

Return Name & Address:



200701260146
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-1161

Applicant Name: _ David Niderost

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): _120795, 120796, 120797; 330304-0-006-0100, 330304-0-004-0400, 330304-0-005-0100; 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 31 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: _____

David 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.
2. INDICATES EXISTING IRON PIPE OR REBAR FOUND.
3. DESCRIPTIONS FOR THIS SURVEY ARE BASED UPON DEEDS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2002040104, 200304050221, 200307010230, 200307010231, AND 0408120024.
4. FOR ADDITIONAL SURVEY AND SUBDIVISION CALLSTROPS VIEW MOOR PLAT, PAGE 16 OF VOLUME 4 OF SURVEY'S, PAGE 163 RECORD OF SURVEY RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 183 RECORD OF SURVEY'S, PAGE 181, VOLUME 25 OF SURVEY'S, PAGE 55, AND VOLUME 29 OF SURVEY'S, PAGE 24, VOLUME 19 OF SURVEY'S, PAGE 191, AND VOLUME 27 OF SURVEY'S, PAGE 129-124, ALL IN THE RECORDS OF SKAGIT COUNTY AUDITOR. ADDITIONALLY THE FOLLOWING RIGHT OF WAY MAPS, AVAILABLE FOR PUBLIC VIEWING AT THE CLERK OF COURTS OFFICE, 1000 CHILDESS ROAD NW, TOLSON, SKAGIT COUNTY, WASHINGTON 98280, ARE REFERENCED: NORTH FORK BRIDGE APPROACH, JUNE 10, 1937, SHEET 2 OF 5 AND SEVERAL INDICATED ROAD ALIGNMENT MAPS FOR CHILDESS ROAD NO. 1016.
5. INSTRUMENTATION: LEICA TROTOSA THEODOLITE DISTANCE METER.
6. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
7. MERIDIAN: ASSUMED.
8. BASIS OF BEARINGS: MONUMENTED WEST LINE OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M., BEARINGS = NORTH 0°12'24" WEST.
9. THIS SURVEY WAS PERFORMED AT THE REQUEST OF DAVE NIDEROST AND JOE NIDEROST, JR. FOR THE DELINEATION AND STAKING OF THE DEEDED BOUNDARY LINES.
10. 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 REAL ESTATE: EASEMENTS, RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS.
11. ALL DISTANCES SHOWN HEREON ARE IN FEET.
12. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCES) AS PER MAC CHAPTER 332-150. LINES OF OCCUPATION MAY INDICATE AREAS OF OCCUPATION OR OWNERSHIP, BUT DO NOT CONSTITUTE A GUARANTEE. THIS 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.
13. THE DESCRIPTION FOR THIS PARCEL CALLS FOR THE PROPERTY TO BE THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SECTION 4, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M. (T35N, R3E, WM 1/4) WHICH IS CONSISTENT WITH THE EARLIER CONVEYANCES AND PLATS IN THE AREA.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF DAVE NIDEROST AND JOE NIDEROST, JR. IN MARCH, 2003.

DAVE B. LISSER, P.L.S., CERTIFICATE NO. 22460

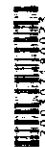
DAVE B. LISSER, P.L.S., CLC
1000 CHILDESS ROAD NW
TOLSON, WASHINGTON 98280
PHONE (360) 419-7442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM

DATE
JUL 18 2003



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, P.L.L.C.

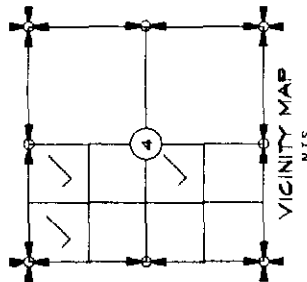


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SHEET 1 OF 3

DATE: 7/17/03

SURVEY IN A PORTION OF
THE WEST 1/2 OF
SECTION 4, T35N, R3E, WM
SKAGIT COUNTY, WASHINGTON
FOR: DAVE AND JOE NIDEROST

LISSER & ASSOCIATES, P.L.L.C.
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98042-1442
JOB NO.: 09-003

