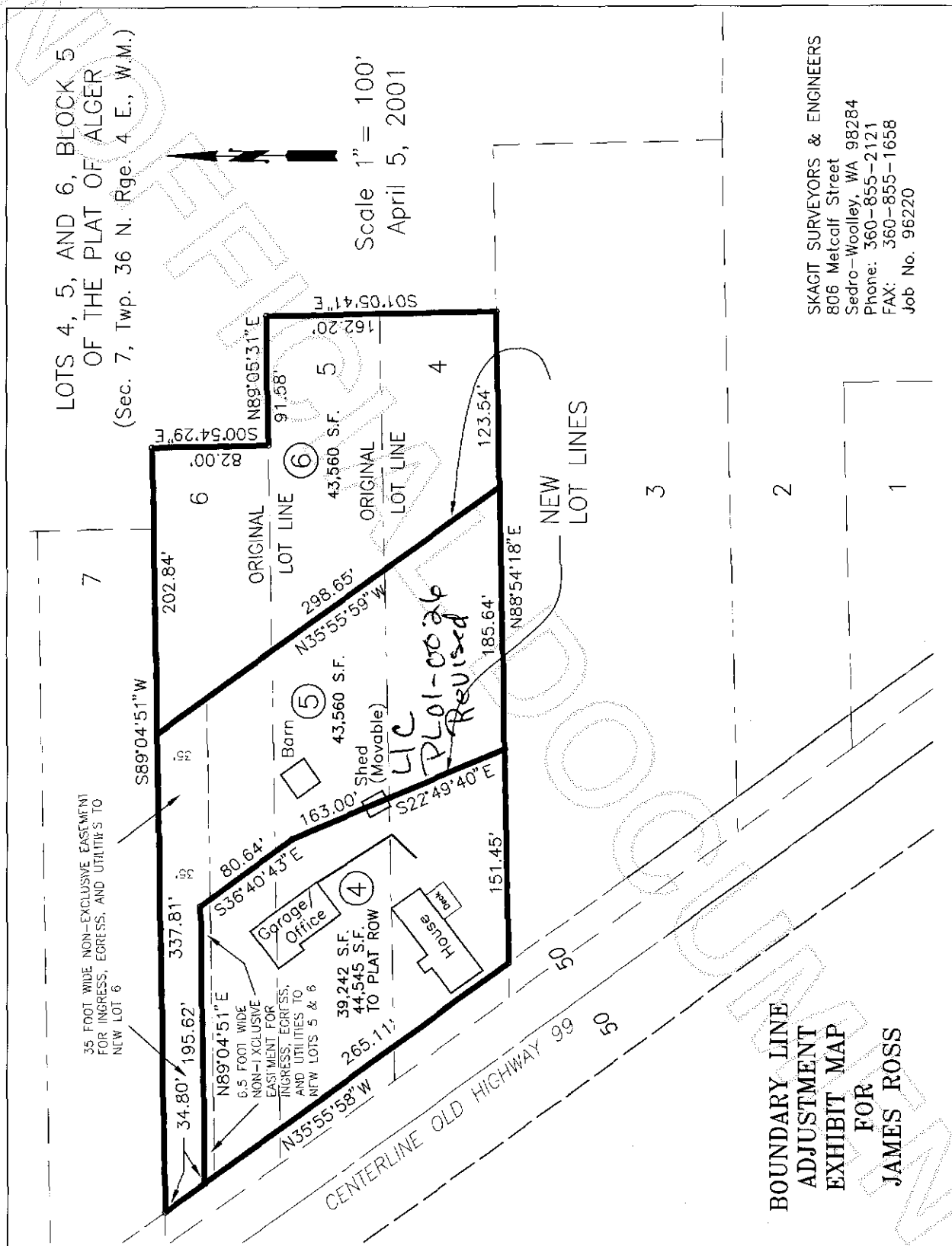
Authorized Signature: How Roder

Originally approved:

Date: 1/18/2001_

See Attached Map

LOTS 4, 5, AND 6, BLOCK 5
OF THE PLAT OF ALGER
(Sec. 7, Twp. 36 N. Rge. 4 E., W.M.)



