

Return Name & Address:



200611290249

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-1036

Applicant Name: Clyde H. Kelly Jr.

Property Owner Name: same

The Department hereby finds that Replat of Lot 10, Gibraltar Heights, Lot 10-A, Survey AF 200602130058; recorded in Volume 10, Pg 52, September 5, 1972

Parcel Number(s): P113588; 4718-000-010-0000; within a Ptn of the NE ¼ of Sec. 19, Twp. 34, Rge 2.

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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.

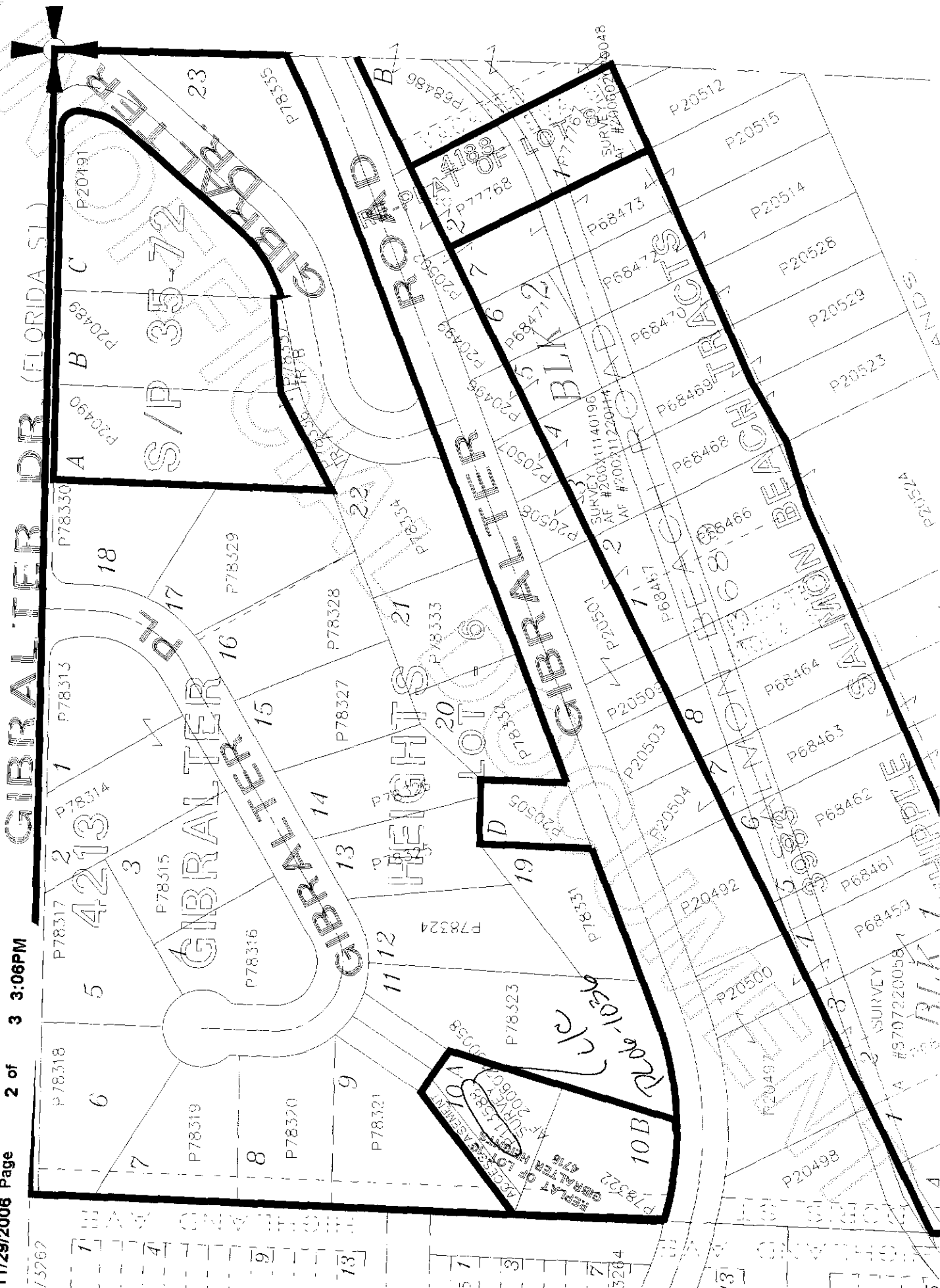
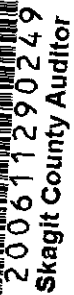
2. DEVELOPMENT

IS the minimum lot size required for the _____ 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 Rural Intermediate zoning district in which the lot(s) is/are 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.

Authorized Signature: [Signature]
See Attached Map

Date: 11/27/2006



BOUNDARY SURVEY IN SECTION 19, T. 34 N., R. 02 E., W.M.

AUDITOR'S CERTIFICATE FILED FOR RECORD AT THE REQUEST
OF SCHEMMER ENGINEERING INC.

