



200809090115

Skagit County Auditor

9/9/2008 Page

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5 1:16PM

Return Name & Address:

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\_\_\_\_\_

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

Re-record AF 200103300157

File Number: PL00-0852 to revise identifying Parcel Number

Applicant Name: Lawrence McKinnon

Property Owner Name: same

The Department hereby finds that the following legal description: RESERVE TO MONTBORNE, ACRES 0.29, PARCEL B OF SURVEY RECORDED UNDER AF#200207220164 AKA LOTS 5 AND 6, BLOCK 10; TOGETHER WITH PORTION ABANDON 100 FEET WIDE NORTH PACIFIC RAILWAY RIGHT OF WAY LYING EASTERLY OF CENTERLINE SAID RIGHT OF WAY AND BETWEEN SOUTHWESTERLY EXTENTION BOTH NORTHWESTERLY LINE SAID LOT 6 AND SOUTHWESTERLY LINE SAID LOT 6, BLOCK 10; TOGETHER WITH EASTERLY 25 FEET OF THE FOLLOWING; THENCE PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILROAD ADJOINING THE PLAT OF WEST VIEW REPLAT OF BLOCK 40 MONTBORNE; THENCE LIES WESTERLY OF CENTERLINE OF SAID RIGHT OF WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF LOT 2 OF SAID PLAT. Parcel Number: P74737; 4136-010-006-0002; 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: *Graed Roeder*  
See Attached Map

Date: 9/5/2008

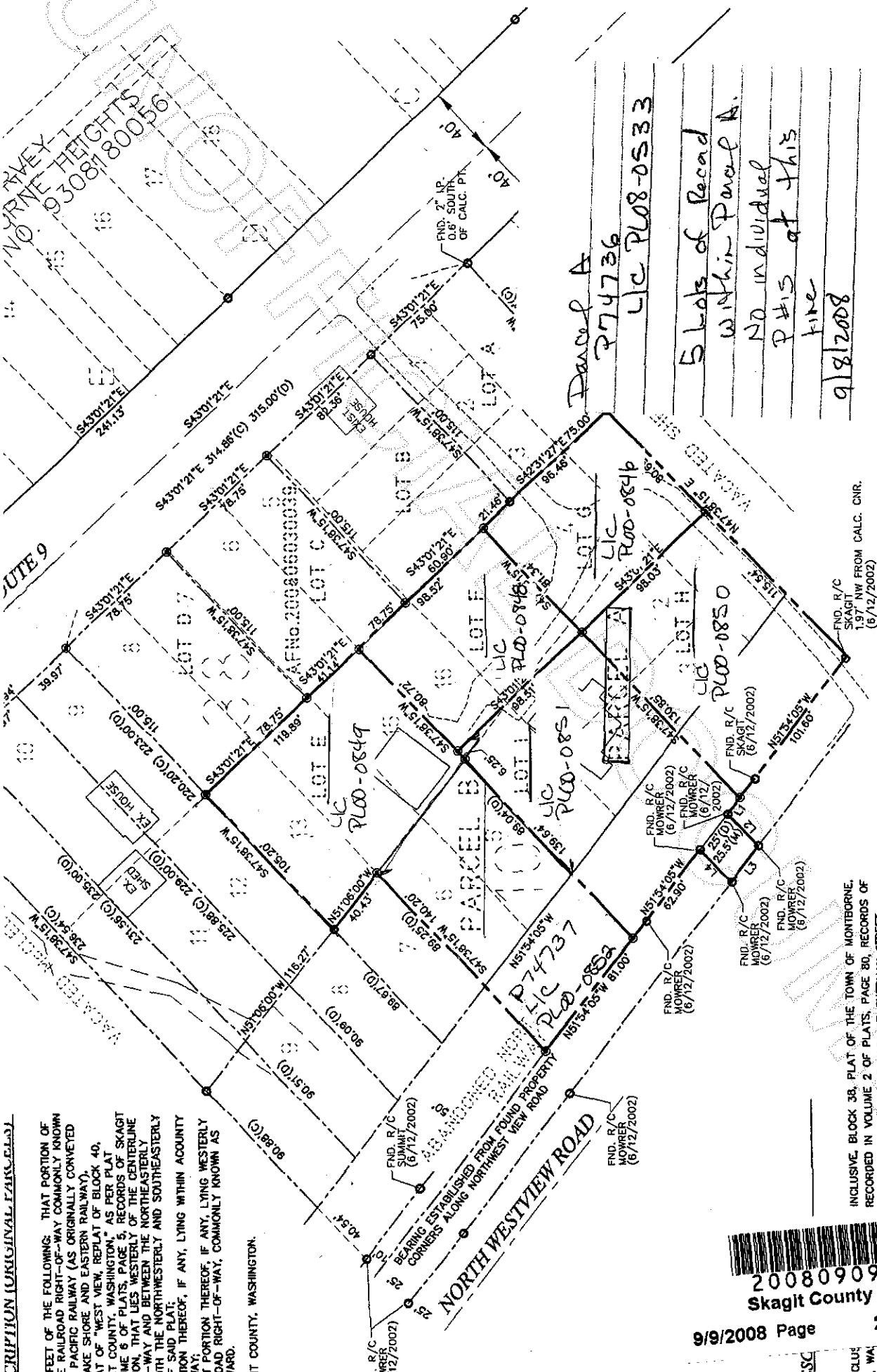
**CRIPION (ORIGINAL FILE # 200809090115)**