SKAGIT SURVEYORS & ENGINEERS
806 Metcalf Street
Sedro-Woolley, WA 98284
Phone: 360-855-2121
FAX: 360-855-1658
Job No. 96220

200609080036
Skagit County Auditor

Survey in the NW1/4 of the SE1/4 and in the NE1/4 of the SE1/4 of Section 7, Twp. 36 N., Rng. 4 E., W.M.

Legal Description

COMPUTED FROM SURVEY RECORDED IN VOLUME 8 OF SURVEYS AT PAGE 71.

NEW LOT 5 AFTER BOUNDARY LINE ADJUSTMENT AT 200104180001. THAT PORTION OF LOT 4, LOT 5 AND LOT 6 PLAT OF ALDER, SHAGIT COUNTY WASHINGTON, FILED IN VOLUME 19 OF SURVEYS AT PAGE 150, UNDER SHAGIT COUNTY AUDITOR'S FILE NUMBER 9710150048; THENCE S32°55'59"E ALONG SAID RIGHT OF WAY, A DISTANCE OF 34.80 FEET TO THE POINT OF BEGINNING OF THIS OLD HIGHWAY 99 AS SHOWN ON SURVEY FILED IN VOLUME 19 OF SURVEYS AT PAGE 150, UNDER SHAGIT COUNTY AUDITOR'S FILE NUMBER 9710150048; THENCE S32°55'59"E ALONG SAID RIGHT OF WAY, A DISTANCE OF 163.00 FEET TO THE POINT OF BEGINNING OF THIS SURVEY; THENCE S89°54'18"W ALONG SAID SOUTH LINE, A DISTANCE OF 151.45 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID OLD HIGHWAY 99; THENCE N32°55'59"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 365.11 FEET TO THE POINT OF BEGINNING OF THIS SURVEY TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH THAT PORTION OF THE ABOVE DESCRIBED PREMISES LIVING WITHIN THE NORTH 35 FEET OF SAID LOT 6.

