

Return Name & Address:



200711050146

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0778

Applicant Name: Betty Sipma

Property Owner Name: same

The Department hereby finds that Lots 2& 3, 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 A".

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 46,586 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: Howe Roder

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 #	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'

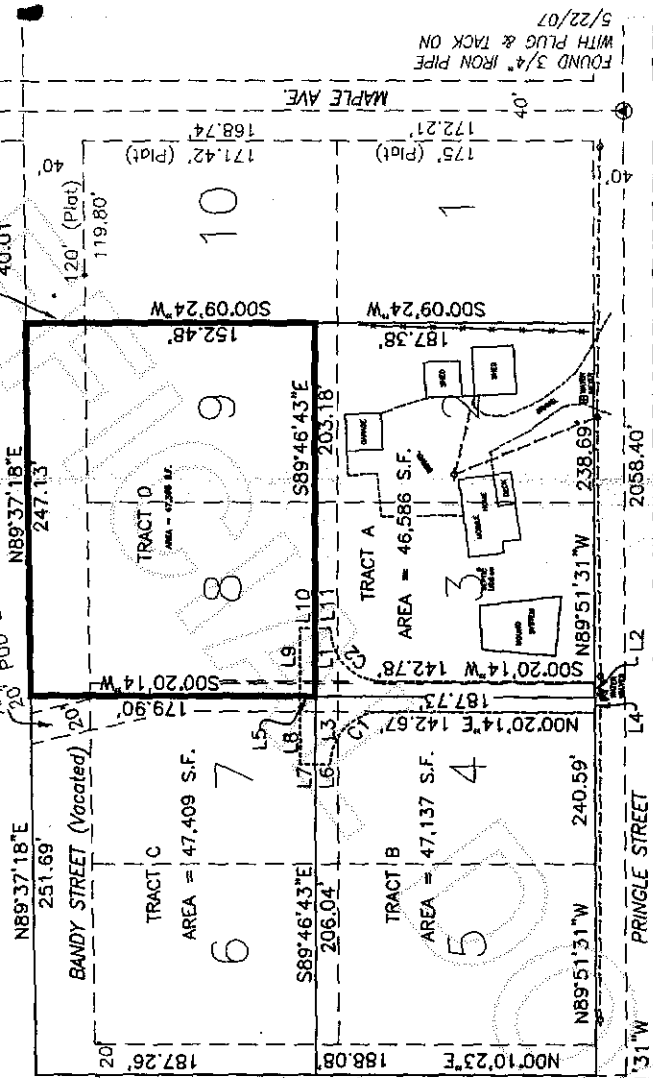
CURVE #	RADIUS	DELTA	LENGTH
C1	35.00'	90°06'57"	55.05'
C2	35.00'	89°53'03"	54.91'

SCALE 1" = 150'

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

SKAGIT SURVEYORS & ENGINEERS
806 METCALF ST.
SEDOO-VOLLEY, VA 48284
(360) 855-2121
200707 05A007

AF#200404060023
20' PUD Easement



LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10
By BSA
PL07-0777, AF# 200710300026



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