FEET OF THE FOLLOWING: THAT PORTION OF  
 E RAILROAD RIGHT-OF-WAY COMMONLY KNOWN  
 PACIFIC RAILWAY (AS ORIGINALLY CONVEYED  
 AS SHORE AND EASTERN RAILWAY)  
 AT OF "WEST VIEW, REPLAT OF BLOCK 40,  
 IT COUNTY, WASHINGTON", AS PER PLAT  
 ME 6 OF PLATS, PAGE 5, RECORDS OF SKAGIT  
 COUNTY, THAT LIES WESTERLY OF THE CENTERLINE  
 -WAY AND BETWEEN THE NORTHEASTERLY  
 WITH THE NORTHWESTERLY AND SOUTHEASTERLY  
 F SAID PLAT;  
 TION THEREOF, IF ANY, LYING WITHIN COUNTY  
 (AY);  
 T PORTION THEREOF, IF ANY, LYING WESTERLY  
 AD RIGHT-OF-WAY, COMMONLY KNOWN AS  
 /AND.  
 IT COUNTY, WASHINGTON.

**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



Parcel A  
 P74736  
 LIC PLO8-0533

5 Lots of Parcel A.  
 Within Parcel A.  
 NO individual  
 P#15 at this  
 time  
 9/8/2008

**LEGEND**

INCLUSIVE, BLOCK 38, PLAT OF THE TOWN OF MONTEBORNE,  
 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





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.

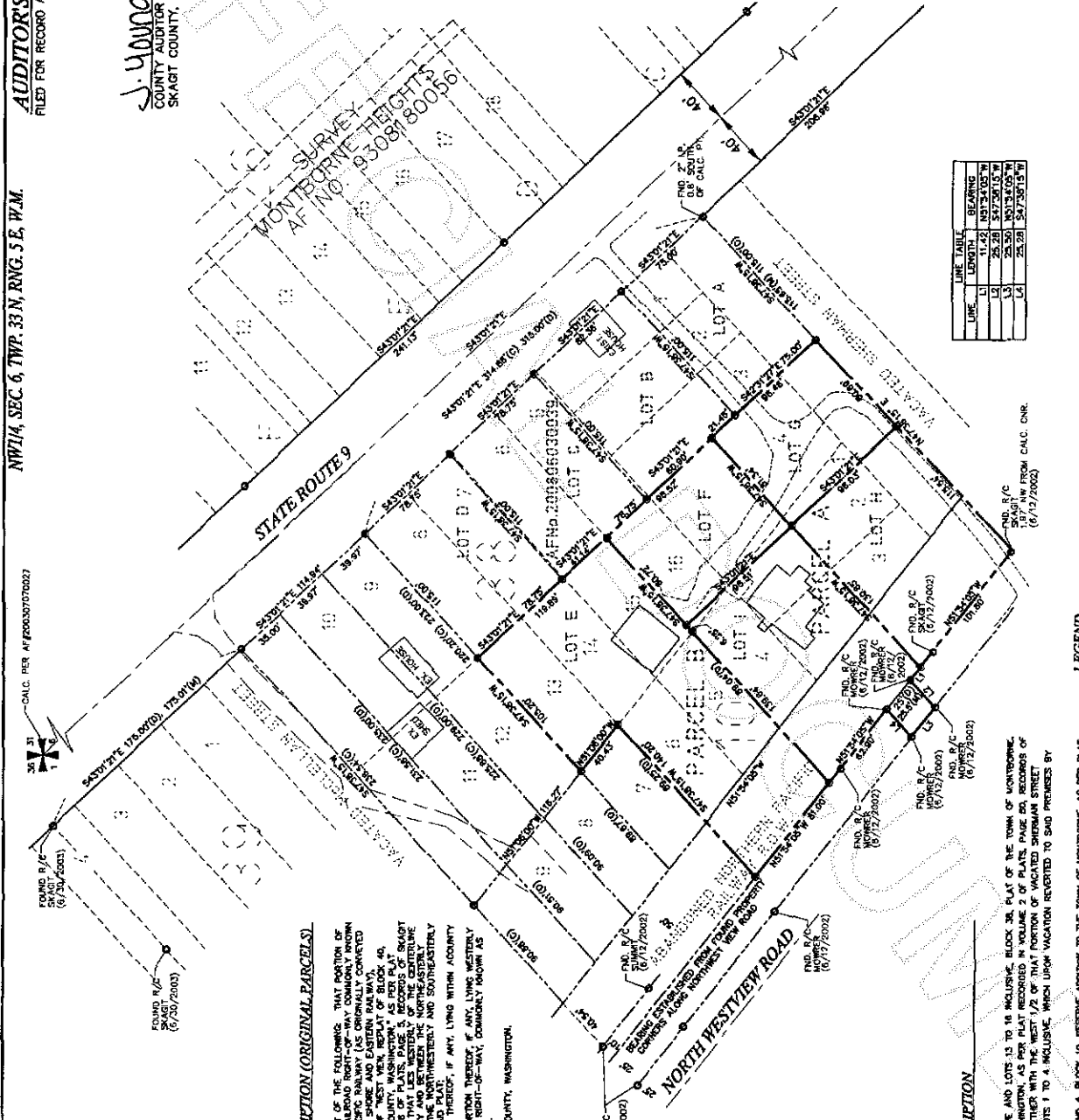
200809090115  
Skagit County Auditor  
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3:23PM

