

Return Name & Address:



200809090114
Skagit County Auditor

9/9/2008 Page 1 of 5 1:16PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

Re-record AF 200103300157

File Number: PL00-0851 to revise identifying Parcel Number

Applicant Name: Lawrence McKinnon

Property Owner Name: same

The Department hereby finds that the following legal description: LOT 1 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: Gracia Roeder

See Attached Map

Date: 9/5/2008

DESCRIPTION (ORIGINAL FILED)

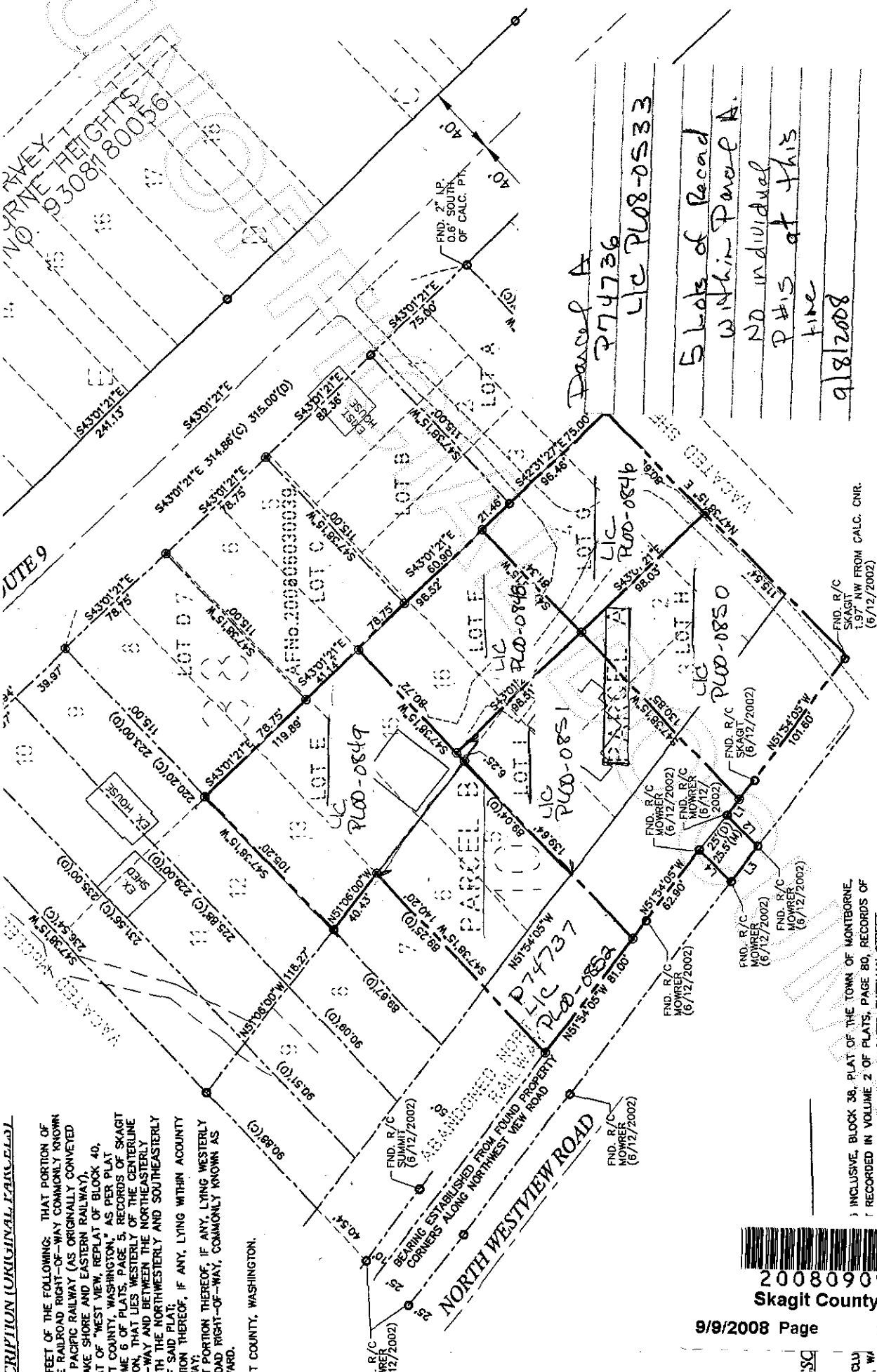
FEET OF THE FOLLOWING: THAT PORTION OF E RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS PACIFIC RAILWAY (AS ORIGINALLY CONVERTED AS SHORE AND EASTERN RAILWAY), AT OF WEST VIEW, REPLAT OF BLOCK 40, IT COUNTY, WASHINGTON, AS PER PLAT NO. 6 OF PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, THAT LIES WESTERLY OF THE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

