



200809090111

Skagit County Auditor

9/9/2008 Page 1 of 4 1:15PM

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL00-0848 Re-record AF 200103300160 to revise identifying Parcel Number

Applicant Name: Lawrence McKinnon

Property Owner Name: same

The Department hereby finds that the following legal description: LOT F OF SURVEY RECORDED UNDER AF#200808180120 ALSO A PTN OF "PARCEL A" OF THAT SURVEY; BEING A PORTION OF BLOCK 38 PLAT OF MONTBORNE. Parcel Number: P74736; 4136-010-004-0004; within a Ptn of the NW ¼ of the NW ¼ of Sec. 6, Twp 33, Rge 5. Approximately .2 acres
See Survey AF 200808180120

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 _____ 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 Rural Village Residential zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) and therefore **IS** eligible to be considered for development permits.

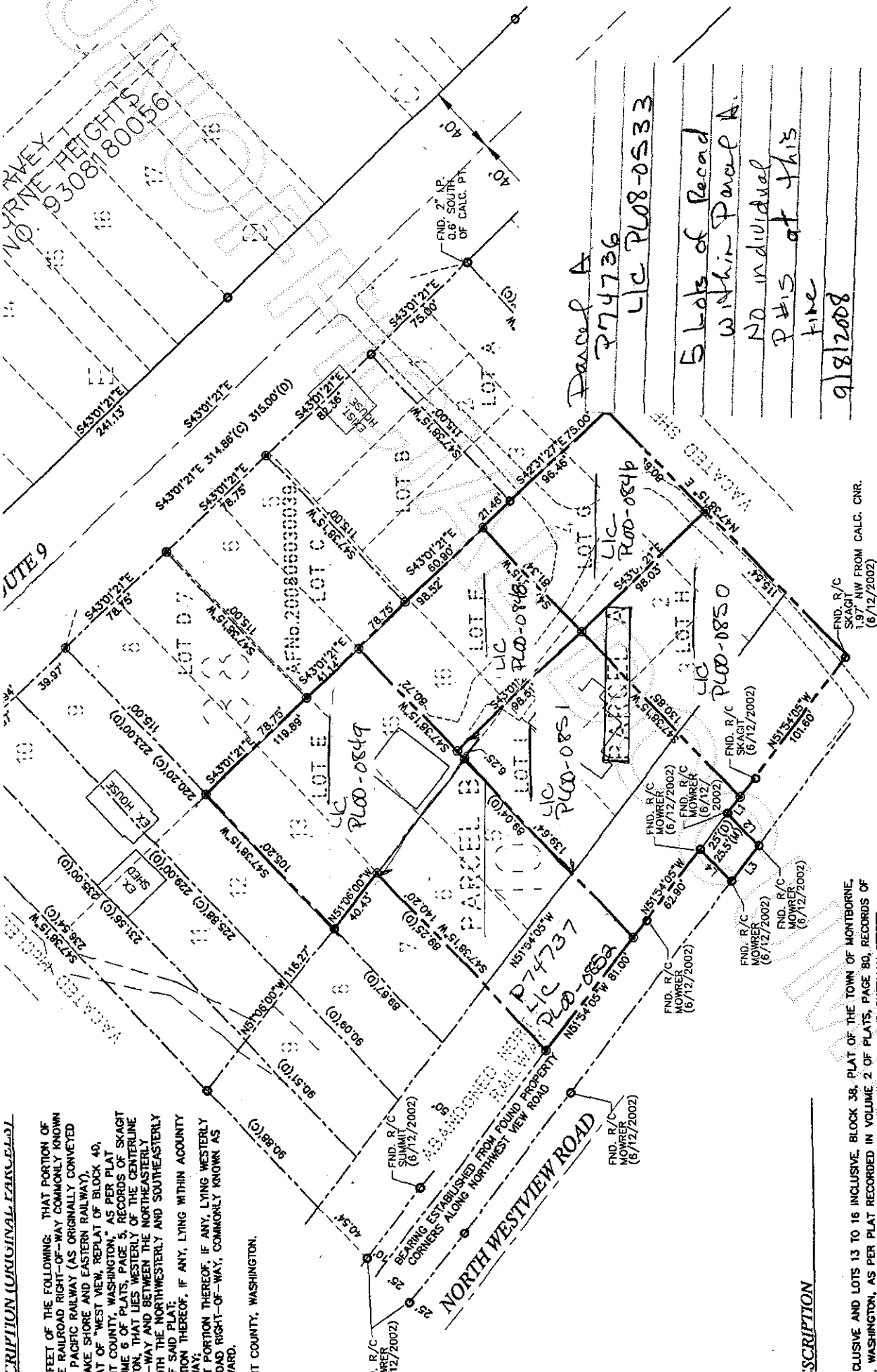
Authorized Signature: *Greg Roeder*
See Attached Map