*S. Young*  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

*Summit Engineers & Surveyors, Inc.*  
BY DEPUTY

**SURVEY DESCRIPTION (ORIGINAL PARCELS)**  
PARCEL A  
THE EASTERLY 25 FEET OF THE FOLLOWING: THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY ORIGINALLY CONVEYED TO THE SEATTLE LAND & TRADING COMPANY BY DEED DATED AND RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS PER PLAT 40, MONTBORNE HEIGHT, AF# 9308180056, COUNTY OF SKAGIT, WASHINGTON, TOGETHER WITH THE SOUTHWESTERLY EXTENSION OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHWESTERLY EXTENSION OF SAID RIGHT-OF-WAY AND THE NORTHWESTERLY EXTENSION OF SAID RIGHT-OF-WAY, LYING WITHIN COUNTY ROAD RIGHT-OF-WAY, 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.

**NOTE:**  
1. SURVEY DESCRIPTION PER THE AF#9308180056, AF#9402100008 AND AF#200807160139.  
2. THIS SURVEY ILLUSTRATES EXISTING FORCE 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 E, F, G, H & I ARE CREATED PER LOT CERTIFICATION PL-99-0479 WITH ADJUSTING BOUNDARY LINES FOR MINIMUM LOT SIZE.



LINE	LINE TYPE	LENGTH	BEARING
L1	1	11.42	N37°24'03\"
L2	2	25.28	S47°26'15\"
L3	3	25.50	N07°34'05\"
L4	4	25.28	S47°35'15\"

**SURVEYORS CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE SURVEY RECORDING ACT AND THE MEASUREMENT OF CLAIMS ACT.  
IN AUGUST 2008

**LEGEND**  
● SET BEAR & CAP #12189  
○ FND CONC. MON.  
○ FND REBAR & CAP  
○ CALCULATED POINT

**REVISION DESCRIPTION**  
REEL B:  
IS 1 TO 8 INCLUSIVE AND LOTS 13 TO 16 INCLUSIVE, BLOCK 36, PLAT OF MONTBORNE HEIGHT, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHIRMAN STREET ADJACENT TO SAID LOTS 1 TO 4 INCLUSIVE, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.  
REEL C:  
IS LOTS 1, 2, 3, AND 4, BLOCK 10, RESERVE ADDITION TO THE TOWN OF MONTBORNE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHIRMAN STREET ADJACENT TO SAID LOTS 1, 2 AND 3, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.  
REEL D:  
IS 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 THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY ORIGINALLY CONVEYED TO THE SEATTLE LAND & TRADING COMPANY BY DEED DATED AND RECORDED IN VOLUME 2 OF PLATS, PAGE 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS PER PLAT 40, MONTBORNE HEIGHT, AF# 9308180056, COUNTY OF SKAGIT, WASHINGTON, TOGETHER WITH THE SOUTHWESTERLY EXTENSION OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHWESTERLY EXTENSION OF SAID RIGHT-OF-WAY AND THE NORTHWESTERLY EXTENSION OF SAID RIGHT-OF-WAY, LYING WITHIN COUNTY ROAD RIGHT-OF-WAY, 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.

