

Return Name & Address:



200711050145

Skagit County Auditor

11/5/2007 Page

1 of

2 1:16PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0779

Applicant Name: Betty Sipma

Property Owner Name: same

The Department hereby finds that Lots 4 & 5, Block 23, Plat of West Addition to Clear Lake recorded in Volume 4, Pg 32, March 21, 1922, as Revised by BLA PL07-0777, AF 200710300026, as labeled "Tract B".

Parcel Number: P75079, 103689; 4144-023-009-0109, 4144-023-009-0010; within a Ptn of the SE ¼ of the SW ¼ of Sec. 1, Twp 34, Rge 4. Approximately 47,137 sq. ft. (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: [Signature]

Date: 11/5/2007

See Attached Map

Lot of Record Exhibit Map

for
BETTY SIPMA

LOTS 2 THRU 9, INCLUSIVE, BLOCK 23, PLAT OF "WEST ADDITION TO CLEAR LAKE, WASHINGTON," PER PLAT RECORDED IN VOLUME 4 OF PLATS AT PAGE 32 RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF VACATED BANDY STREET AND OF VACATED BIRCH AVENUE, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

BEING A PORTION OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

LINE TABLE

#	BEARING	DISTANCE
L1	S89°46'43"E	44.91'
L2	N89°51'31"W	10.00'
L3	S89°46'43"E	45.09'
L4	N89°51'31"W	10.00'
L5	S00°20'14"W	10.00'
L6	N00°13'17"E	10.00'
L7	N00°13'17"E	45.11'
L8	S89°46'43"E	44.89'
L9	S89°46'43"E	10.00'
L10	S00°13'17"W	10.00'
L11	S00°13'17"W	10.00'

CURVE TABLE

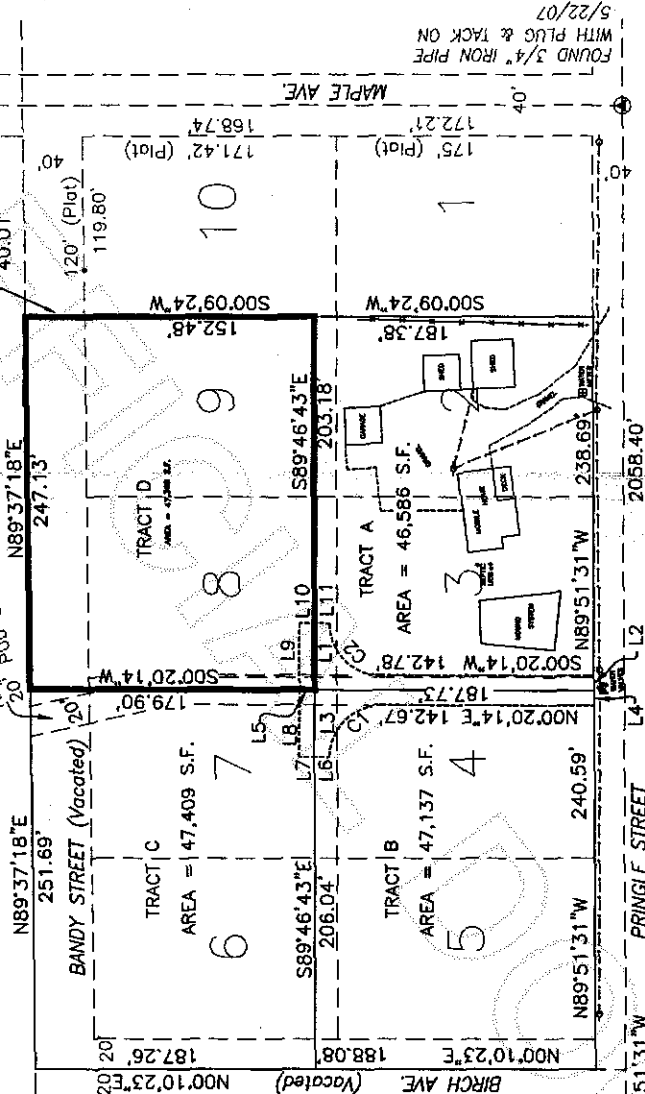
#	RADIUS	DELTA	LENGTH
C1	35.00'	90°06'57"	55.05'
C2	35.00'	89°53'03"	54.91'

SCALE 1" = 150'

FOUND 1/2" IRON PIPE
W/PLUG & TACK HELD
FOR CENTERLINE.

SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDOO-VOLLEY, VA 98284
(360) 855-2121
N207037 09A0007

N#200404060023
20' PUD Easement



LOTS 2, 3, 4, 5, 6, 7, 8, 9, By BCA
LIC PL07-0778
LIC PL07-0779
LIC PL07-0780
LIC PL07-0781
PL07-0777, AF# 200710300026



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