

Return Name & Address:



200610160189

Skagit County Auditor

10/16/2006 Page

1 of

4 2:14PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0921

Applicant Name: _ Daniel Costanti _

Property Owner Name: same

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): _43492; 350807-1-021-0009; Lot 2, Short Plat 96-058, AF 980225012137; within a Ptn of the NE ¼ of the NE ¼ of Sec 7, Twp. 35, Rge 8.

Lot Size: _approximately 18.6 acres

1. CONVEYANCE

X *IS*, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

IS NOT, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

2. DEVELOPMENT

X *IS*, the minimum lot size required for the _Rural Reserve_ 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)(i) 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 certain development permits.

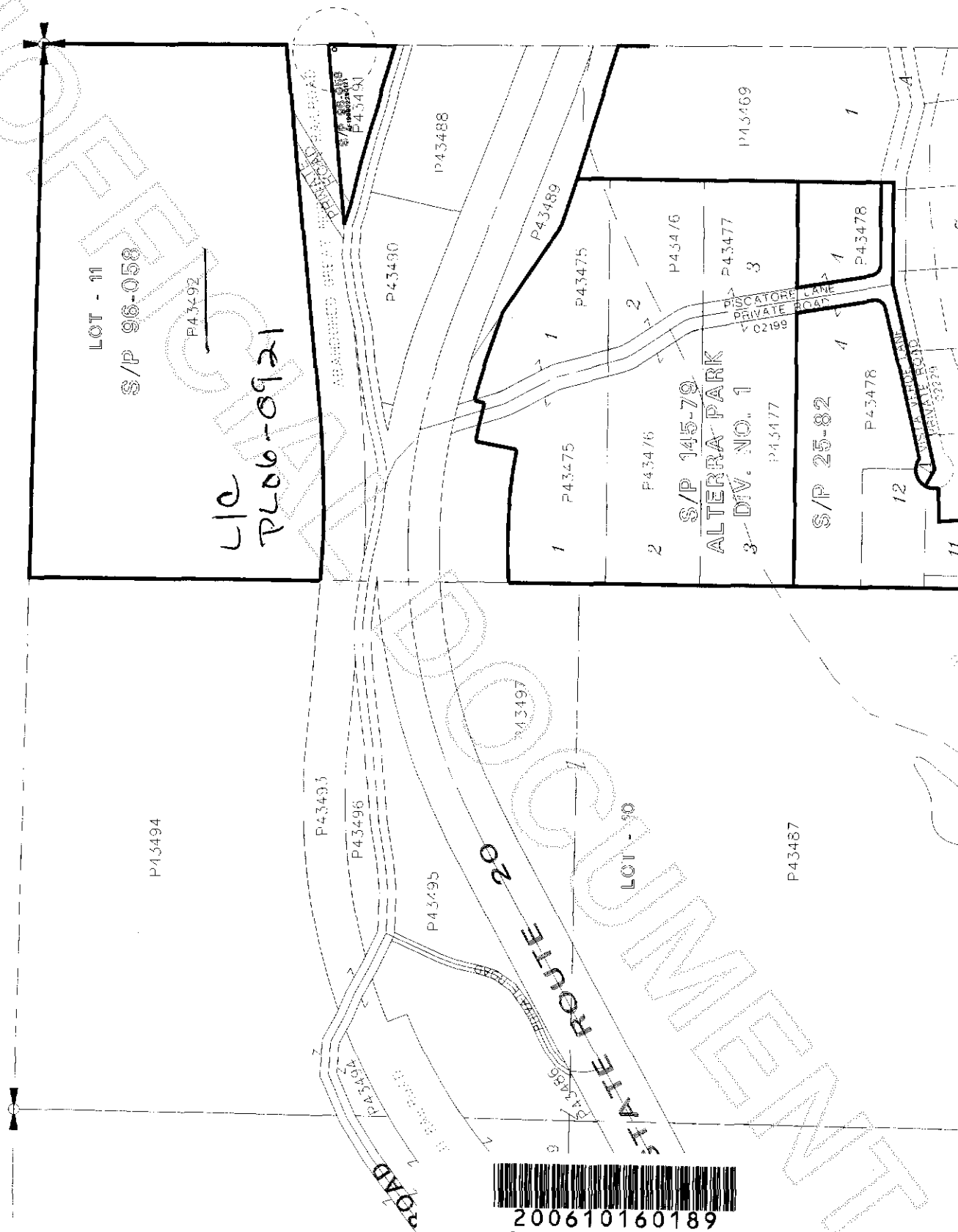
Authorized Signature: *Joe Roeder* Date: 10/16/2006

See attached map.