**BASES OF BEARING**  
ASSUMED N 07°07'57\" E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, ALSO, PER APN#9308180008 SK-9 CENTER LINE BEARING.  
**SURVEY EQUIPMENT & PROCEDURE**  
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-330 TOTAL STATION ON AUGUST, 2008.

**OPINERS**  
LAWRENCE HORNBERGER  
SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNTAIN VIEW, WA 98274  
PHONE: (800) 448-4889 FAX: (509) 440-1486  
E-MAIL: YSK@SUMMITES.COM

**RECORD OF SURVEY**  
SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNTAIN VIEW, WA 98274  
PHONE: (800) 448-4889 FAX: (509) 440-1486  
E-MAIL: YSK@SUMMITES.COM

1 inch = 50 ft. 06130  
SUMMIT ENGINEERS & SURVEYORS, INC.

200809090115  
Skagit County Auditor

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

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

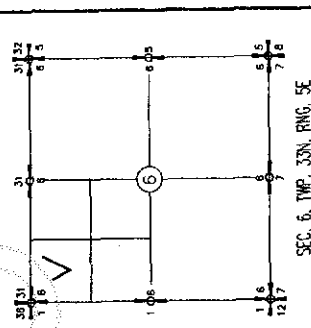
200809090115  
Skagit County Auditor

J. YOUNGQUIST  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

REVISION TO AF# 200207220164

BY DEPUTY  
A. HALLIDAY

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

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

**BASES OF BEARING**  
ASSUMED IN 01°07'00" E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6.  
ALSO PER APL0320180055 28-9 CENTERS LINE BEARING.

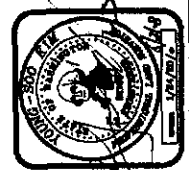
**SURVEY EQUIPMENT & PROCEDURE**  
THE SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-520 TOTAL STATION ON MAY, 2008.

**OWNERS**  
LAWRENCE MARRISON  
1001 1/2 S  
BOUNT TOWN, WA 98274

**RECORD OF SURVEY**  
SUMMIT ENGINEERS & SURVEYORS, INC.  
2215 OLD HIGHWAY 90 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE: (509) 410-4600 FAX: (509) 410-1946  
E-MAIL: INFO@SUMMITENG.COM

**SURVEYORS CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE IN ACCORDANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF  
LAWRENCE MARRISON  
IN DATE 2008.

**LEGEND**  
● SET REBAR & CAP #32169  
○ END POINT, MOVABLE  
○ END POINT, PERMANENT  
○ CALCULATED POINT



**LEGAL DESCRIPTION (ORIGINAL PARCEL)**  
PARCEL A:  
LOTS 1 TO 8 INCLUSIVE AND LOTS 13 TO 16 INCLUSIVE, BLOCK 36, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, 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 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 MONTBORNE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 99, 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 MONTBORNE IN SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 89, RECORDS OF SKAGIT COUNTY.

**NOT SURVEYED**  
PARCEL A 2  
PARCEL B  
PARCEL C  
PARCEL D  
PARCEL E  
PARCEL F  
PARCEL G  
PARCEL H  
PARCEL I  
PARCEL J  
PARCEL K  
PARCEL L  
PARCEL M  
PARCEL N  
PARCEL O  
PARCEL P  
PARCEL Q  
PARCEL R  
PARCEL S  
PARCEL T  
PARCEL U  
PARCEL V  
PARCEL W  
PARCEL X  
PARCEL Y  
PARCEL Z

**ABANDONED NORTH-SOUTH EASEMENT**  
BEING A 10' WIDE EASEMENT FROM THE EAST SIDE OF NORTH WESTVIEW ROAD TO THE WEST SIDE OF VACATED SHERMAN STREET, AS SHOWN ON PLAT 0479, RECORDED UNDER AFF 200207220164.

**NOT SURVEYED**  
PARCEL A 2  
PARCEL B  
PARCEL C  
PARCEL D  
PARCEL E  
PARCEL F  
PARCEL G  
PARCEL H  
PARCEL I  
PARCEL J  
PARCEL K  
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PARCEL W  
PARCEL X  
PARCEL Y  
PARCEL Z

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