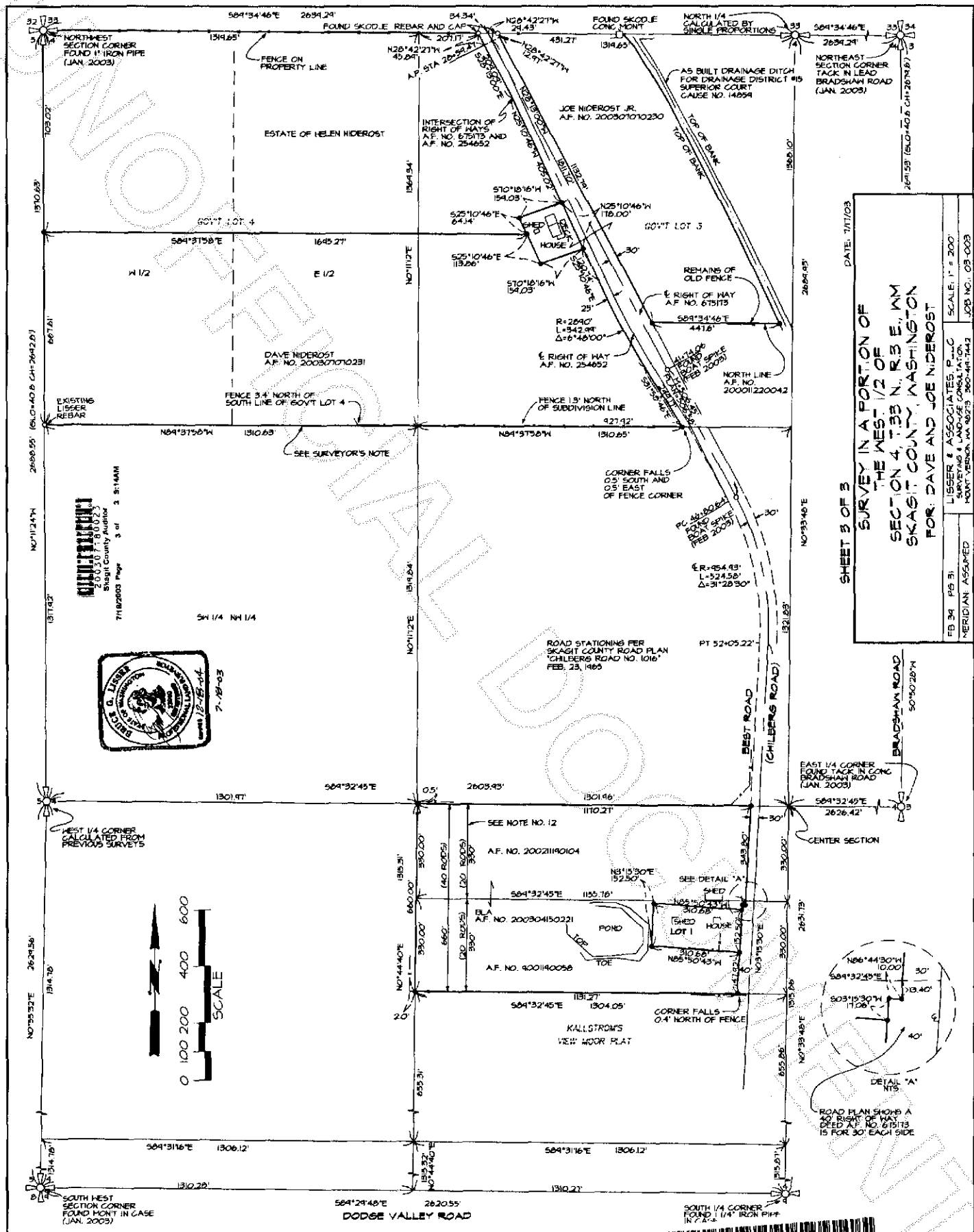


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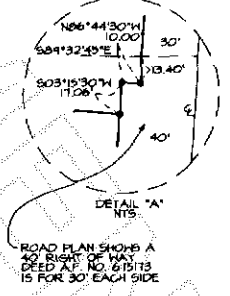
DATE: 7/17/03

SHEET 3 OF 3

SURVEY IN A PORTION OF THE WEST 1/2 OF SECTION 4, T.33 N., R.3 E., WM SKAGIT COUNTY, WASHINGTON FOR: DAVE AND JOE NIDEROST

FB 34 PG 51
LISBER & ASSOCIATES, PLLC
1001 1/2 AVENUE
MOUNTAIN VIEW, WA 98273 509-441-7442
MERIDIAN ASSIGNED

SCALE: 1" = 200'
JOB NO.: 03-003



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