

Return Name & Address:



200710010209
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0771

Applicant Name: Richard Stearns

Property Owner Name: same

The Department hereby finds that Ptn of Blk 2 & 3 of A. Siegfred's First Plat of Bay View, recorded in Volume 1, Pg 3, April 7, 1884; as per attached Legal Description.

Parcel Number: P71144, and the approximate N 1/2 of P35074; 4069-002-021-0001, 350331-0-011-0006; within a Ptn of the NE 1/4 of the NW 1/4 and a Ptn of the NW 1/4 of the NE 1/4 of Sec. 31, Twp 35, Rge 3. Approximately one (1) acre.

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 Rural Village Residential zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.
- IS/ARE NOT**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ and therefore **IS/ARE** 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 development permits.

Authorized Signature: *Andrew Roeder*

Date: 10/01/2007

See Attached Map

Skagit
Surveyors & Engineers

806 Metcalf St., Sedro-Wooiley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

PARCEL A
LOT CERTIFICATION
LEGAL DESCRIPTION
FOR
RICHARD & LINDA STEARNS
OF
A PORTION OF A.SIEGFRED'S FIRST PLAT OF BAYVIEW
PADILLA BAY

August 29, 2007

Lots 19, 20 and 21, Block 2; Lots 17, 18, 22 and 23, Block 3;

TOGETHER WITH all of the alley, that was vacated by operation of law,
in said Block 2;

AND TOGETHER WITH that portion of the alley, that was vacated by
operation of law, lying adjacent to Lots 17, 18, 22 and 23 in said
Block 3;

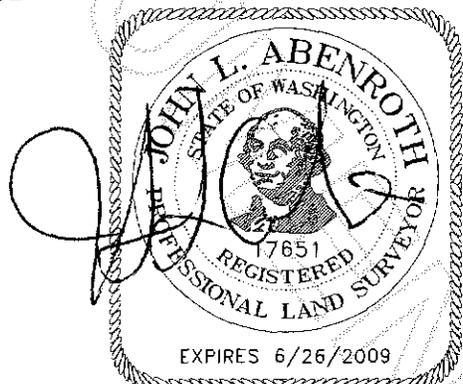
AND TOGETHER WITH that portion of A Street that was vacated by order
of the County Commissioners in Volume 177, page 135, records of the
Skagit County Commissioners office, lying northeasterly of the
easterly line of Second Street;

AND TOGETHER WITH all of Third Street, that was vacated by operation
of law, lying northwesterly of the northeasterly extension of the
south line of said Lot 23, Block 3;

All in the plat of A. SIEGFRED'S FIRST PLAT OF BAYVIEW PADILLA BAY.
Filed in Volume 1 of Plats, page 3, records of
Skagit County, Washington.

Situate in Skagit County, Washington.

Containing 1.41 acres.



9/7/07

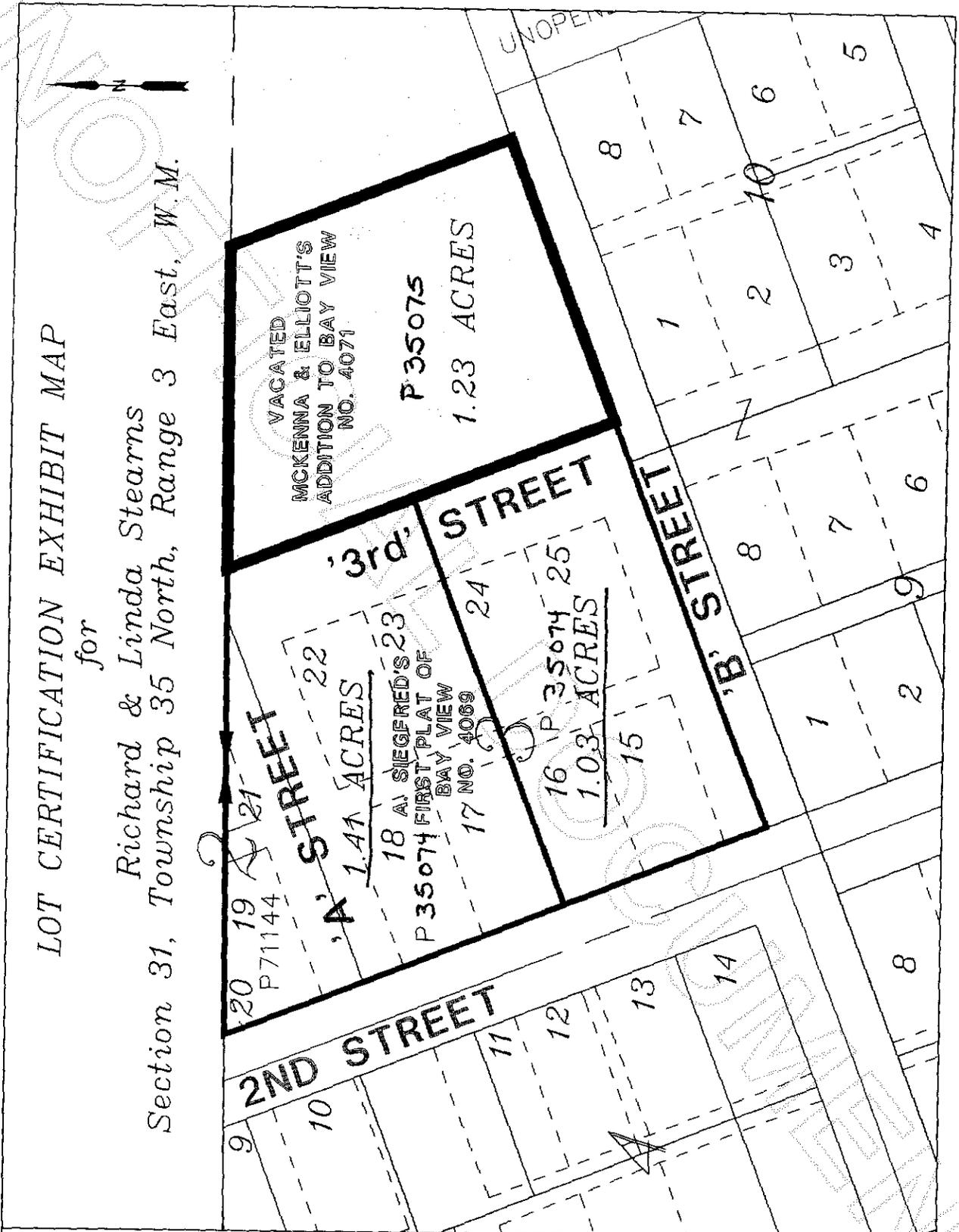


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LOT CERTIFICATION EXHIBIT MAP

for

Richard & Linda Stearns
Section 31, Township 35 North, Range 3 East, W.M.



806 Metraff Street, Sedro Woolley, WA 98282

SCALE: 1" = 100'



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