



201003100010

Skagit County Auditor

3/10/2010 Page 1 of 3 9:11AM

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL10-0078

Applicant Name: John Richard Ihlan

Property Owner Name: same

The Department hereby finds that Lots 7 & 8, Block 8 Plat of River View Addition to Avon and a Ptn of Govt. Lot 3, recorded in Volume 3, Pg 21, February 24, 1908; Parcel Number: P70461, 21549; 4046-008-008-0011, 340312-0-030-0205; within a Ptn of the NE ¼ of the SW ¼ of Sec. 12, Twp 34, Rge 4. Approximately 0.4 ac. As one parcel.

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/ARE NOT**, the minimum lot size required for the Rural Intermediate zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(B) and therefore **IS/ARE** 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: Grae Roeder

Date: 3/9/2010

See Attached Map

AUDITOR'S CERTIFICATE

200901090003
Skagit County Auditor
1/8/2008 Page 1 of 1 9:49AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

Young
SEMPRAU ENGINEERING & SURVEYING P.L.L.C.
SEMPRAU ENGINEERING & SURVEYING P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 200
MOUNT VERNON, WA 98273
PHONE 509-424-9066

NOTES

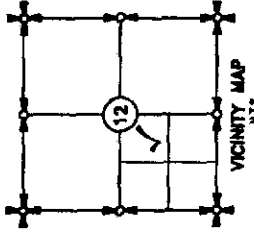
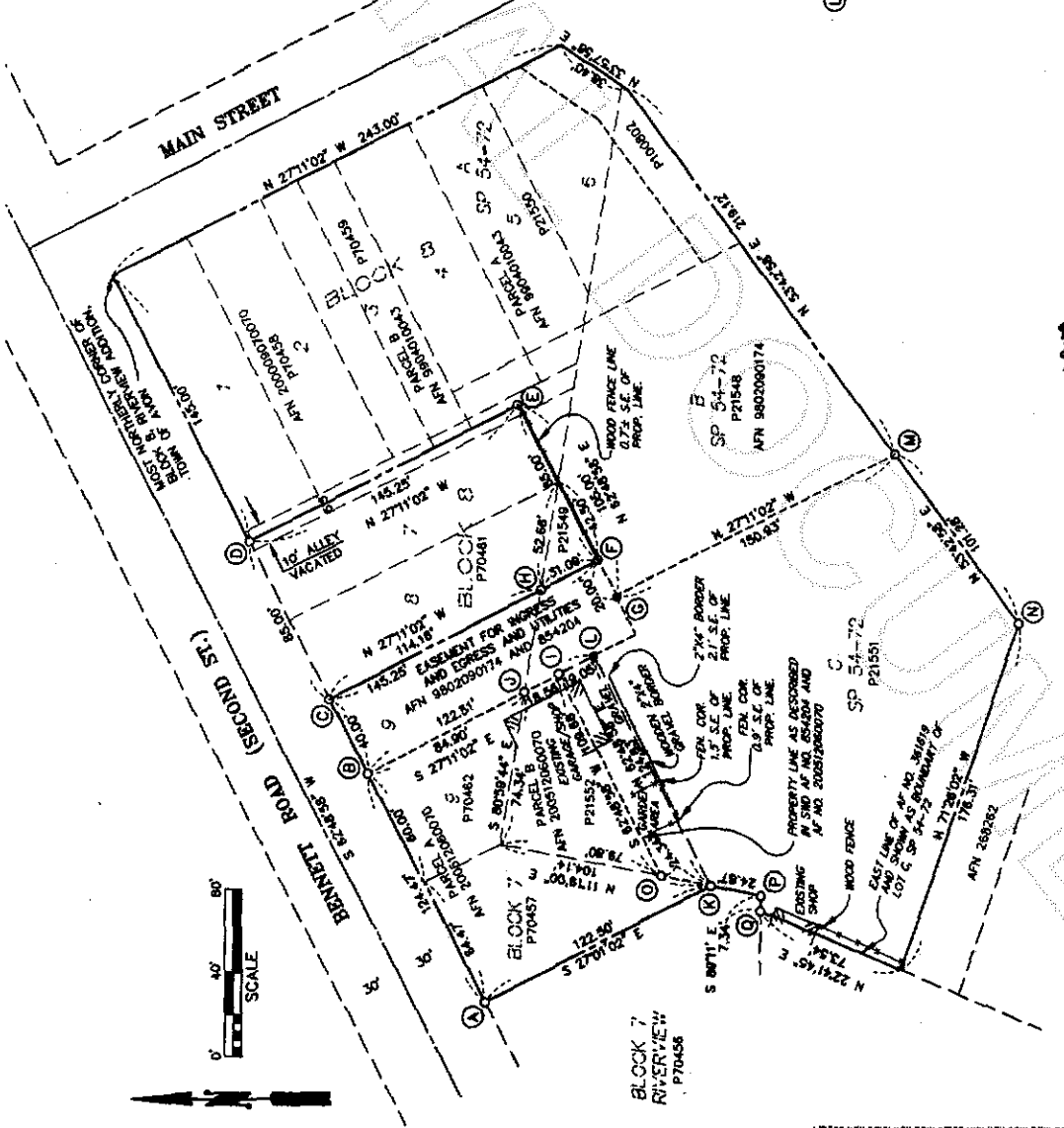
1. - INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
2. - INDICATES NO IRON PIPE FOUND.
3. - THE RECORD FOR THIS SURVEY WAS RECORDED AS AF NO. 20051900970, 20052001070, 200401070, 200402070 AND 980200074, AND FROM COMMITTEE FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE COMPANY ORDER NO. IC 45807, DATED MAY 16, 2008.
4. - BASIS OF BEARING: CENTERLINE OF BENNETT ROAD (SECOND STREET) FROM SKAGIT COUNTY SHORT PLAT NO. 54-72, BEARING = N 82°48'58" E.
5. - ALL DIMENSIONS ARE SHOWN IN FEET.
6. - INSTRUMENTATION USED IN THIS SURVEY: THEODOLITE DISTANCE METER.
7. - SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
8. - THIS SURVEY WAS REQUESTED BY CHUCK BENNETT.
9. - THIS SURVEY MAY SHOW OCCUPANCY INDICATORS AS PER W.A.C. CHAPTER 32.130. LINES OF BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPANCY TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
10. - EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT INCLUDE ANY RIGHTS, CLAIMS, EASEMENTS, ENCUMBRANCES, RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