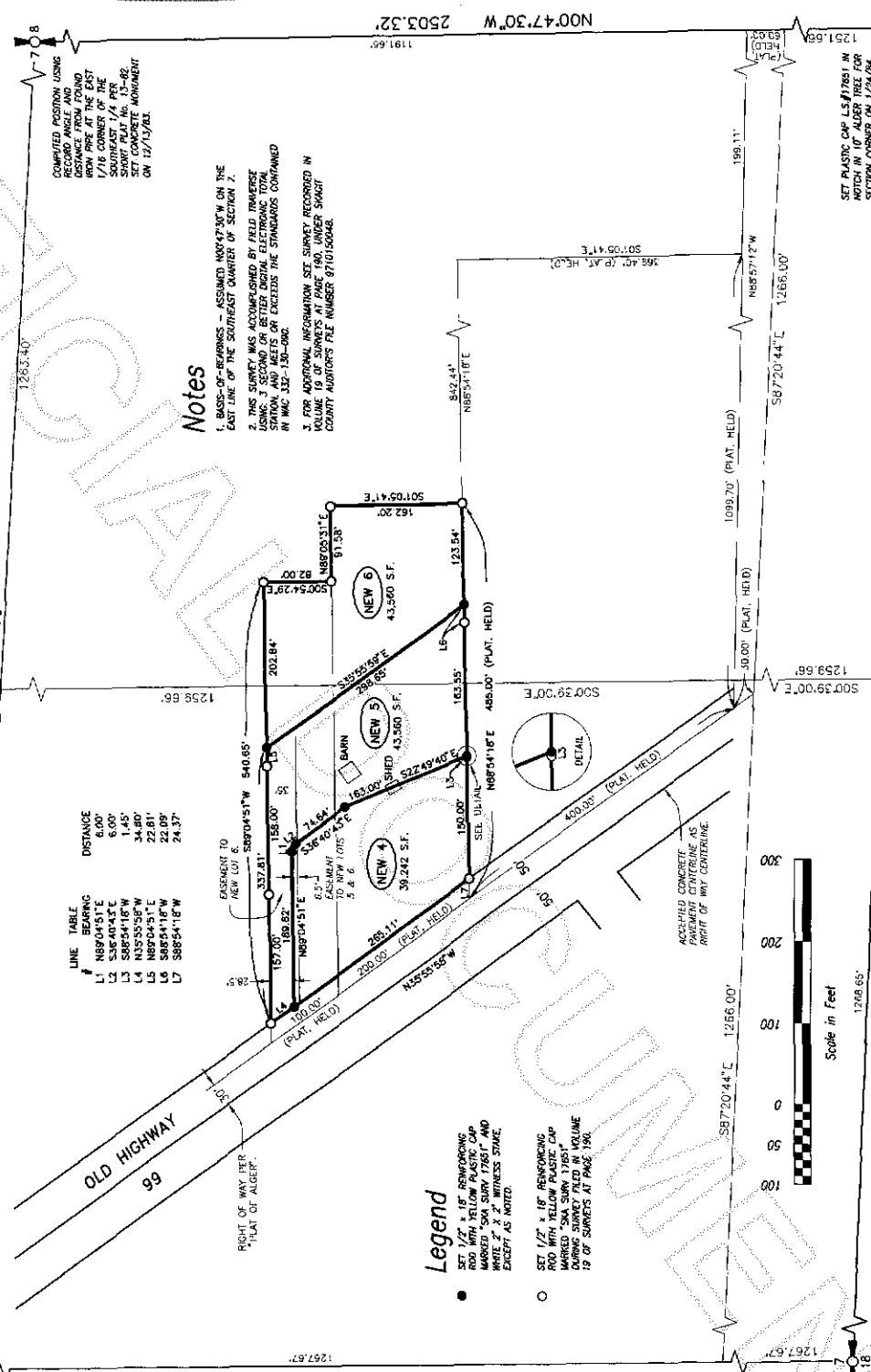
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1207 586°58'30"E 2872.75'
COMPUTED FROM SURVEY RECORDED IN VOLUME 8 OF SURVEYS AT PAGE 71.

1263.40' 586°58'30"E 2526.79'

LINE #	BEARING	DISTANCE
L1	N89°04'51"E	6.00'
L2	S36°40'43"E	6.00'
L3	S88°54'18"W	1.45'
L4	N33°55'59"W	34.80'
L5	N89°04'51"E	22.09'
L6	S88°54'18"W	24.37'



Notes

1. BASIS OF BEARINGS - ASSUMED N00°47'30\"/>

Legend

- SET 1/2\"/>

Survey in the NW1/4 of the SE1/4 and in the NE1/4 of the SE1/4 of Section 7, Twp. 36 N., Rng. 4 E., W.M.

