

Return Name & Address:



200610160193
Skagit County Auditor

10/16/2006 Page 1 of 4 2:15PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0922

Applicant Name: Lou Hollers

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): 104579; 350809-0-004-0404; Lot 1, Short Plat 99-0017, AF 200103120137; within a Ptn of the SW ¼ of the SW ¼ of Sec 9, Twp. 35, Rge 8.

Lot Size: approximately 2.5 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

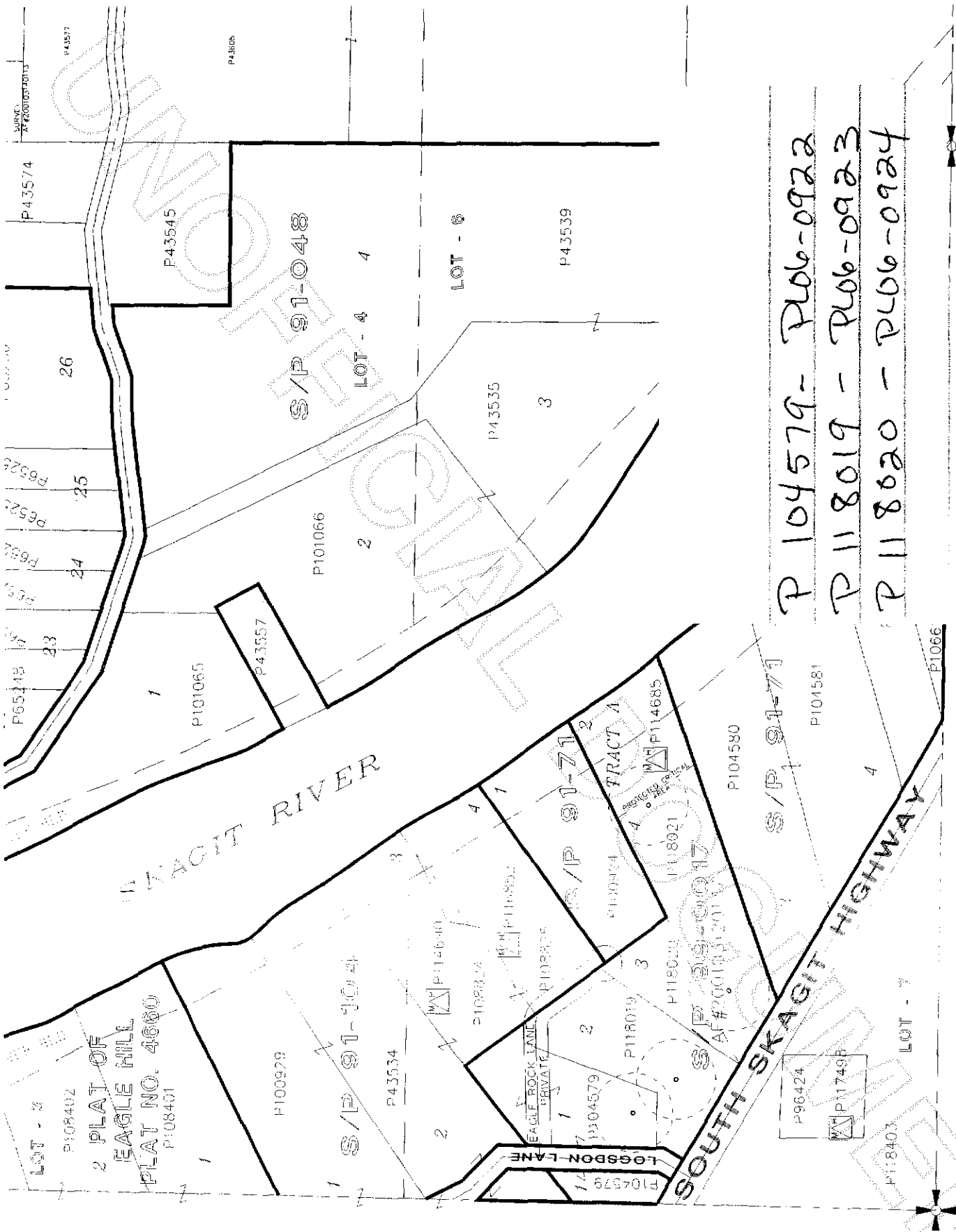
X *IS*, the minimum lot size required for the Rural Intermediate zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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: *How Roeder* Date: 10/16/2006

See attached map.



