

Return Name & Address:



200908050058

Skagit County Auditor

8/5/2009 Page

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3 1:16PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL09-0335

Applicant Name: Lorene Latourette

Property Owner Name: Harold Latourette

The Department hereby finds that Ptns of Lots 13, 14, Blk 191; Lots 1-6, 21-26, West 30 ft. lots 14-20 all in Blk 212 together with vacated streets & alleys; Plat of Fidalgo City, recorded in Vol. 2, Pgs. 113-115; November 7, 1889; Parcel Number: P73234; 4101-202-026-0027; within a Ptn of the NW ¼ of the NW ¼ of Sec. 19, Twp 34, Rge 5. As described by BLA PL09-0173, AF 200904080083; Record of Survey AF 200904080082. Approximately 2.5 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 Intermediate zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.

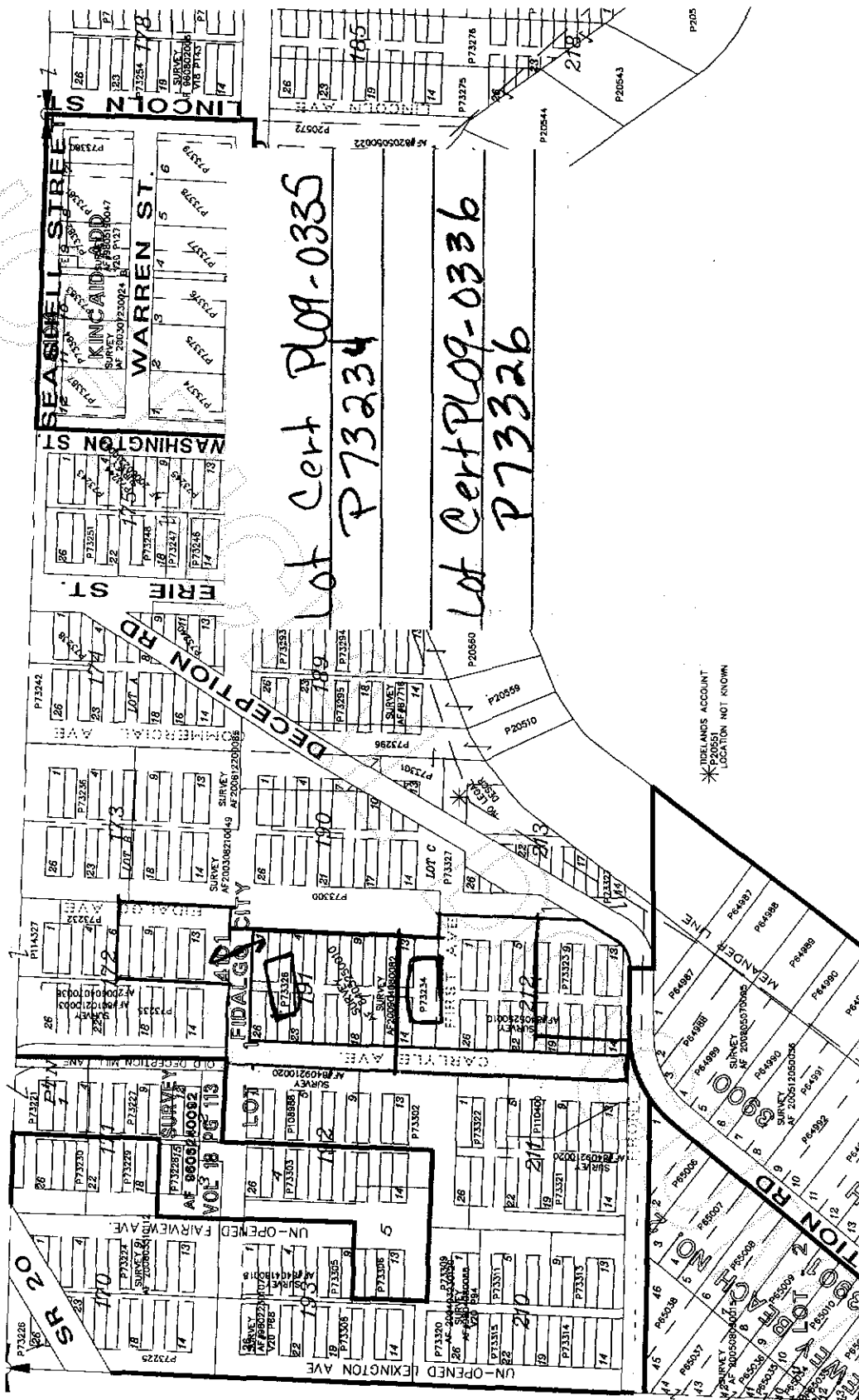
IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore **IS** eligible to be considered for development permits.