Date: 9/5/2008

FEET OF THE FOLLOWING: THAT PORTION OF E RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS PACIFIC RAILWAY (AS ORIGINALLY CONVEYED AS SHORE AND EASTERN RAILWAY), THAT PORTION OF "WEST VIEW, REPLAT OF BLOCK 40, IT COUNTY, WASHINGTON," AS PER PLAT NO. 6 OF PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, THAT LIES WESTERLY OF THE CENTERLINE -WAY AND BETWEEN THE NORTHEASTERLY AND THE NORTHWESTERLY AND SOUTHEASTERLY OF SAID PLAT; AND THAT PORTION THEREOF, IF ANY, LYING WITHIN COUNTY OF WASHINGTON.

NOTE:
 1. SURVEY AF #84021C
 2. THIS SURVEY OCCUPATION THESE OCC FOR CLAIMS BASED ON THIS LIMIT
 3. LOTS E CERTIFICATE LINES FOR

BA ASSI NOR ALS
 SU THE BY TOT



DESCRIPTION

CLUSIVE AND LOTS 13 TO 16 INCLUSIVE, BLOCK 36, PLAT OF THE TOWN OF MONTBORNE, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERMAN STREET AND LOTS 1 TO 4 INCLUSIVE, WHICH UPON VACATION REVERTED TO SAID PREMISES BY LAW.

LEGEND

AS PER PLAT



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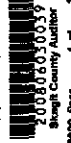
CREATED

Parcel A
 P74736
 LIC PLO8-0533
 5 Lots of Parcel A.
 Within Parcel A.
 NO individual
 PHS at this
 time
 9/8/2008

NW1/4, SEC. 6, TWP. 33 N., RING. 5 E., W.M.

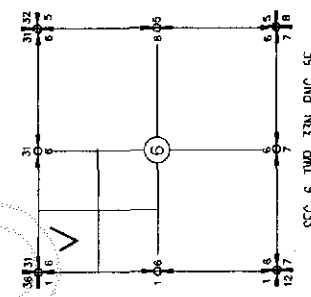
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.



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J. HOUNGWEEST
County Auditor
SKAGIT COUNTY, WASHINGTON
REVISION TO AF# 20020720164

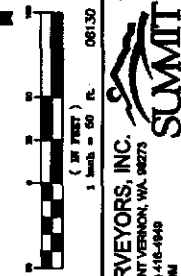


SEC. 6, TWP. 33N, RING. 5E

NOTE:
1. LOTS A, B, C & D WERE CREATED PER LOT LOTS A, B, C & D PLAT WITH ADJUSTED BOUNDARY LINES FOR MINIMUM LOT SIZE.
2. THIS RECORD OF SURVEY IS REVISION TO THE PREVIOUSLY RECORDED RECORD OF SURVEY RECORDED UNDER AF# 20020720164.

RANGES OF BEARING
ASSUMED IN 01/27/2001 ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6.
ALSO, PER AF# 20020720164 CENTER LINE BEARING.

SURVEY EQUIPMENT & PROCEDURE
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD MEASUREMENT USING A TRIMBLE 560 TOTAL STATION ON 04/17/2008.



OPINERS
LAWRENCE MCKINNON
YEAR 08-18
MOUNT VERNON, WA 98273

RECORD OF SURVEY
SUMMIT ENGINEERS & SURVEYORS, INC.
2218 OLD HIGHWAY 90 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE: (360) 416-4666 FAX: (360) 416-4949
E-MAIL: YSK@SUMMITES.COM