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L/C
P206-0921

S/P 145-79
ALTERRA PARK
3-DIV. NO. 1

S/P 25-82

9802250121

Survey in the NE1/4 of the NE1/4 of Section 7, Twp. 35 N., Rng. 8 E., W.M. Short Plat No. 96-058

KATHY HILL, 1998

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners located within the plat.
3. Zoning - Individual lots. See variance PL96-0075 approved May 15, 1996.
4. Water - Individual wells. Water will be supplied from individual water systems. Contact the Health Department to determine if Skagit County requires a 100 foot radius well protection zone for building footprints.
5. Sewer - Individual on-site sewage systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through easements or easements.
6. Present and future owners of lots with an existing well shall provide a 100 foot radius well protection zone for existing well improvement or replacement. See AF#9703040037 & AF#9703270021.
7. Survey - Individual on-site sewage systems.
8. Basis-of-bearings - Assumed N00°35'01"W on the East line of the Northeast Quarter of Section 7.
9. This survey was accomplished by field traverse using: 2 second digital electronic Total Station.
10. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
11. Change in location of access, may necessitate a change of address, contact Skagit County Permit Center.
12. Challenger Road was established in 1896 with a 60 foot right of way. The 60 foot strip was centered about the existing road for this survey.
13. Challenger Road is taken to be the "State Highway" of March 11, 1947 called for in the legal description because doing so conforms to the dimensions given in the legal description and the only other location found for the "State Highway" is what is now State Route 20 which was constructed around 1950.
14. Potential buyers should recognize that an unnamed creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.

Legal Description

That portion of Government Lot 11, Section 7, Township 35 North, Range 8 East, W.M., described as follows: Beginning at a point on the East line of said Lot 11, which is South 858.6 feet from the Northeast corner of said Section 7 and said point being also the intersection of the East line of Section 7 and the Southern boundary of the right of way of the Great Northern Railway Company; thence S84°20'W along said right of way 344.3 feet more or less, to its junction with the Northern line of the State Highway located on March 11, 1947; thence S73°13'E along said Highway 400 feet more or less, to the East line of the Section; thence North along the Section line to the point of beginning.

ALSO that portion of Government Lot 11 of Section 7, Township 35 North, Range 8 East, W.M., which lies North of the Great Northern Railway Company right of way.

Consent

Know all men by these presents that we the undersigned subscribers hereby certify that this short plat is made as our free and voluntary act and deed.

Larry W. Hum
Larry W. Hum
Kathleen M. Hum
Kathleen M. Hum

Acknowledgements

State of Washington, County of Skagit, I, Larry W. Hum, being duly sworn, depose and say that I am the owner of the above described land and have signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Nary signature Larry W. Hum Date July 1, 1998
Nary signature Kathleen M. Hum Date July 1, 1998

Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1998.

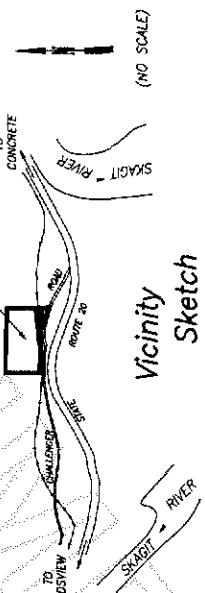
Jeffrey D. Doherty Date July 1, 1998
Jeffrey D. Doherty, Skagit County Treasurer

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 12 day of February 1998.