PORTION THEREOF, IF ANY, LYING WESTERLY AND RIGHT-OF-WAY, COMMONLY KNOWN AS AND.

NOTE:

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

BA ASSI NOR ALS
SU THE BY TOT



FND. R/C SKAGIT 1.97' NW FROM CALC. CNR. (6/12/2002)

INCLUSIVE, BLOCK 38, PLAT OF THE TOWN OF MONTBERNE, RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF 1/2 OF THAT PORTION OF VACATED SHERMAN STREET WHICH UPON VACATION REVERTED TO SAID PREMISES BY

LEGEND

AS PER PLAT



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Skagit County Auditor

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

AUDITOR'S CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

200808180114
 Skagit County Auditor

1 of 1 1:29PM

S. Young
 COUNTY AUDITOR
 SKAGIT COUNTY, WASHINGTON

Summit Engineers & Surveyors, Inc.
 BY DEPUTY

SURVEY DESCRIPTION (ORIGINAL PARCELS)
 PARCEL A:
 THE EASTERY 25 FEET OF THE FOLLOWING: THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE SEATTLE LAKE SHORE AND EASTERN RAILWAY, ADJOINING THE PLAT OF "WEST VIEW, REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, THAT LIES WESTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY CORNER OF LOT 2 OF SAID PARCEL, WESTERLY AND SOUTHWESTERLY EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN ACQUITY ALSO EXCEPT THAT PORTION THEREOF, IF ANY, LYING WESTERLY OF THE COUNTY ROAD RIGHT-OF-WAY, COMMONLY KNOWN AS WEST VIEW BOULEVARD.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