IS NOT the minimum lot size required for the Rural Village Residential 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: Goed Roeder

Date: 8/5/2009

See Attached Map



200908050058
Skagit County Auditor

50 100
CASED
E/E MONUMENT
SURVEY
R AS NOTED
BAR AND CAP
25971"

1650.00 PL
1649.64
2ND STREET
ERIE AVENUE
W
S 00°00'00" E 232.50 FT
S 00°00'00" E 710.00
N 90°00'00" E 660.00

HAROLD K. LATOURETTE
STATE OF WASHINGTON, COUNTY OF SKAGIT
THIS IS TO CERTIFY THAT ON THE ____ DAY OF ____ 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC,
PERSONALLY APPEARED HAROLD K. AND BEVERLY J. LATOURETTE, TO ME KNOWN TO BE THE INDIVIDUALS WHO
EXECUTED THE WITHIN DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR
VOLUNTARY ACT AND DEED FOR THE SAID PURPOSES THEREIN MENTIONED AND TO OATH STATED THAT THEY
WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

BEVERLY J. LATOURETTE
SKAGIT COUNTY AUDITOR

DEPUTY

BOUNDARY LINE ADJUSTMENT
REVIEWED AND APPROVED IN ACCORDANCE WITH
CHAPTER 14.18.700 ON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

FOUND REBAR AND
CAP BY SUMMIT
S 82°E, 0.9
FOUND REBAR AND
CAP BY SUMMIT
N 80°W, 0.2
NEW
BOUNDARY
LINE
S 00°00'00" E 357.50
N 90°W
50.00
FOUND REBAR AND
CAP BY NEWMAN
S 32°E, 0.56
N 90°W
50.00
SURVEY A.F.
200308210049

SKAGIT COUNTY PLANNING AND DEVELOPMENT
SERVICES

FOUND REBAR NO CAP
N 84°E, 0.17
FIDALGO AVENUE
S 00°00'00" E 207.50 FT
N 84°E, 0.17

FOUND REBAR AND
CAP BY NEWMAN
S 32°E, 0.56
N 90°W
50.00
SURVEY A.F.
200308210049

SURVEY NOTES
BASIS OF BEARINGS DUE WEST ON THE CENTRE
OF GIBRALTER ROAD BETWEEN FOUND MONUMENT
DORIS AND ERIE AVENUES AS PER SURVEY BY
NEWMAN RECORDED UNDER A.F. NO. 84052500
RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOUND 3/4" IRON PIPE
N 29°W, .58
FOUND 3/4" IRON PIPE
N 44°W, .28
FOUND REBAR AND
CAP BY NEWMAN
N 39°W, 0.6
FOUND REBAR AND
CAP BY NEWMAN
N 39°W, 0.6

FOUND 1.5" IRON PIPE
N 85°E, 1.23
FOUND 3/4" IRON PIPE
N 44°W, .28
FOUND REBAR AND
CAP BY NEWMAN
N 39°W, 0.6
FOUND REBAR AND
CAP BY NEWMAN
N 39°W, 0.6

EASEMENT NOTE:
AN ACCESS AND UTILITIES EASEMENT IS HERE
CREATED OVER, UNDER AND ACROSS THE WEST
FEET OF THE SOUTHERLY LOT (P73326) TO BE
THE NORTHERLY LOT (P73234)

80 FOOT WIDE ACCESS AND UTILITIES EASEMENT
422.50
830.00 FT CAP BY NEWMAN
N 39°W, 0.6
FOUND REBAR AND
CAP BY NEWMAN
N 39°W, 0.6
FOUND REBAR AND
CAP BY NEWMAN
N 39°W, 0.6

FOUND 1.5" IRON PIPE
N 85°E, 1.23
FOUND 3/4" IRON PIPE
N 44°W, .28
FOUND REBAR AND
CAP BY NEWMAN
N 39°W, 0.6
FOUND REBAR AND
CAP BY NEWMAN
N 39°W, 0.6

P73234 AREA
BEFORE: 0.88 ACRES
AFTER ADJUSTMENT:
138449 SQ. FT.
3.178 AC.

