

Return Name & Address:



200612200118

Skagit County Auditor

12/20/2006 Page

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4 2:56PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0995

Applicant Name: _ Sarah Anderson

Property Owner Name: James Kirschman

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

P#(s): _30443; 340530-0-003-0006; within a Ptn of the NE ¼ of the NW ¼, Sec. 30, Twp. 34, Rge 5. Tract 3, Gunderson Meadows, AF 8302090038.

Lot Size: _approximately 20 acres

1. CONVEYANCE

- ☒ **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

- ☒ **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 districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(B) 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: _____

Date: _12/20/2006_

See attached map for Lot of Record boundaries.

0-00000 0 0 000

GUNDERSON MEADOWS

TRACT 1

EAST ONE-HALF (E 1/2) of the SE 1/4 of the SW 1/4 of Section 19, Township 34 North, Range 5 East, W.M., Skagit County, Washington. TOGETHER WITH and SUBJECT TO Easements, Reservation and Restrictions of Record if any.

Containing 20.148 Acres.

TRACT 2

WEST ONE-HALF (W 1/2) of the SE 1/4 of the SW 1/4 of Section 19, Township 34 North, Range 5 East, W.M., Skagit County, Washington. TOGETHER WITH and SUBJECT TO Easements, Reservation and Restrictions of Record if any.

Containing 20.148 Acres.

TRACT 3

That portion of the NE 1/4 of the NW 1/4 and that portion of the NW 1/4 of the NW 1/4 of Section 30, Township 34 North, Range 5 East, W.M., Skagit County, Washington, lying East of the East margin of Gunderson Road as presently established 40 feet in width, more particularly described as follows:

Commencing at the Northeast corner of the NE 1/4 of the NW 1/4; thence S 1°37'01" W along the East line of said subdivision 470.00 feet to the Point of Beginning; thence continuing S 1°37'01" W 692.55 feet; thence S 89°13'56" W 1050.31 feet more or less to the East margin of Gunderson Road; thence Northwesterly along said East margin 1830.79 feet more or less to the South line of said subdivision; thence S 89°14'03" E along the South line of said subdivision 91.4 feet to the Southeast corner of said subdivision; thence N 1°37'01" E 1350.42 feet to the Point of Beginning.

Containing 20 Acres.

TRACT 4

That portion of the NE 1/4 of the NW 1/4 and that portion of the NW 1/4 of the NW 1/4 of Section 30, Township 34 North, Range 5 East, W.M., Skagit County, Washington, lying East of the East margin of Gunderson Road as presently established 40 feet in width, more particularly described as follows:

Beginning at the Northeast corner of the NE 1/4 of the NW 1/4; thence S 1°37'01" W along the East line of said subdivision 470.00 feet; thence S 89°13'56" W 1050.31 feet more or less to the East margin of Gunderson Road; thence Northwesterly along said East margin 1830.79 feet more or less to the South line of said subdivision; thence S 89°14'03" E along the South line of said subdivision 91.4 feet to the Southeast corner of said subdivision; thence N 1°37'01" E 1350.42 feet to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH Easements, Reservations and Restrictions of Record if any.

Containing 20 Acres.

TRACT 5

That portion of the E 1/2 of the NW 1/4 of Section 30, Township 34 North, Range 5 East, W.M., Skagit County, Washington, lying East of the East margin of Gunderson Road as presently established 40 feet in width, more particularly described as follows:

Commencing at the Northeast corner of the E 1/2 of the NW 1/4 of said subdivision; thence S 1°37'01" W along the East line of said subdivision 1162.55 feet to the Point of Beginning; thence N 89°13'56" W 1050.31 feet more or less to the East margin of Gunderson Road; thence Southerly along said East margin 1830.79 feet more or less to the South line of said subdivision; thence S 89°14'03" E along the South line of said subdivision 91.4 feet to the Southeast corner of said subdivision; thence N 1°37'01" E 1350.42 feet to the Point of Beginning.

Containing 20 Acres.

LEGEND

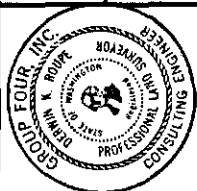
- + SUBDIV. CORNER/FOUND
- o SUBDIV. CORNER/NOT FOUND
- o FOUND CONC. MON. IN CASE
- + FOUND SURFACE MON.
- o FOUND IRON PIPE
- o SET CAPPED REBAR
- o SET LINE STAKE

RECORDING CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, THE REQUEST OF N.Y. PARTNERSHIP THIS 18 DAY OF JANUARY 19 2007.

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT, THE REQUEST OF N.Y. PARTNERSHIP THIS 18 DAY OF JANUARY 19 2007.



G1 GROUP FOUR, Inc.