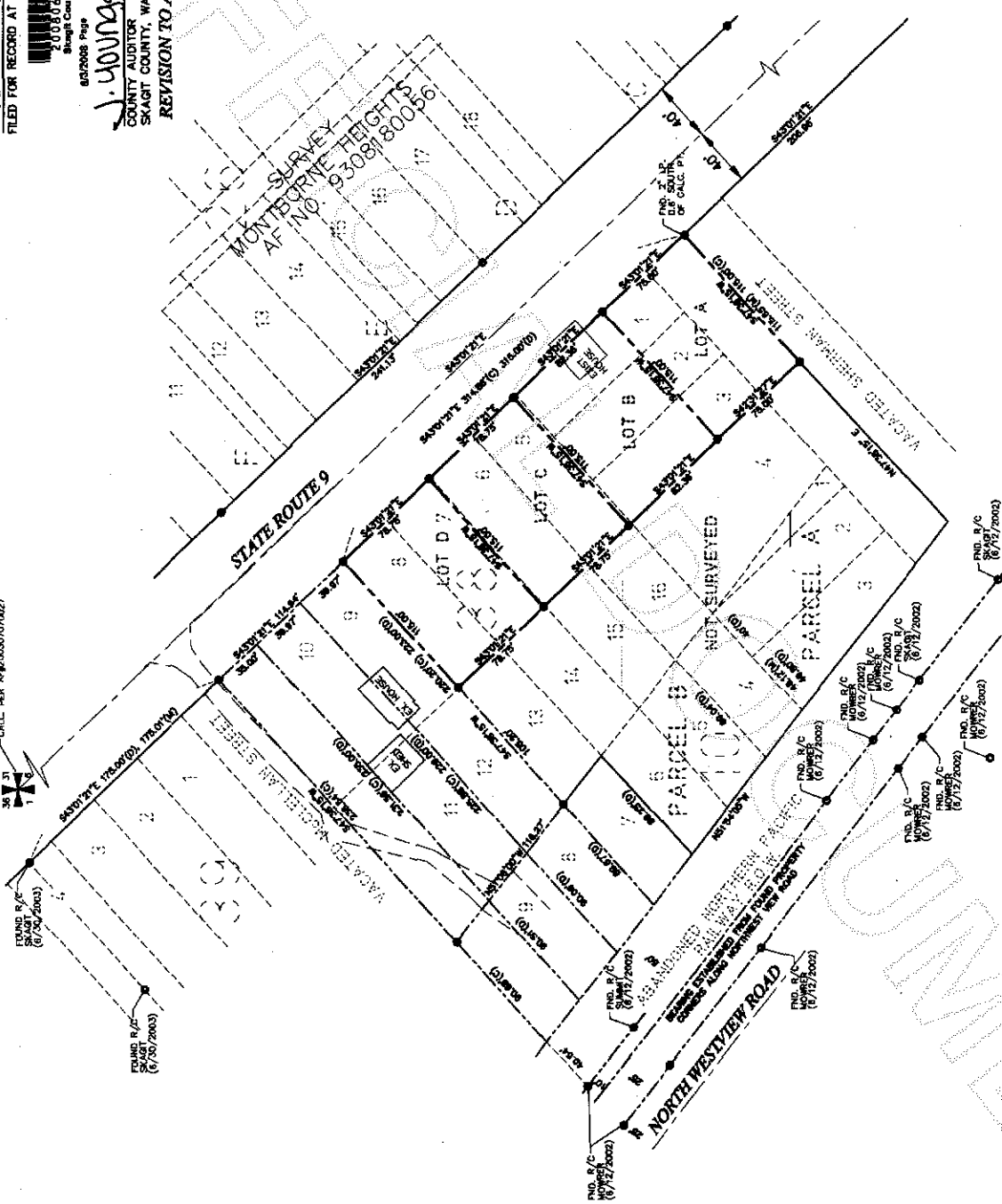


SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SURVEYING ACT AS ACTED AT THE REQUEST OF LAWRENCE MCKINNON

DATE: JUNE 2008

YOUNG & RUBICAM P.L.L.C. #32169

LEGEND
● SET REBAR & CAP #32169
● FIND CORNER MON.
● FIND CORNER & CAP
○ CALCULATED POINT



LEGAL DESCRIPTION (ORIGINAL PARCEL)
PARCEL A:
LOTS 1 TO 8 INCLUSIVE AND LOTS 13 TO 16 INCLUSIVE, BLOCK 30, PLAT OF THE TOWN OF MONTVERNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 93, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERMAN STREET ADJACENT TO SAID LOTS 1 TO 4 INCLUSIVE, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.
ALSO LOTS 1, 2, 3, AND 4, BLOCK 10, RESERVE ADDITION TO THE TOWN OF MONTVERNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERMAN STREET ADJACENT TO SAID LOTS 1, 2 AND 3, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.
PARCEL B:
LOTS 5 AND 6, BLOCK 10, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTVERNE IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON.



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