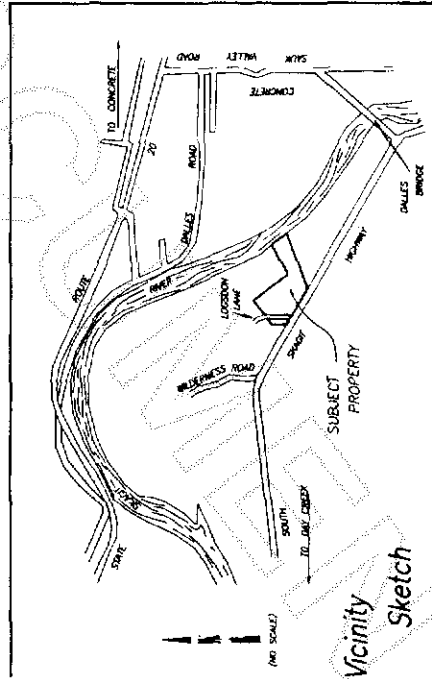
P 104579 - P106-0922
 P 118019 - P106-0923
 P 118620 - P106-0924



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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 association with the lot owners as members. See maintenance agreement filed under A.F.#193912160091.
3. Basis-of-beenings - Assumed S0027'59"W on the West line of the Southwest Quarter of Section 9 per Short Plat No. 91-104.
4. Zoning / Comprehensive Plan Designation - Rural Intermediate.
5. Sewer - Individual on site sewage disposal systems.
6. This survey was accomplished by field traverse using: 2 second digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
7. 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.
8. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
9. Water - Individual wells; Water will be supplied from individual water systems. Contact the Health Department to determine if additional water quality or quantity testing will be required for building permit approvals. Skagit County requires a 100 foot radius well protection zone for new individual water systems. The zone must be contained entirely on the lot owned in fee simple and/or be provided through appropriate covenants or easements. Present and future owners of lots with an existing well shall preserve a 100 foot radius well protection zone for existing well improvement, restrictions, or replacement.
10. This property may also be encumbered by easements, restrictions, or reservations contained in documents filed in A.F.#177922; A.F.#435450; A.F.#9109030093; A.F.#9408080065; A.F.#9506120065; A.F.#9506220063; A.F.#9904140109; A.F.#9410120004; A.F.#9402101225; A.F.#9508230097.
11. These lots are contiguous property in which the developer has an interest.
12. Buyer should be aware that a portion of lot 4 is located in the floodplain and a designated floodways except as permitted by Chapter 15.20 of the Skagit County Code, and residential construction in the floodplain may require significant elevation of the first living floor.
13. A portion of Lot 1 lies West of Logsdon Lane. The total area calculations for Lot 1 include both the area East of and the area West of Logsdon Lane. The portion of Lot 1 lying West Logsdon Lane is currently substandard to zoning and will not be considered as a separate tract.
14. See protected critical areas agreement filed under A.F.# 200103101316



Vicinity Sketch

Legal Description

Parcel 1A

That portion of Lots 3 and 4, Short Plat No. 91-104, recorded in Volume 11 of Short Plats at page 129, and that portion of lot 1, Short Plat No. 91-071, recorded in Volume 11 of Short Plats at page 59, lying Southwesterly of the following described line.