P73236 AREA
BEFORE: 4.74 ACRES
AFTER ADJUSTMENT:
106170 SQ. FT.
2.437 AC. (NET)
110176 SQ. FT. WITH 1/2 ROW
2.529 AC.

P73234 AREA
BEFORE: 0.88 ACRES
AFTER ADJUSTMENT:
138449 SQ. FT.
3.178 AC.

LEGAL DESCRIPTIONS: AFTER: GUARDIAN NW TITLE ESCROW NO. JM-1509
P73234 NORTH LOT
LOTS 13 AND 14, BLOCK 191, PLAT OF "MAP OF FIDALGO CITY" ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2
OF PLATS, PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY ABUTTING SAID LOTS;
ALSO TOGETHER WITH THE NORTH HALF OF VACATED SECOND STREET AND THE WEST HALF OF VACATED FIDALGO AVENUE ABUTTING SAID
LOTS;
ALSO TOGETHER WITH LOTS 1 THROUGH 12, INCLUSIVE, AND LOTS 15 THROUGH 26, INCLUSIVE, BLOCK 191, SAID PLAT;
ALSO TOGETHER WITH THE SOUTH HALF OF VACATED SECOND STREET AND THE EAST HALF OF VACATED CARLYLE AVENUE AND THE
VACATED ALLEY IN BLOCK 191, SAID PLAT, ABUTTING SAID LOTS.

P73236 SOUTH LOT
LOTS 13 AND 14, BLOCK 191, PLAT OF "MAP OF FIDALGO CITY" ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS,
PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THE VACATED ALLEY THROUGH BLOCK 191 ABUTTING SAID LOTS;
TOGETHER WITH LOTS 1 THROUGH 6, INCLUSIVE, LOTS 21 THROUGH 26, INCLUSIVE, AND THE WEST 30 FEET OF LOTS 14 THROUGH 20,
INCLUSIVE, OF BLOCK 212, SAID PLAT;
TOGETHER WITH THAT PORTION OF VACATED ALLEY THROUGH BLOCK 212 LYING NORTH OF THE SOUTH LINES OF LOTS 6 AND 21,
EXTENDED THROUGH SAID ALLEY,
AND TOGETHER WITH THAT PORTION OF VACATED FIRST STREET ABUTTING SAID LOTS.

P73234 AREA
BEFORE: 0.88 ACRES
AFTER ADJUSTMENT:
138449 SQ. FT.
3.178 AC.

USING BLOCK 172, PLAT OF "MAP OF FIDALGO CITY" ACCORDING TO
RECORDED IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT
COUNTY, WASHINGTON;
NORTH HALF OF VACATED ALLEY ABUTTING SAID LOTS;
NORTH HALF OF VACATED SECOND STREET AND THE WEST HALF
OF VACATED SAID LOTS.

LOTS 1 THROUGH 6 INCLUSIVE, LOTS 21 THROUGH 26 INCLUSIVE,
OF LOTS 14 THROUGH 20 INCLUSIVE OF BLOCK 212, PLAT OF "MAP
OF FIDALGO CITY" ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS,
PAGE 113, RECORDS OF SKAGIT COUNTY, WASHINGTON;
TOGETHER WITH THE SOUTH LINE OF LOTS 6 AND 21,
LYING NORTH OF THE SOUTH LINE OF LOTS 6 AND 21,
EXTENDED THROUGH SAID ALLEY,
AND TOGETHER WITH THAT PORTION OF VACATED FIRST STREET ABUTTING SAID LOTS.

USING BLOCK 172, PLAT OF "MAP OF FIDALGO CITY" ACCORDING TO
RECORDED IN VOLUME 2 OF PLATS, PAGE 113, RECORDS OF SKAGIT
COUNTY, WASHINGTON;
NORTH HALF OF VACATED ALLEY ABUTTING SAID LOTS;
NORTH HALF OF VACATED SECOND STREET AND THE WEST HALF
OF VACATED SAID LOTS.

