

Return Name & Address:



200711050139
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL95-0038 Re-record AF 9507270041
To reflect BLA PL07-0815 AF 200710220112

Applicant Name: Avery Martin

Property Owner Name: same

The Department hereby finds that Lot 2, Sunset Addition to Clear Lake Acreage__ recorded in Volume 4, Pg 38, May 15, 1928. As Revised by BLA PL07-0815, AF 200710220112
Parcel Number: Ptn of P69902; 4027-000-002-0009; within a Ptn of the NW ¼ of Sec. 11, Twp 34, Rge 4. Approximately 7.7 acres

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: Meredith Roeder

Date: 11/5/2007

See Attached Map

Skagit
Surveyors & Engineers

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

LEGAL DESCRIPTION

FOR

FOUR OUR FIVE, LLC

OF

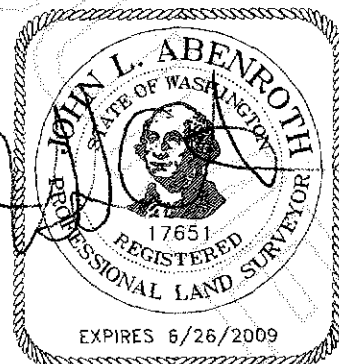
**TRACT 2 OF SUNSET ADDITION TO CLEAR LAKE
AFTER BOUNDARY LINE ADJUSTMENT**

September 19, 2007

Lot 2 of the plat of SUNSET ADDITION TO CLEAR LAKE according to the plat thereof filed in Volume 4 of Plats at page 38, records of Skagit County, Washington;

TOGETHER WITH that portion BINGHAM ACREAGE, according to the plat thereof recorded in Volume 4 of Plats at page 24, Records of Skagit County, Washington, described as follows:

Commencing at the northwest corner of the northeast quarter of Section 11, Township 34 North, Range 4 East, W. M.; thence N 89°30'50"E, a distance of 752.50 feet to the northerly extension of the east line of the county road as conveyed to Skagit County by deed dated April 20, 1962 and recorded under AF#620549; thence south along the east line of said road, a distance of 903.45 feet to the point of beginning of this description; thence continue south along the southerly projection of the east line of said road, a distance of 394.95 feet to the south line of said plat of BINGHAM ACREAGE; thence N 89°31'04"W along the south line of said plat of BINGHAM ACREAGE, a distance of 192.40 feet to the southwest corner of Tract B shown on that certain survey for Avery N. Martin filed in Volume 8 of Surveys at page 78 under AF#8810270058, records of Skagit County, Washington; thence northerly along the westerly line of said Tract B, a distance of 20.30 feet to the north line of the south 20 feet of the northwest quarter of the northeast quarter of Section 11, Township 34 North, Range 4 East, W.M.; thence S 89°31'04"E parallel with the south line of said northwest quarter of the northeast quarter, a distance of 128.81 feet to a point which lies 60 feet west of, when measured at right angles, the southerly projection of the east line of the hereinabove described county road; thence north parallel with the east line of said road, a distance of 374.08 feet to the south right of way line of the Glenwood Drive county road; thence east along said south line of



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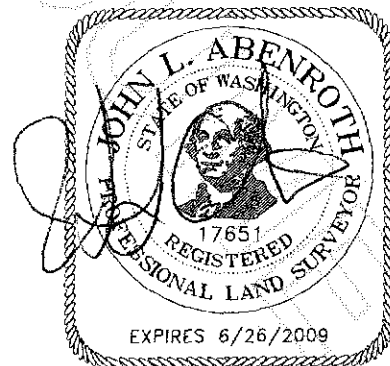
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Glenwood Drive, a distance of 60.00 feet to the point of beginning of this description.

AND TOGETHER WITH an easement for construction, operation, and maintenance of residential utility services over the 10 wide strip of land lying westerly of, adjacent to, and contiguous with the west line of the 60 foot wide portion of the above described tract of land. This easement is to benefit all contiguous property presently owned or in the future purchased by the grantees, and/or the grantees successors or assigns.

Containing 7.70 acres.

Situate in Skagit County, Washington



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