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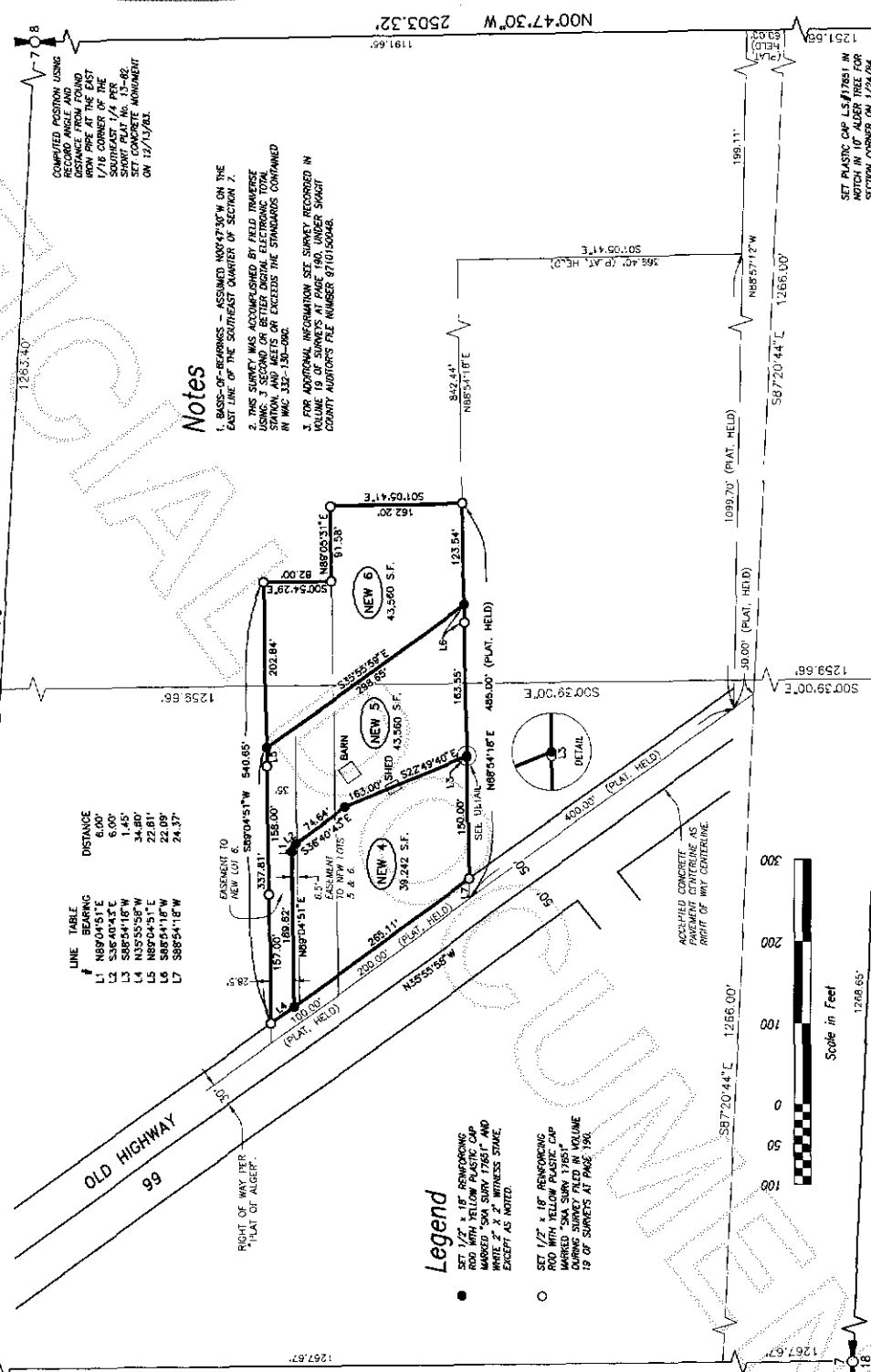
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1. BASIS OF BEARINGS - ASSUMED N00°47'30\"/>

Legend

- SET 1/2\"/>

Skagit Surveyors & Engineers

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

COPYRIGHT 2004 SKAGIT SURVEYORS, INC.



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in January 2002 at the request of James Ross.