Beginning at a point on the North line of said Lot 3, Short Plat No. 91-104, which lies 253.99 feet from the intersection of said North line with the East line of Logsdon Lane, as shown on said Short Plat; thence South 36 degrees 51' 43" East, a distance of 624.58 feet to a point on the South line of said Lot 1, Short Plat No. 91-071, which is 407.60 feet from the intersection of said South line with the North line of the South Skagit Highway and terminus of this line description.

EXCEPT that portion lying within Logsdon Lane as shown on the Plat of Eagle Hill recorded in Volume 16 of Plats at Pages 67 and 68.

Parcel 1B:

Lot 2, Short Plat No. 91-071, approved February 11, 1994, in Volume 11 of Short Plats, page 59, under Auditor's File No. 940210125, and being a portion of Government Lot 7, in Section 9 Township 35 North, Range 8 East, W.M.

Consent

I, the undersigned, hereby certify that this short plat is, made as our free and voluntary act and deed.

James Cook
Terri Cook

Acknowledgments

State of Washington, County of Skagit

I certify that I know or have satisfactory evidence that James and Terri Cook h/w signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary signature *Terri Cook*
Date *10/15/06* My appointment expires *July 1, 2007*

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 2006.

John Treascher
Skagit County Treasurer
Date *3-1-2007*

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this *15th* day of *March*, 2006.

Robert Johnson
Short Plat Administrator
County Engineer *3/1/06*

3122001 Page 1 of 2 2:34:58PM
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AUDITOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in May 1999 of the request of James Cook
John L. Aeschroth CERT#17851
Date 3/5/2001
Wm. Blumhoff
County Auditor or Deputy Auditor



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



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DATE	FILE	CHECKED	BY	THRU	BY	SCALE	SHEET
						1/8"=100'	1 OF 2

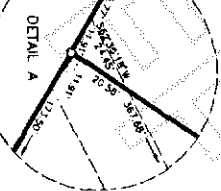
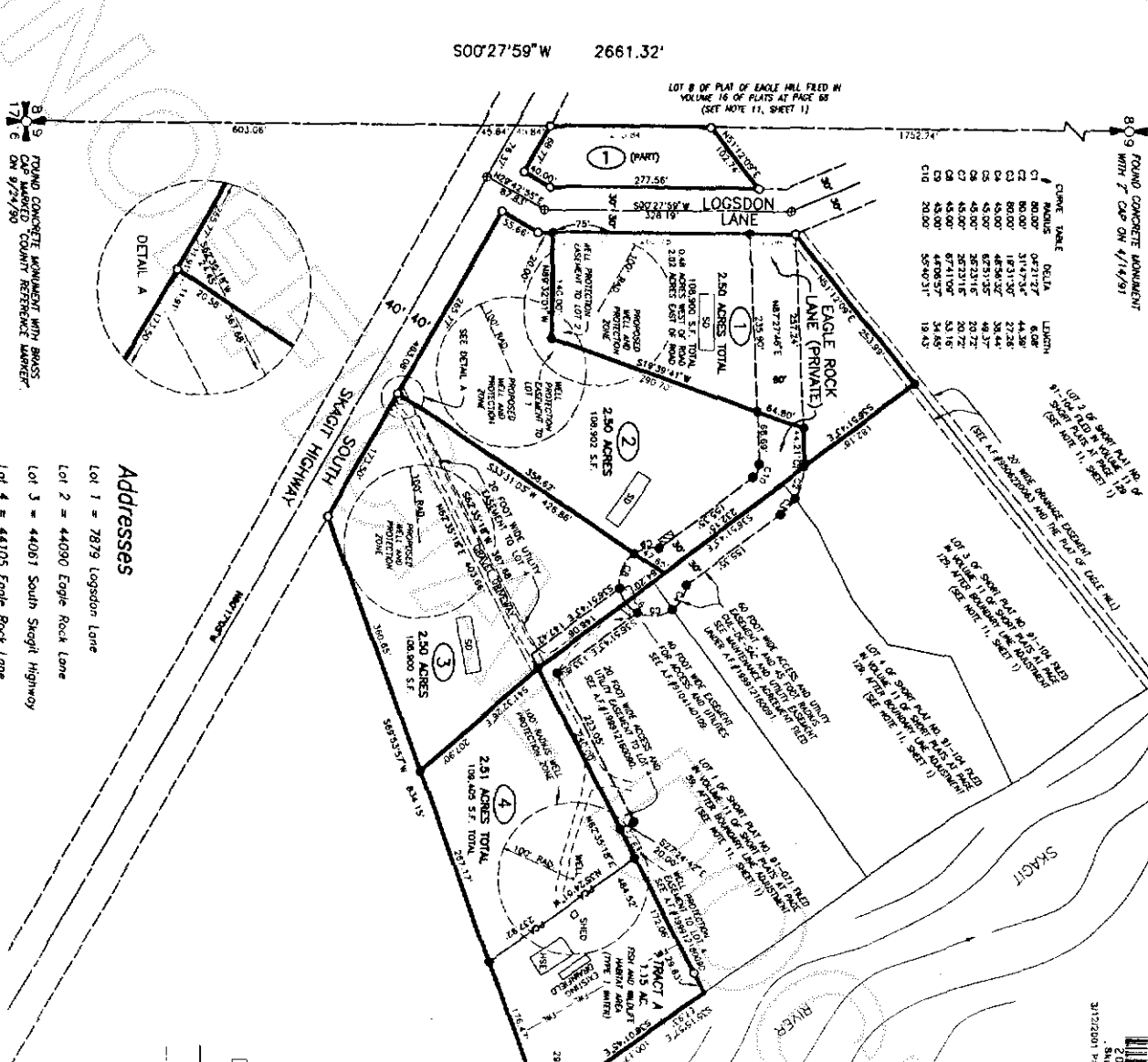
Survey in the SW1/4 of the SW1/4 of Section 9, Twp. 35 N., Rng. 8 E., W.M.