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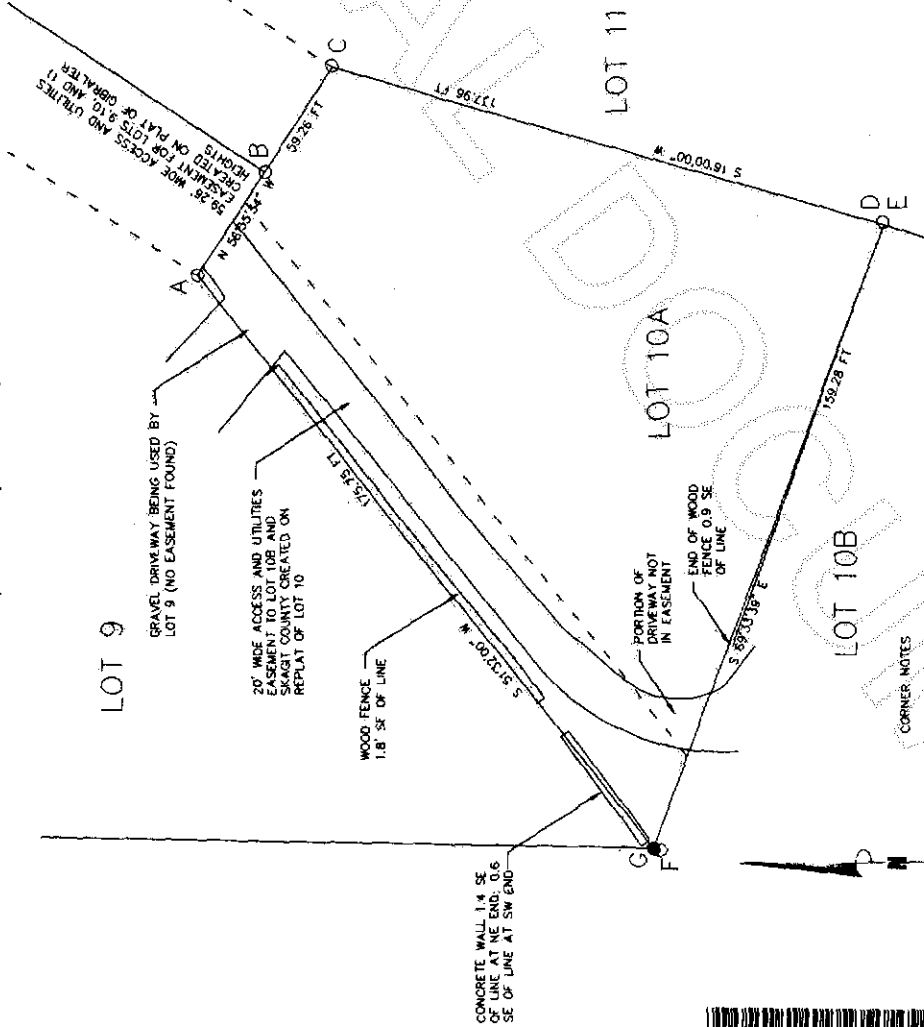
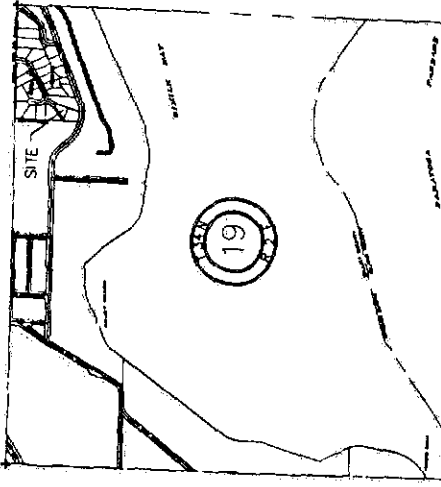
2/13/2006 Page 1 of 1 1:10:26AM

N. E. Schmitter
Skagit County Auditor

APPROVED: *[Signature]*
DEBBIE KELLY

LEGAL DESCRIPTION
LOT 10-A, OF REPLAT OF LOT 10, PLAT OF GIBRALTER HEIGHTS
REFERENCE DOCUMENTS USED
PLAT OF GIBRALTER HEIGHTS, VOLUME 10 OF PLATS, PAGE 52.
AUDITOR'S FILE NO. 791285, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
REPLAT OF LOT 10, GIBRALTER HEIGHTS, VOLUME 17 OF PLATS, PAGE
52, AUDITOR'S FILE NO. 199608120050, RECORDS OF SKAGIT COUNTY,
WASHINGTON.
BASE OF BEARINGS
PLAT OF GIBRALTER HEIGHTS PLAT BEARINGS AS FOUND BETWEEN
CASED STREET MONUMENTS ON GIBRALTER PLAGE DURING THIS
SURVEY.
ORIGINAL PLAT BEARINGS OF LOT 10 WERE USED ALONG WITH THE
DISTANCES GIVEN FOR THE EASTERLY LINE OF LOTS 10-A AND 10-B
FROM THE REPLAT OF LOT 10.

SURVEY NOTES
THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TORAL103
ELECTRONIC TOTAL STATION.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT
TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS,
RESTRICTIONS, COVENANTS, ETC. WHICH MAY AFFECT THIS PROPERTY.
THIS SURVEY SHOWS OCCUPATIONAL INDICATORS (FENCES, DRIVEWAY)
WHICH MAY BE THE BASIS FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP
AND DOES NOT INTEND TO RESOLVE SUCH CLAIMS.



CORNER NOTES
A REBAR AND CAP JUDY N 74°E 0.14 FEET
B REBAR AND CAP JUDY S 55°E 0.15 FEET
C REBAR AND CAP JUDY N 74°E 0.33 FEET
D REBAR AND CAP NEWMAN N 73°E 0.69 FEET
E FENCE CORNER JUDY N 74°E 0.07 FEET
F REBAR AND CAP JUDY S 55°E 0.15 FEET
G SET REBAR AND CAP PCM LS 25871

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A
SURVEY MADE BY ME OR UNDER MY
DIRECTION IN CONFORMANCE WITH THE
SURVEY RECORDING ACT.
PAUL E. MONAHAN CERT#25971
DATE 2-8-06



SCHEMMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98021 (360) 293-9006

BOUNDARY SURVEY FOR
DEBBIE KELLY
2602 CESSNA
MIDLAND, TEXAS 79705

1 OF 1

CAD FILE: 06-2006.PLS PLOT DATE: 02-07-2006

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Skagit County Auditor