DESCRIPTION

SURVEY IN A PORTION OF BLOCKS 7 AND 8 PLAT OF INVERVIEW ADDITION, TOWN OF AVON, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN A PORTION OF GOVERNMENT LOT 3, SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M. (SEE NOTE 2).

SURVEY POINT DESCRIPTIONS

- (A) PND. 3/4" IP., NO I.D., N 70°46' E, 0.65'.
 - (B) PND. 1" IP., NO I.D., LOOSE IN GRND. RESET @ CALC. POSITION.
 - (C) PND. 3/4" IP., NO I.D., N 30°31' E, 0.12'.
 - (D) PND. 3/4" IP., NO I.D., N 42°21' W, 0.18'.
 - (E) PND. 3/4" IP., NO I.D., N 19°52' W, 0.05'.
 - (F) PND. 3/4" IP., NO I.D., S 00°14' E, 0.15'.
 - (G) SET 1/2" REBAR AND CAP, L.S. 28626.
 - (H) PND. 3/4" IP., I.D. HAROLD RADAR, N 12°35' E, 0.05'.
 - (I) PND. 3/4" IP., NO I.D., S 32°27' E, 0.10'.
 - (J) PND. 3/4" IP., I.D. HAROLD-RADAR, S 68°28' E, 0.16'.
 - (K) PND. 3/4" IP., NO I.D., N 85°29' E, 0.10'.
 - (L) PND. 3/4" IP., NO I.D., S 48°55' E, 0.08'.
 - (M) PND. REBAR AND CAP, L.S. 9622, S 41°12' W, 0.17'.
 - (N) PND. 1/2" IP. IN CONC., NO I.D., DOWN 0.2', S 49°16' E, 0.19'.
 - (O) PND. 3/4" IP. IN CONC., NO I.D., DOWN 0.1', N 75°03' E, 0.06'.
 - (P) PND. 3/4" IP., NO I.D., DOWN 0.2', S 75°02' E, 0.11'.
- SET 2" X 2" WHITE CORNER STAKE BY ALL FOUND OR SET CORNERS LABELED ABOVE, EXCEPT H, I, J.



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH THE SURVEYING ACT AND THE RECORDING ACT AT THE REQUEST OF CHUCK BENNETT IN MAY 2008 AND NOVEMBER 2008.

DATE: 1-8-08

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