

Return Name & Address:



200610160190

Skagit County Auditor

10/16/2006 Page

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4 2:14PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0920

Applicant Name: _ Elsie Bourns

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): _37727; 350417-2-015-0000; Lot 2-B, Short Plat 95-029, AF 951229002937; within a Ptn of the SE ¼ of the NW ¼ of Sec 17, Twp. 35, Rge 4.

Lot Size: _approximately 12.7 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 Intermediate_ 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: *Ann Roeder* Date: 10/16/2006

See attached map.



02/02/2019

24

ROLLING RIDGE DRIVE

PLAZA- DRIVE

LAMM'S PANORAMA VIEW LOTS

92-12

2015 05 15

REGISTRATION

PLAY NO 4590

10

PLAT NO. 46078

47

SECRET

300N
P37841

SECRET

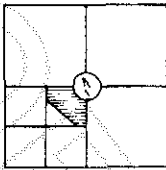
2000

100

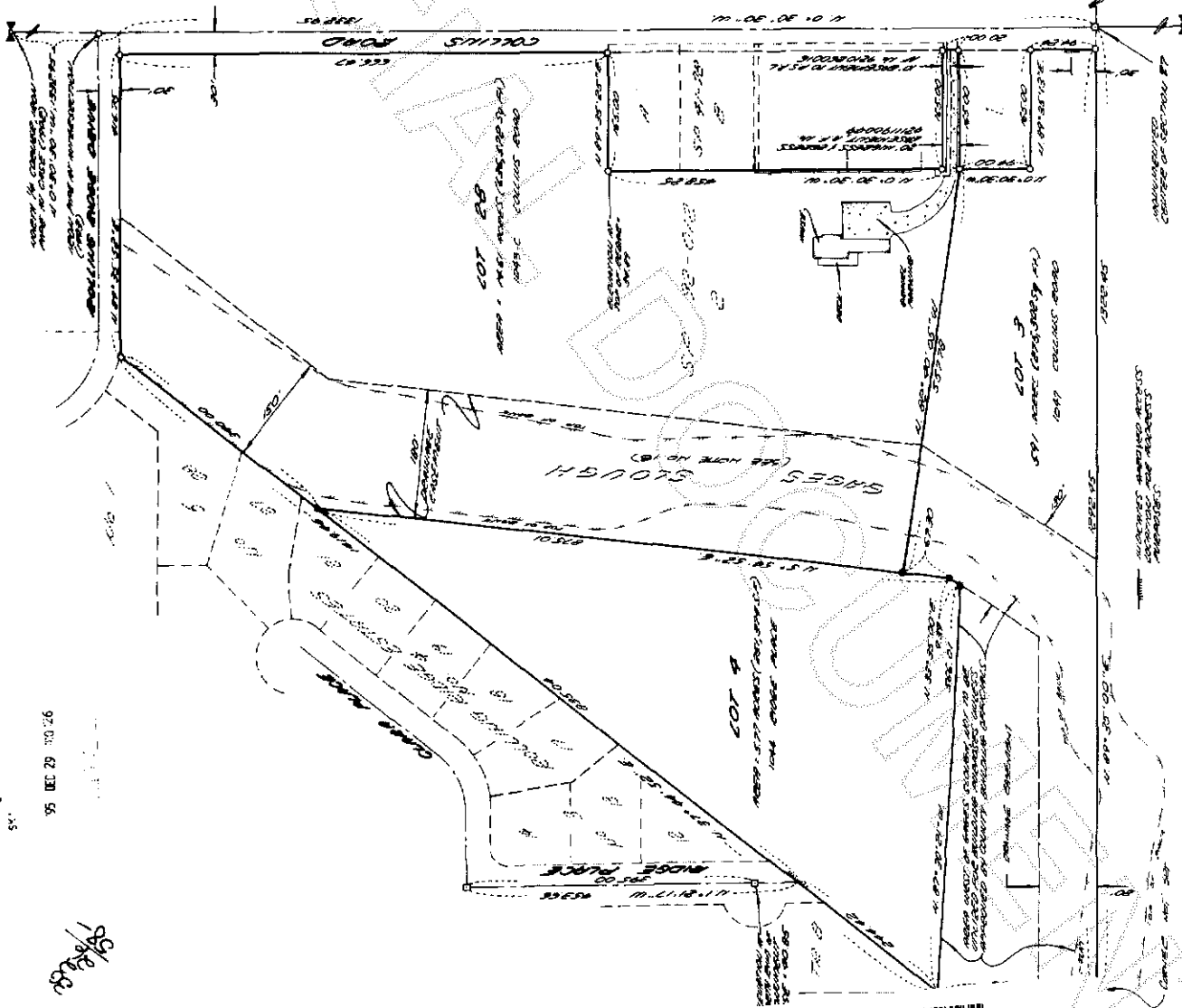
4512380029



SCALE: 1"=100'



CURVATURE AREA



95 DEC 29 10 26

187/18

SURVEY DESCRIPTION

Lot 2, Short Plat No. 92-012, approved July 14, 1992, recorded July 15, 1992, in Volume 10 of Short Plats, Pages 102 and 103, under Auditor's File No. 9207150033 and being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

All being situate in the County of Skagit, State of Washington.

AUDITOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and documented and that all distances and bearings are accurate.

Filed for record this 20th day of December, 1995, at 10:26 AM in Volume 10 of Short Plats, on pages 59-60, at the request of SEMRAU & LISSER, Auditor's File No. 9512380029.

Kathy Hill
Kathy Hill
Skagit County Auditor

SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries of this short plat and the roads within have been surveyed and documented and that all distances and bearings are accurate.

Date: DEC. 14, 1995

Donald Semrau
Donald Semrau, PE & PLS, Certificate No. 9622
By: *George C. Liser*, PLS, Certificate No. 23960
SEMRAU & LISSER
2118 RIVERSIDE DRIVE SUITE 104
MOUNT VERNON, WA 98273
Phone (360) 424-9566 FAX: (360) 424-6222



SHEET 1 OF 2

SHORT PLAT NO. 95-059 DATE

SURVEY IN A PORTION OF SE 1/4 OF THE NW 1/4 SECTION 27, T35N, R4E, W4

SKAGIT COUNTY, WASHINGTON

FILED BY: A. BROOKS

1"=100'

VOL 12 SHORT PLATS PG 59



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95122910029

NOTES

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
2. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
3. Zoning - Residential.
4. Sewage Disposal - Individual septic systems.
5. Water - P.U.D. No. 1 of Skagit County.
6. ☒ Indicates iron rod set with yellow cap - survey number LUSSEY 22960.
7. ☐ Indicates existing easement in case.
8. ☐ Indicates existing easement in case.
9. Basis of Bearing - Monumented East line of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M. Bearing = North 0° 30' 30" West.
10. Survey description is from Land Title Company of Skagit County Certificate for Short Plat Order No. T-7707, Dated July 25, 1995.
11. For additional subdivision information see Short Plat No. 92-012 recorded in Volume 10 of Short Plats, Pages 102 - 103, and Plat of Rolling Ridge Estates No. 5, recorded in Volume 15 of Plats, Pages 226 - 227, records of Skagit County, Washington.
12. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Numbers 750702, 808596, 643177, 921150049, 9210260016 and 9207150053.
13. Instrumentation: LIETZ SET 4A, Theodolite Distance Meter.
14. Survey Procedure: Field traverse.
15. 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 officially designated boundary of a Skagit County Fire District.
16. Change in location of access, may necessitate a change of address, contract Skagit County Public Works.
17. Bench mark elevations referenced hereon are based on NGVD 29 datum. Buyer should be aware that a portion of this short subdivision is located in a flood plain and significant elevation may be required for the first floor of residential construction.
18. Potential buyers should recognize that Gages Slough meanders through this short subdivision and may be subject to periodic channel changes and/or flooding.

OWNER'S CONSENT

Know all men by these presents that the undersigned subdivider hereby certifies that this short plat is made as her free and voluntary act and deed.

Elise A. Bourne
Elise A. Bourne, as her Separate Property

ACKNOWLEDGMENTS

I, Elise A. Bourne, of the County of Skagit, State of Washington, do hereby acknowledge that I have executed the foregoing instrument for the uses and purposes mentioned in the instrument.

Dated 12-14-95
Signature Elise A. Bourne
My appointment expires 3-15-96



APPROVALS

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County short plat ordinance on this 25th day of December, 1995.

Donna Pennington
Short Plat Administrator

Lucretia Krum
Skagit County Engineer

TREASURER'S CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1995.

This is the day of October, 1995.
Richard M. Meinhart
Skagit County Treasurer



SHEET 2 of 2

SHORT PLAT NO. 95-029 DATE
SUBJECT: A-4 APPROVAL OF SE 1/4 OF THE NW 1/4
SECTION 27, T-35-N, R-4-E, AND
SEMI-COMMERCIAL, COMMERCIAL
AND
ELISE A. BOURNE

12-19-95
DONNA PENNINGTON
SHORT PLAT ADMINISTRATOR
1-1-1996
32-038

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Skagit County Auditor