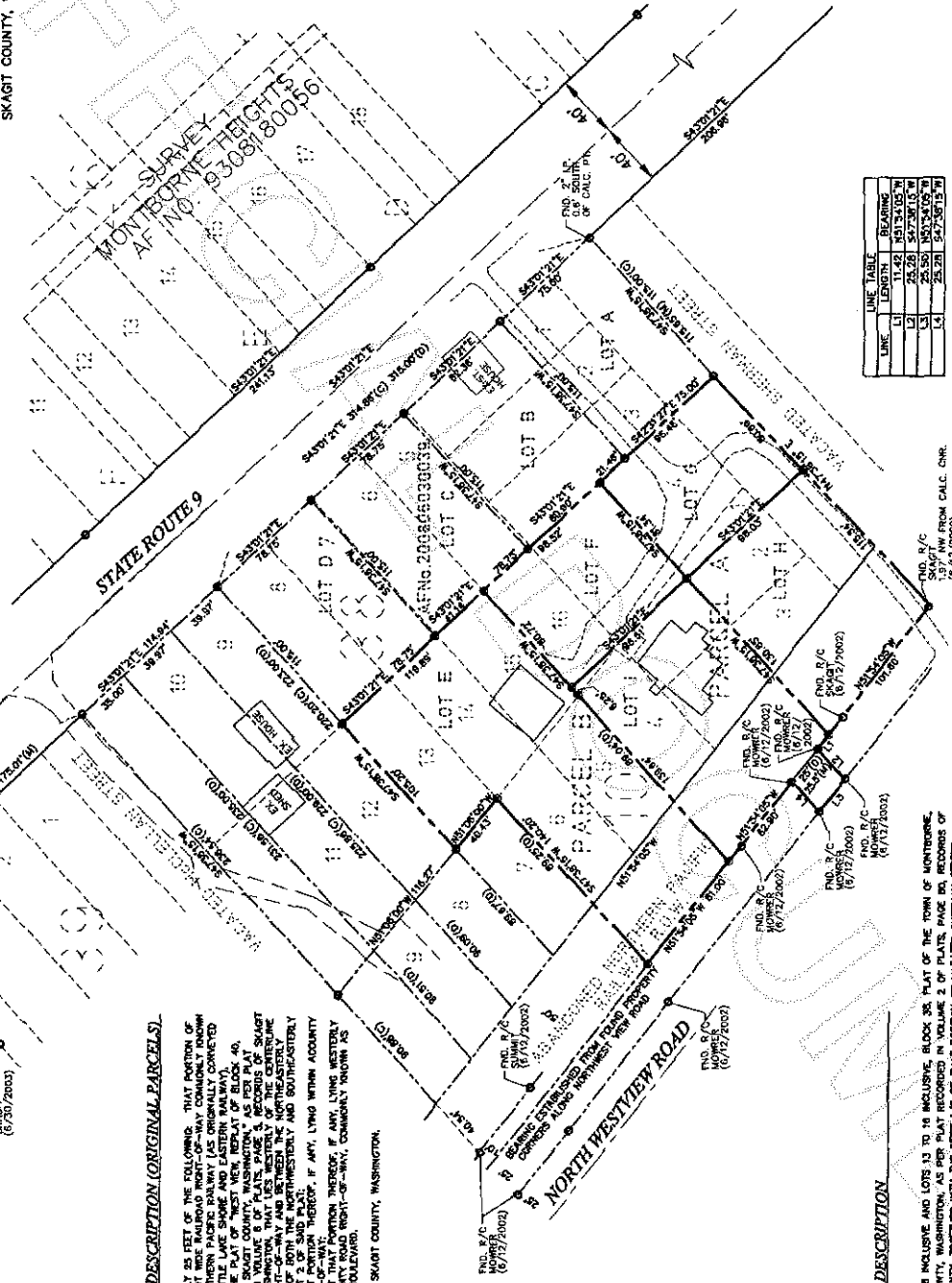
SURVEY DESCRIPTION
 PARCEL B:
 LOTS 1 TO 8 INCLUSIVE AND LOTS 13 TO 16 INCLUSIVE, BLOCK 35, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERRMAN STREET ADJACENT TO SAID LOTS 1, 2 AND 3, 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 MONTBORNE IN SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERRMAN STREET ADJACENT TO SAID LOTS 1, 2 AND 3, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

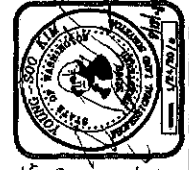
PARCEL C:
 LOTS 5 AND 6, BLOCK 10, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERRMAN STREET ADJACENT TO SAID LOTS 1, 2 AND 3, 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 MONTBORNE IN SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERRMAN STREET ADJACENT TO SAID LOTS 1, 2 AND 3, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATED IN SKAGIT COUNTY, WASHINGTON.



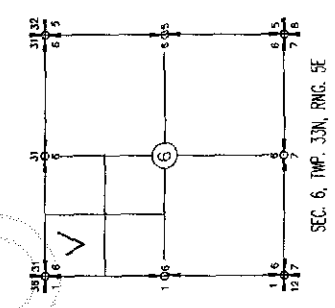
LINE	LI	LENGTH	BEARING
1	11.46	11.46	S 89° 34' 05" W
2	25.26	25.26	S 77° 30' 10" W
3	25.50	25.50	N 83° 53' 05" W
4	25.28	25.28	S 77° 30' 15" W



SURVEYORS CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE SURVEY RECORDING ACT, LAWS OF WASHINGTON.

LEGEND
 ● SET REBAR & CAP #32188
 ○ END CONIC MON.
 ○ END REBAR & CAP
 ○ CALCULATED POINT

NOTE:
 1. SURVEY DESCRIPTION PER THE AF#0308270057, AF#0402100008 AND AF#200807160139.
 2. THIS SURVEY ILLUSTRATES EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL FOR CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED ON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS LIMITED BOUNDARY SURVEY.
 3. LOTS 5, 6, 7, 8, 11, 12, 13, 14, 15, 16 ARE CREATED PER LOT CERTIFICATION P.99-0479 WITH ADJUSTING BOUNDARY LINES FOR MINIMUM LOT SIZE.