Larry W. Hum County Engineer
Kathleen M. Hum County Administrator

Short Plat for
Larry and Kathleen Hum

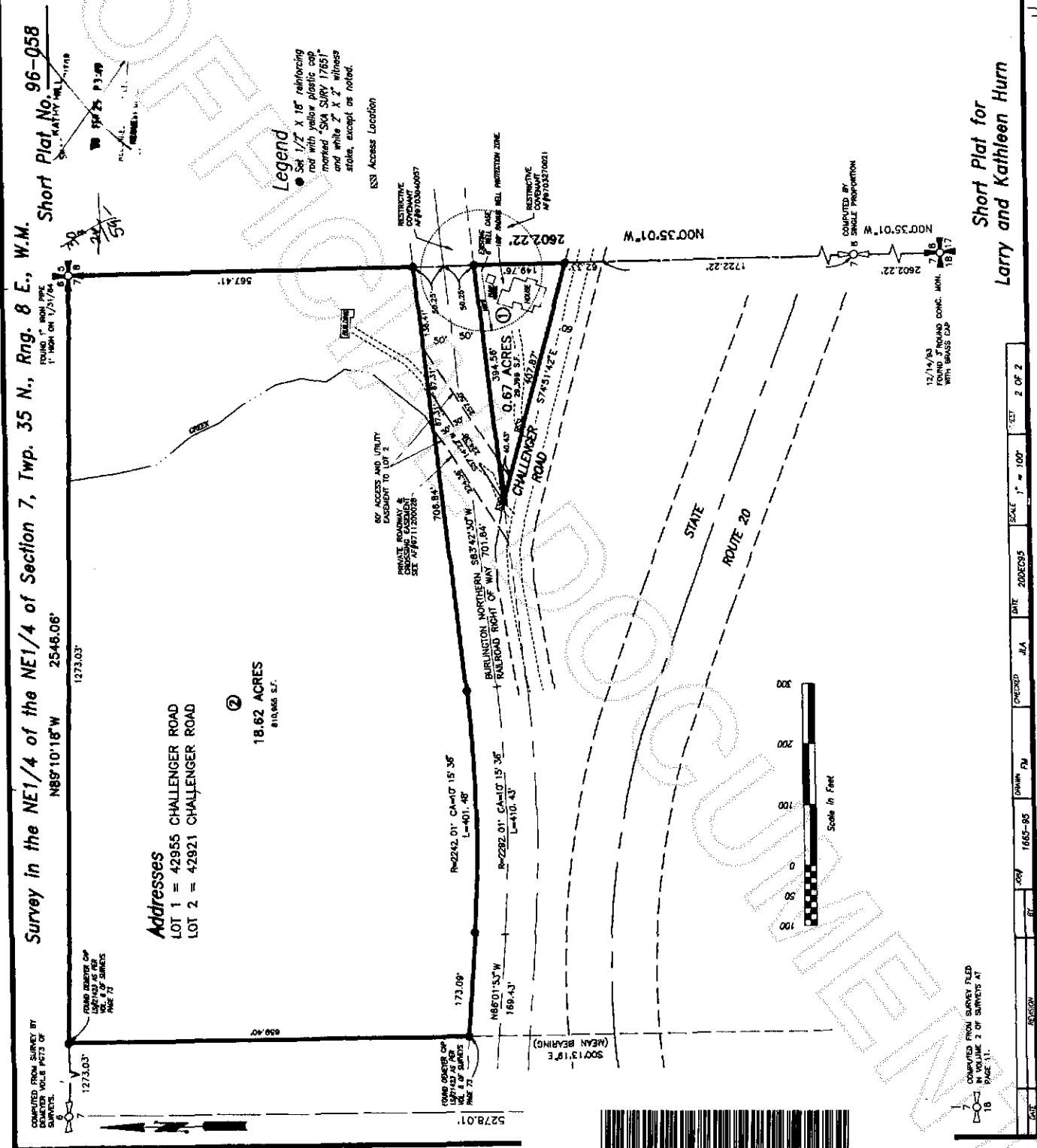


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DATE	REVISION	BY	DATE	REVISION	BY	CHECKED	DATE	SCALE	SHEET	1 OF 2

V.13 Skagit 10A

U-13 Sh Plats Q9 102



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