19707 4th Avenue West
Lynnwood, Washington 98038 • 206 775-4581
Surveying • Planning • Mapping • Engineering

RECORD OF SURVEY

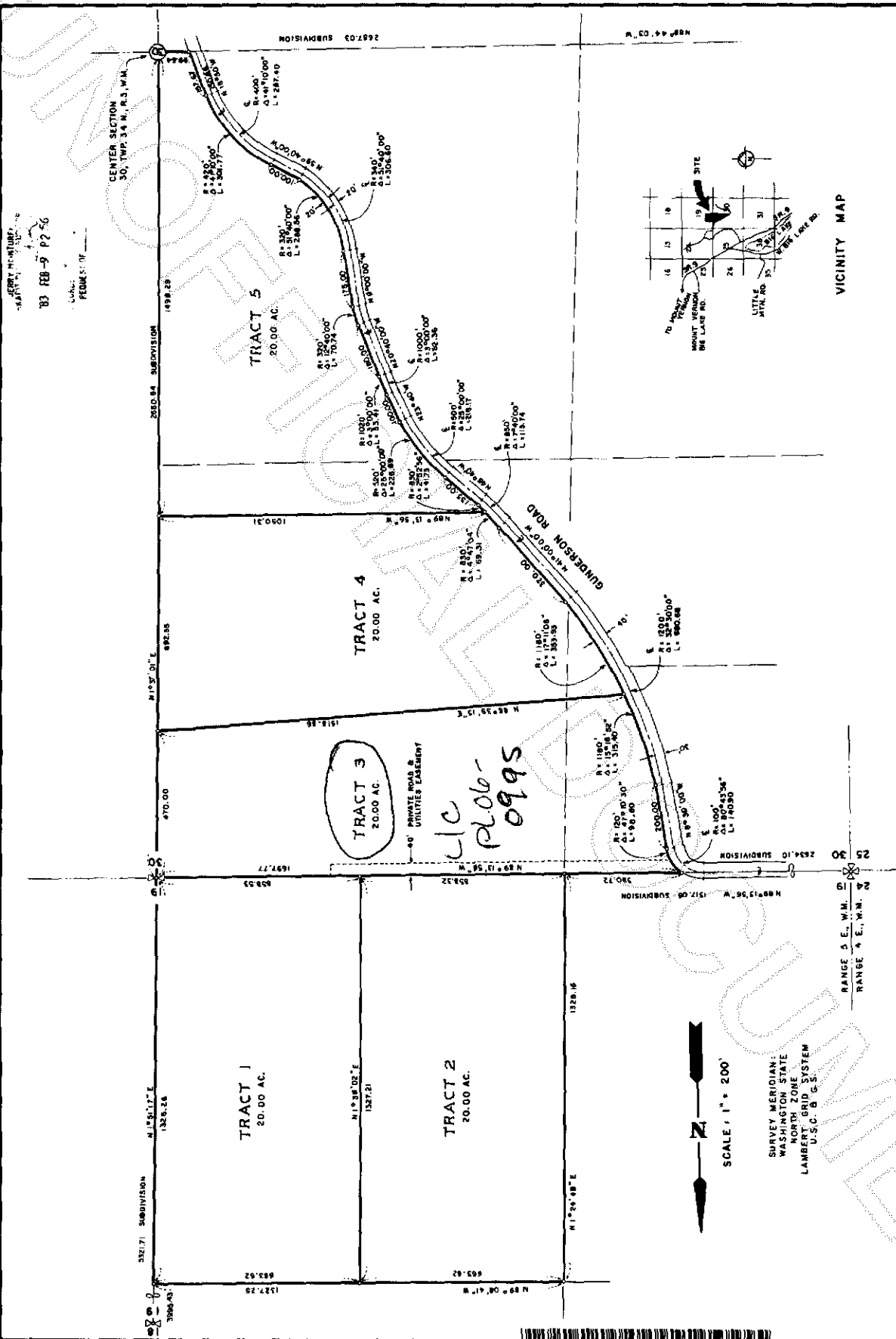
GUNDERSON MEADOWS

SKAGIT COUNTY
WASHINGTON
10/1 4 Survey 03 80
SHEET 1 of 2



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Skagit County Auditor

SE 1/4 SW 1/4 SEC. 19, E 1/2 NW 1/4, NW 1/4 NW 1/4 SEC. 30, TWP. 34 N, RGE. 5 E., W.M.



LEGEND + SUBDIV. CORNER/FOUND o SUBDIV. CORNER/NOT FOUND o FOUND CONC. MON. IN CASE + FOUND SURFACE MON. o FOUND IRON PIPE o SET-CAPPED REBAR o SET LINE STAKE		RECORDING CERTIFICATE FILED FOR RECORD BY: SHUP FOUR, INC. THIS DAY OF DECEMBER 2006, AT 11:30 A.M. VOLUME 12 OF 12, PAGE 12 RECORDS OF SKAGIT COUNTY, WASHINGTON		SURVEYORS CERTIFICATE THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, THE REQUEST OF MY CLIENT, AND THIS DAY OF DECEMBER 2006, AT 11:30 A.M. REGISTERED LAND SURVEYOR L.S. NO. 9435 D. K. K. K.		SKAGIT COUNTY RECORD OF SURVEY FOR GUNDERSON MEADOWS M.V. PARTNERSHIP 1122 DERRY BLDG. SEATTLE, WA, 98101 MADE BY: SHUP FOUR, INC. DATE: 12/20/2006 APPROVED BY: D.K. K. K.		GROUP FOUR, Inc. 18707 44th Avenue West Lynnwood, Washington 98036 • 206-775-5581 REGISTERED PROFESSIONAL SURVEYOR MADE BY: SHUP FOUR, INC. DATE: 12/20/2006 APPROVED BY: D.K. K. K.	
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