

Return Name & Address:



200906230054

Skagit County Auditor

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4 1:53PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_09-0272

Applicant Name: Semrau Engineering & Surveying, LLC

Property Owner Name: Dahlstedt Family Properties LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 108006; 340309-3-005-0100; within a Ptn of the NW 1/4 of the SW 1/4 of Sec. 9, Twp 34, Rge 3. AKA Lot 2, Short Plat 94-035, AF 9505260005. As reflected by BLA PL09-0219, AF #'s 200905290103 & 200905290104

Lot Size: approximately 3.45 acres

1. CONVEYANCE

☒ **IS**, a Lot of Record as defined in Skagit County Code (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 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 Bayview Ridge-Heavy Industrial 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 _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)A and therefore IS 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 certain development permits.

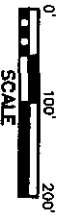
Authorized Signature: _____

Date: 6/22/2009

See attached map for Lot of Record boundaries.

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P21224, P21225
 DAHLSTEDT AGRICULTURAL
 PROPERTIES LLC
 13048 FARM TO MARKET RD
 MOUNT VERNON, WA 98273



SECTION CORNER
 AS SHOWN ON
 SP NO. 94-035

SECTION CORNER
 PER PREVIOUS SURVEYS

WEST 1/4 CORNER
 FROM PIPE WITH TACK
 (1997)

FARM TO MARKET ROAD

NORTH LINE OF
 LOT 1, SP NO. 94-035

P21284
 DAHLSTEDT FAMILY PROPERTIES LLC
 13048 FARM TO MARKET RD.
 MOUNT VERNON, WA 98273

LOT 1
 SP NO. 94-035
 P21293
 340309-3-005-0007

NORTHWEST CORNER
 OF LOT 2, SP NO. 94-035

SOUTH LINE OF
 LOT 1, SP NO. 94-035

McFARLAND ROAD

TRACK "B"

RAIL ALIGNMENT
 FOR INTERMODAL
 TRANSFER FACILITY

TRACK "B"

P212971
 DAHLSTEDT FAMILY
 PROPERTIES LLC
 13048 FARM TO MARKET RD.
 MOUNT VERNON, WA 98273

TRACK "A"

LOT 2
 SP NO. 94-035
 P108006
 340309-3-005-0100

NORTHEAST CORNER
 OF LOT 2, SP NO. 94-035

P21287
 SILVER SPRING INC
 4800 FOREST AVE SE
 MERCER ISLAND, WA 98040

P21232
 SIERRA PACIFIC INDUSTRIES
 1800 WARD RD
 REDDING, CA 96049

LOT 6
 PL. 01-0975

P213478
 SIERRA PACIFIC INDUSTRIES
 PO BOX 486014
 REDDING, CA 96049

LOT 5
 PL. 01-0976

P213478
 SIERRA PACIFIC INDUSTRIES
 PO BOX 486014
 REDDING, CA 96049

LOT 3
 PL. 01-0978

LOT 2
 PL. 01-0979

P213478
 FREEDOM GRANGE
 7445 C/O FLOPPY CREEK
 13771 EBERS KALSO RD
 MOUNT VERNON, WA 98273

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EXISTING CONDITIONS

BOUNDARY LINE ADJUSTMENT IN A PORTION OF
 THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF
 SECTION 9, T. 34 N., R. 3 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: DAHLSTEDT FAMILY PROPERTIES, L.L.C.

FB	LL	PC	SB	EAU	ENGINEERING & SURVEYING SCALE: NTS	JOB	NO.	4002
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MENT	AD	UM	ED					

78	263	PG 42	BOUNDARY LINE ADJUSTMENT IN A PORTION OF SHORT PLAT NO. 64-035 NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T. 34 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: DAHLSTEDT FAMILY PROPERTIES, L.L.C.	78	263	PG 42	BOUNDARY LINE ADJUSTMENT IN A PORTION OF SHORT PLAT NO. 64-035 NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, T. 34 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON FOR: DAHLSTEDT FAMILY PROPERTIES, L.L.C.
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