

Return Name & Address:

200707030108
Skagit County Auditor
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL07-0235

Applicant Name: Stuart Horowitz

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): 47667, 111547, 124792, 47671; 360307-0-001-0106, 360307-0-001-0200, 360307-0-001-0300, 360308-0-001-0105

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 Secondary Forest-Natural Resource Lands 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)(vii)A 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: Michelle E. [Signature]

Date: 7/2/2007

See attached map for Lot of Record boundaries.

9009120068

RECORD OF SURVEY FOR TOM BUGGIA

Portions of Government Lot 1, Section 7, Township 36 North, Range 3 East, W.M., and the Northwest Quarter, the Northeast Quarter, and the Southeast Quarter, all in the Northeast Quarter in Section 8, all in Township 36 North, Range 3 East of the W.M., Skagit County, Washington.

ENTIRE PARCEL LEGAL DESCRIPTION

A portion of Schedule "A-1" Title Policy No. T-60120 Land Title Company of Skagit County.

Government Lot 1 in Section 7, Township 36 North, Range 3 East, W.M., EXCEPT any portion lying Southwesterly of the Northeastly line of the State Highway known as Pacific Highway and now known as Chuckanut Drive, Situate in County of Skagit, State of Washington.

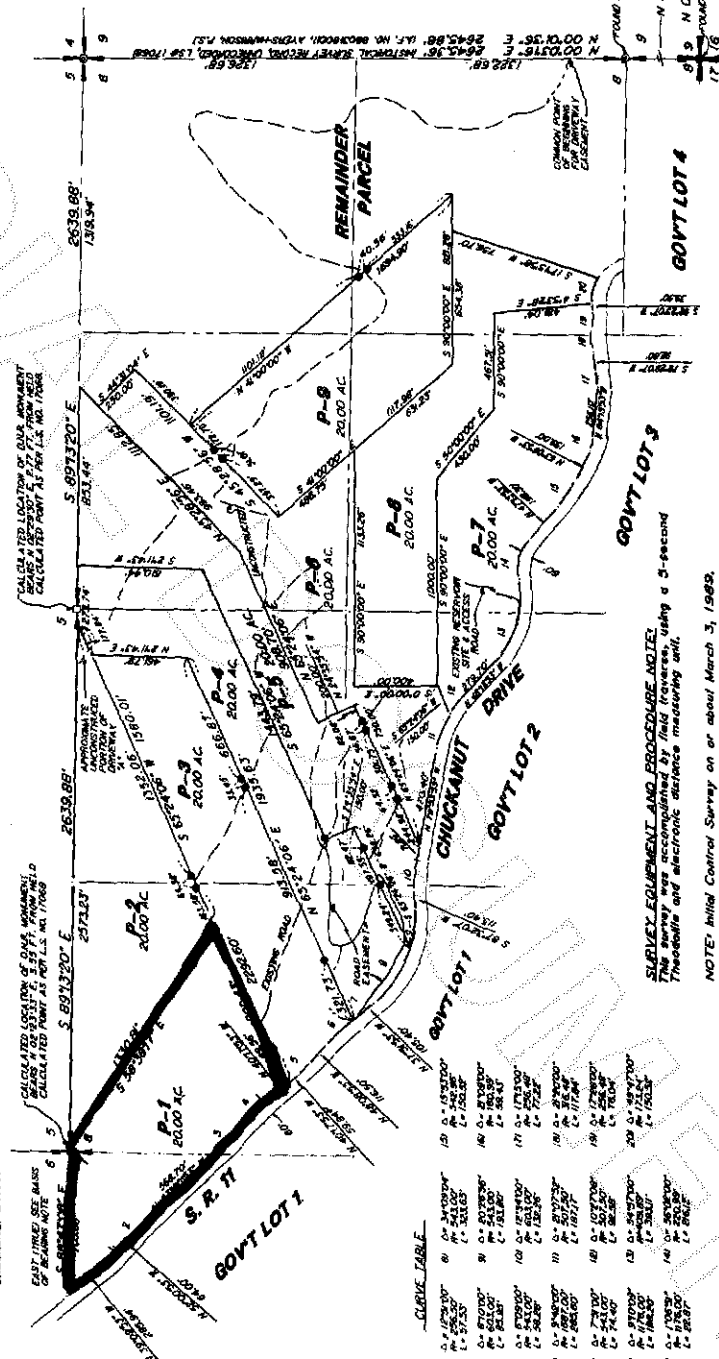
PARCEL 200 AC minimum of Section 8, Township 36 North, Range 3 East, W.M., described as follows:

1. Government Lot 1, EXCEPT any portion lying Southwesterly of the Northeastly line of the State Highway known as Pacific Highway and now known as Chuckanut Drive.

- AND EXCEPT that portion conveyed to the State of Washington by instrument recorded under Auditor's File No. 767757, records of Skagit County, Washington.
2. That portion of Government Lots 2 and 3, lying Easterly of the State Highway now known as Chuckanut Drive.
 3. (Deleted for purposes of the description)
 4. The Northeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4.
 5. The Southeast 1/4 of the Northeast 1/4, lying East of the right-of-way of the State Highway now known as Chuckanut Drive.
 6. The Northeast 1/4 of the Northeast 1/4.
- Situate in the County of Skagit, State of Washington.

BASIS OF BEARING

The BASIS OF BEARING for the above description is derived from Washington State Grid as per Record of Survey map filed with the Skagit County Auditor's Office, dated January 1, 1987. Coordinate grid location was used at the 1/4 corner between Sections 8 & 9. Then the line between the said 1/4 corner and the common section corner of East 1/2 Section 8 performed by L.S. No. 17066, in 1968. This description and the parcel is described in by Avera-Harrison, P.S., in the summer of 1985, Reference by Job Number 89029.



LEGEND

- Set 518' Rebar & Cap, L.S. Nos. 15730 & 18074.
- Drive Way Easement
- Road Easement
- Theoretical Location Per Historical Survey Record, Unrecorded, L.S. No. 17068
- D.N.R. Concrete Monument Per Historical Survey Record, Unrecorded, L.S. No. 17068

NOTE

1. FOUND DATA CONCRETE MONUMENT
N 00°12'47" E - 2643.79' HISTORICAL SURVEY RECORD, UNRECORDED, L.S. NO. 17068
N 00°12'36" E - 2643.88' CAL. NO. 89029/0001

NOTES

Field for record No. 123-144 at Sect. 15730, 413-402 at the request of Skagit County, Washington, Surveyor.

Surveyed by *Jeffrey M. Schick*
Checked by *Cliff R. Ruff*

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in accordance with the requirements of the Surveying Act of the State of Washington, Chapter 90A, RCW.

Surveyed by *Jeffrey M. Schick*
Checked by *Cliff R. Ruff*



GOVT LOT 1, SEC 7, T36N, R3E, S1/4, 2, 3, 1/4 SEC 8, & THE NW 1/4, THE NE 1/4 & THE SE 1/4, ALL IN THE NE 1/4 IN SEC 8, T36N, R3E OF THE W.M.	DATE	1/1/87
BY	DATE	1/1/87
JCS, C&K	DATE	1/1/87
BY	DATE	1/1/87
PRH	DATE	1/1/87



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