BASES OF BEARING
 ASSUMED N 0° 00' 00" E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, ALSO, PER APPROXIMATE SBC-1 CENTER LINE BEARING.

SURVEY EQUIPMENT & PROCEDURE
 THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-500 TOTAL STATION ON AUGUST, 2008.

OWNERS
 Summit Engineers & Surveyors, Inc.
 2218 OLD HIGHWAY 98 SOUTH ROAD, MOUNT VERNON, WA 98274
 PHONE: (360) 416-4998 FAX: (360) 416-4940
 E-MAIL: YSK@SUMMITES.COM

RECORD OF SURVEY
 SUMMIT ENGINEERS & SURVEYORS, INC.
 2218 OLD HIGHWAY 98 SOUTH ROAD, MOUNT VERNON, WA 98274
 PHONE: (360) 416-4998 FAX: (360) 416-4940
 E-MAIL: YSK@SUMMITES.COM

SHEET 1 OF 1



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

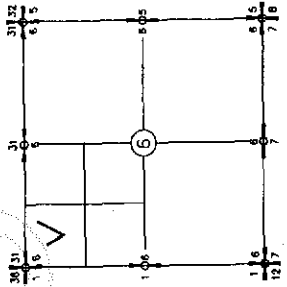
AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

200809090114
Skagit County Auditor

03/20/08 Map 1 of 1 11:00AM

J. YOUNGQUIST
COUNTY AUDITOR
SKAGIT COUNTY, WASHINGTON
REVISION TO AF# 200207220164

ARVALD M. BROWN
BY DEPUTY



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

NOTE:
1. LOTS A, B, C & D ARE CREATED PER LOT CERTIFICATION PLAT-0479 WITH ADJUSTING BOUNDARY LINES FOR MINIMUM LOT SIZE.
2. THIS RECORD OF SURVEY IS REVISION TO THE PREVIOUSLY RECORDED RECORD OF SURVEY RECORDED UNDER AFF# 200207220164.

BASES OF BEARING

ASSUMED N 61°07'06" E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6.
ALSO, PER APN 830810056 81-9 CENTER LINE BEARING.

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS CONDUCTED AND ACCOMPLISHED BY FIELD TRANSITING USING A NIKON DTM-320 TOTAL STATION ON MAY, 2008.

OWNERS
LAWRENCE MONTGOMERY
1938 1/2-1
MOUNT VERNON, WA 98274



SURVEYORS CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SURVEYING ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE ON THIS 11th DAY OF MARCH, 2008.

LEGEND
● SET REBAR & CAP #32168
● FIND BENCH MON.
● FIND REBAR & CAP
○ CALCULATED POINT

RECORD OF SURVEY
SUMMIT ENGINEERS & SURVEYORS, INC.
2215 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273
PHONE: (360) 416-4868 FAX: (360) 416-1946
E-MAIL: YRS@SUMMITES.COM

GENERAL DESCRIPTION (ORIGINAL PARCEL)
31. A. LOTS 1, 2, 3 AND 4, BLOCK 10, RESERVE ADDITION TO THE TOWN OF MONTBORNE, AS PER PLAT 10, VOLUME 2 OF PLATS RECORDED IN SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 60, 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 PRINCIPLES BY OPERATION OF LAW.
31. B. LOTS 1, 2, 3 AND 4, BLOCK 10, RESERVE ADDITION TO THE TOWN OF MONTBORNE, AS PER PLAT 10, VOLUME 2 OF PLATS RECORDED IN 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 PRINCIPLES BY OPERATION OF LAW.
31. C. LOTS 5 AND 6, BLOCK 10, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE IN SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY.

NOTES:
1. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SURVEYING ACT AS ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE ON THIS 11th DAY OF MARCH, 2008.

REVISION TO AF# 200207220164

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