

Return Name & Address:


200701260145
Skagit County Auditor
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-1160

Applicant Name: _ Joe Niderost, Jr.

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): _15370, 15371, 120576; 330304-0-005-0009, 330304-0-006-0008, 330304-0-004-0300; within a Ptn of the NE ¼ of Sec. 4, Twp. 33, Rge 3. Result of Boundary Line Adjustment PL03-0248, AF 200307070231. Record of Survey AF 200307180023.

Lot Size: _approximately 26 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) _____ 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: Grace Roeder

Date: _1/26/2007_

See attached map for Lot of Record boundaries.

NOTES

1. • -INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 22460.
- 0 -INDICATES EXISTING IRON PIPE OR REBAR FOUND
2. DESCRIPTIONS FOR THIS SURVEY ARE BASED UPON DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200201190104, 200304150221, 200307010230, 200307010231 AND 8408120024.
3. FOR ADDITIONAL SURVEY AND SUBDIVISION CALLSTROHS VIEW MOOR RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 192. RECORD OF SURVEY MAPS RECORDED IN VOLUME 4 OF SURVEYS, PAGE 16. VOLUME 16 OF SURVEYS, PAGE 19. VOLUME 25 OF SURVEYS, PAGE 35. AND VOLUME 29 OF SURVEYS, PAGE 24. VOLUME 19 OF SURVEYS, PAGE 141. AND VOLUME 21 OF SURVEYS, PAGE 123-124. ALL IN THE RECORDS OF SKAGIT COUNTY AUDITOR. ADDITIONALLY THE FOLLOWING RIGHT OF WAY MAPS, AVAILABLE TO THE PUBLIC, WERE REVIEWED: NORTH FORK BRIDGE APPROACH, FEBRUARY 23, 1951; CHILDERS ROAD NO. 1016, SKAGIT COUNTY, FEBRUARY 23, 1951; NORTH FORK BRIDGE APPROACH, LINE 16, 1951; SHEET 2 OF 5 AND SEVERAL INDICATED ROAD ALIGNMENT MAPS FOR CHILDERS ROAD NO. 1016.
4. INSTRUMENTATION: LEICA TCR102A THEODOLITE DISTANCE METER
5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M. BEARING = NORTH 0°11'24" WEST
8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVE NIDEROST AND JOE NIDEROST, JR. FOR THE DELINEATION AND STAKING OF THE DEEDED BOUNDARY LINES.
9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
10. ALL DISTANCES SHOWN HEREON ARE IN FEET.
11. THIS SURVEY HAS SHOWN OCCUPANCY INDICATORS (FENCES) AS EXISTING ON THE PROPERTY. NO CLAIM IS MADE BY THIS BOUNDARY SURVEY FOR POTENTIAL RIGHTS OR UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
12. THE DESCRIPTION FOR THIS PARCEL CALLS FOR THE PROPERTY TO BE THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M. (40 ACRES) (4000 FEET) WHICH IS CONSISTENT WITH THE EARLIER CONVEYANCES AND PLATS IN THE AREA.

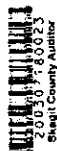
SURVEYOR'S NOTE

THE SOLUTION FOR THIS SURVEY RECOGNIZES GOVERNMENT LOTS 1, 2, 3 AND 4, SECTION 4, THAT WERE CREATED BY GENERAL LAND OFFICE MAPS. A 12' AREA CONVERSION WAS EXISTED WITH RESPECT TO THE DESCRIPTIONS AND SURVEY SOLUTIONS FOR THE GOVERNMENT LOTS IN THIS SECTION DUE TO ERRORS MADE IN THE ORIGINAL PATENT. THE ORIGINAL PATENT DESCRIBED THE GOVERNMENT LOTS AS SUBDIVISIONAL ALLOTMENT PARTS OF SECTION 4, I.E. THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, INSTEAD OF GOVERNMENT LOT 4. ALTHOUGH THE IDENTIFICATION OF THE GOVERNMENT LOT WAS THIS, THE GOVERNMENT LOT 4, THE ACREAGE IS STATED AS 41.41 ACRES. THIS ACREAGE CORRESPONDS TO THAT SHOWN ON THE ABOVE-REFERENCED S.L.D. SURVEY.

BASED UPON CONVERSATIONS WITH TOM CASTER, SURVEYOR WITH THE BUREAU OF LAND MANAGEMENT PORTLAND OFFICE IN FEBRUARY 2003, HE AGREES THAT EVEN THOUGH THE GOVERNMENT LOT 4, THE ACREAGE WHICH IS IN EXCESS OF 40 ACRES, THE SURVEY SHOULD BE PERFORMED WITH A PROPORTIONAL MEASUREMENT TO THE ORIGINAL GOVERNMENT LOT CONFIGURATION TO INSURE RECOGNITION OF THE ORIGINALLY PATENTED LOTS AND AM FINDING THE SOLUTION FITS THE OCCUPATION LINES (FENCES) CONFIRMING THE INTENT OF THE ORIGINAL PATENT CONVEYANCE.

AUDITOR'S CERTIFICATE

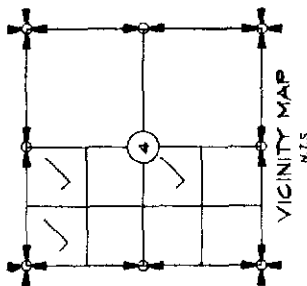
FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



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Angus Gummel
DEPUTY
SKAGIT COUNTY AUDITOR

Mark J. Janssen
DEPUTY
SURVEYOR



SHEET 1 OF 3

DATE: 7/17/03

SURVEY IN A PORTION OF
THE WEST 1/2 OF
SECTION 4 T35 N. R3 E. WY
SKAGIT COUNTY, WASHINGTON
FOR: DAVE AND JOE NIDEROST

# B 34	PG 31	LISSER & ASSOCIATES, PLLC	SCALE: 1" = 200'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTING	JOB NO.: 03-003
		PO BOX 1142	



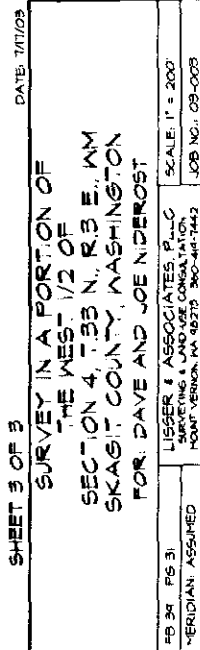
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY ACT, RCW 64.02, AS AMENDED, AND THE REQUEST OF DAVE NIDEROST AND JOE NIDEROST, JR. IN MARCH, 2003.

Joe Niderost
DATE

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