Date John L. Abernethy CERT#17651

County Auditor or Deputy Auditor

AUDITOR'S CERTIFICATE

200609080036

Skagit County Auditor

Survey for James Ross

DATE	REVISION	BY	JOB#	DRAWN	CRTD	CHECKED	DATE	SCALE	SHEET
			96220B				01/16/02	1" = 100'	1 OF 1

200104180092
Skagit County Auditor
4/18/2001 Page 1 of 3 2:00:32PM

Parcel No.: 4042-005-006-0005/P70394
Legal Desc.: Ptn Lots 4-6, Blk 5, Alger

LAND TITLE COMPANY OF

m-12838

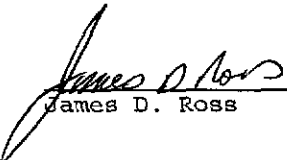
QUIT CLAIM DEED

THE GRANTORS, James D. Ross and Linda S. Ross, husband and wife, for and in consideration of NO MONETARY CONSIDERATION, boundary line adjustment purposes only, conveys and quit claims to James D. Ross and Linda S. Ross, husband and wife, **THE GRANTEEES**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

As attached hereto and by reference made a part hereof

The above described property is an aggregation and re-description of contiguous property owned by the grantee. This boundary adjustment is not for the purposes of creating an additional building lot.

DATED this 18 day of April, 2001.


James D. Ross
STATE OF WASHINGTON }
County of Skagit } ss

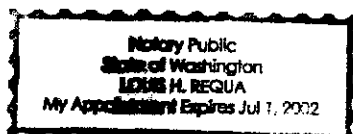

Linda S. Ross 40395
SKAGIT COUNTY WASHINGTON
Real Estate Service, Inc.

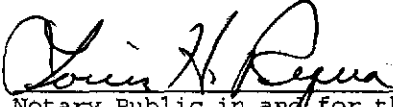
APR 18 2001

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

I hereby certify that I know or have satisfactory evidence that James D. Ross and Linda S. Ross are the persons who personally appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 18 day of April, 2001.




Notary Public in and for the State
of Washington, residing at
Edro-Wash, WA

appointment expires July 1, 2002

200609080036
Skagit County Auditor

Skagit
Surveyors & Engineers

806 Melroe St., Seagr-Woodley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

BOUNDARY LINE ADJUSTMENT
LEGAL DESCRIPTION
FOR
JAMES ROSS
OF
NEW LOT 5, PLAT OF ALGER

March 15, 2001

That portion of Lot 4, Lot 5 and Lot 6, PLAT OF ALGER, SKAGIT COUNTY WASHINGTON, filed in Volume 4 of Plats at Page 9, described as follows:

Beginning at the intersection of the north line of said Lot 6 and the northeasterly right of way line of Old Highway 99 as shown on survey filed in Volume 19 of Surveys at Page 190, under Skagit County Auditor's File Number 9710150048; thence S35°55'58"E along said right of way, a distance of 34.80 feet; thence N89°04'51"E parallel with the north line of said Lot 6, a distance of 195.62 feet; thence S36°40'43"E, a distance of 80.64 feet; thence S22°49'40"E, a distance of 163.00 feet to the south line of the property shown on said survey; thence N88°54'18"E along said south line, a distance of 185.64 feet; thence N35°55'59"W, a distance of 298.65 feet to the north line of said Lot 6; thence S89°04'51"W along said north line, a distance of 337.81 feet to the point of beginning of this description.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and through that portion of the north 35 feet of said Lot 6 lying outside of and on the west side of the above described parcel.

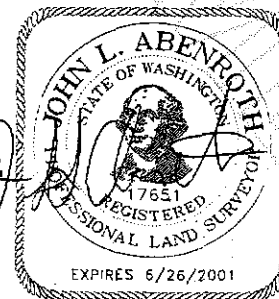
SUBJECT TO a non-exclusive easement for ingress, egress and utilities over, under and through the north 35 feet of the above described parcel.

Situated in Skagit County, Washington.

Containing 1.00 acre. **BOUNDARY ADJUSTMENT**
Reviewed and approved
in accordance with S.C. **SKAGIT COUNTY**
Code Chapter 14.18

John L. Roeder
SKAGIT CO. PLANNING & PERMIT CNTR

Date: 4/18/2001



4/5/2001



200609080036
Skagit County Auditor