Short Plat No. 99-0017

FOUND CONCRETE MONUMENT WITH BRASS CAP MARKED COUNTY REFERENCE MARKER

CURVE TABLE

STATION	ARC LENGTH	CHORD	DELTA
C1	80.00'	80.00'	0°00'
C2	80.00'	114.14'	45°00'
C3	80.00'	173.21'	90°00'
C4	43.00'	48.50'	30°44'
C5	43.00'	62.91'	49°37'
C6	43.00'	82.21'	69°22'
C7	43.00'	106.35'	88°17'
C8	43.00'	135.26'	106°12'
C9	43.00'	168.97'	123°07'
C10	20.00'	20.00'	0°00'



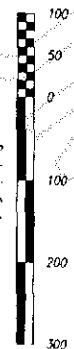
Addresses

- Lot 1 = 7879 Logsdon Lane
- Lot 2 = 44090 Eagle Rock Lane
- Lot 3 = 44061 South Skagit Highway
- Lot 4 = 44105 Eagle Rock Lane

Legend

- Set 1/2" x 1/8" reinforcing rod with yellow plastic cap marked "SKA SURVY 17851" and white 2" x 2" witness stake, except as noted.
- 1/2" x 1/8" reinforcing rod with yellow plastic cap marked "SKA SURVY 17851" and white 2" x 2" witness stake, set on prior surveys.
- Proposed sewage drainfield location
- Protected Critical Area Boundary
- Floodway Line
- ⊕ Access Location
- ⊕ Concrete Monument in case and cover set during survey of Plat of Eagle Hill filed in volume 16 of plats of pages 67-68.

Short Plat for James and Terri Cook



3/12/2001 2:46:58 PM
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Metcalf
Surveyors & Engineers
806 Metcalf St., Sedro-Waaley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



SURVEYOR'S CERTIFICATE AUDITOR'S CERTIFICATE



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