

Return Name & Address:

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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL10-0343

Applicant Name: John & Anne Tygret

Property Owner Name: John & Anne Tygret

The Department hereby finds that Lot(s) C of SP78-102 recorded on 12-22, 1992 under AF# 9212220113.

Parcel Number(s): P42720

**1. CONVEYANCE**

- IS/ARE**, Lot(s) of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS/ARE** eligible for conveyance.

**2. DEVELOPMENT**

- IS/ARE**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.
- IS/ARE NOT**, the minimum lot size required for the Rural Reserve zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)i and therefore **IS/ARE** eligible to be considered for development permits.

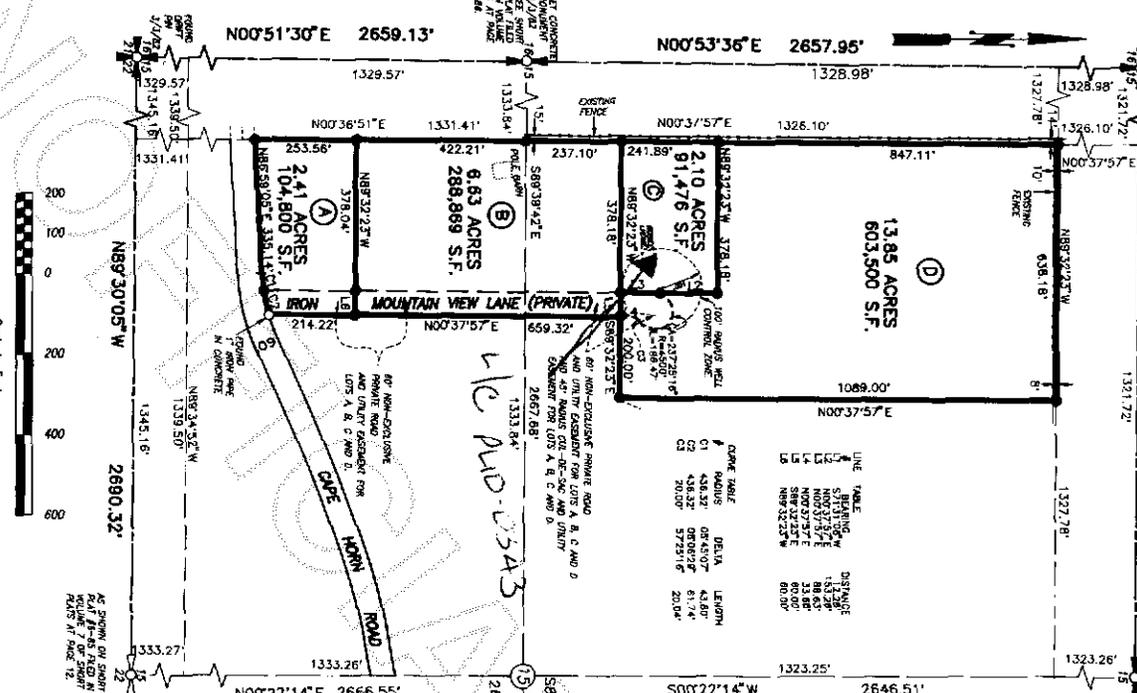
Authorized Signature: Janice Bonman

Date: 08/17/2010

See attached map for Lot of Record boundaries.

**Survey in the SE1/4 of the NW1/4 and in the NE1/4 of the SE1/4 of Section 15, Twp. 35 N., Rng. 7 E., W.M.**

**Short Plat No. 91-103**



**LINE TABLE**

LINE	BEARING	DISTANCE
1	N00°37'57"E	1327.78'
2	N00°37'57"E	638.18'
3	N00°37'57"E	1089.00'
4	N00°37'57"E	1327.78'
5	N00°37'57"E	638.18'
6	N00°37'57"E	1089.00'
7	N00°37'57"E	1327.78'
8	N00°37'57"E	638.18'
9	N00°37'57"E	1089.00'
10	N00°37'57"E	1327.78'
11	N00°37'57"E	638.18'
12	N00°37'57"E	1089.00'
13	N00°37'57"E	1327.78'
14	N00°37'57"E	638.18'
15	N00°37'57"E	1089.00'
16	N00°37'57"E	1327.78'
17	N00°37'57"E	638.18'
18	N00°37'57"E	1089.00'
19	N00°37'57"E	1327.78'
20	N00°37'57"E	638.18'
21	N00°37'57"E	1089.00'
22	N00°37'57"E	1327.78'
23	N00°37'57"E	638.18'
24	N00°37'57"E	1089.00'
25	N00°37'57"E	1327.78'
26	N00°37'57"E	638.18'
27	N00°37'57"E	1089.00'
28	N00°37'57"E	1327.78'
29	N00°37'57"E	638.18'
30	N00°37'57"E	1089.00'
31	N00°37'57"E	1327.78'
32	N00°37'57"E	638.18'
33	N00°37'57"E	1089.00'
34	N00°37'57"E	1327.78'
35	N00°37'57"E	638.18'
36	N00°37'57"E	1089.00'
37	N00°37'57"E	1327.78'
38	N00°37'57"E	638.18'
39	N00°37'57"E	1089.00'
40	N00°37'57"E	1327.78'
41	N00°37'57"E	638.18'
42	N00°37'57"E	1089.00'
43	N00°37'57"E	1327.78'
44	N00°37'57"E	638.18'
45	N00°37'57"E	1089.00'
46	N00°37'57"E	1327.78'
47	N00°37'57"E	638.18'
48	N00°37'57"E	1089.00'
49	N00°37'57"E	1327.78'
50	N00°37'57"E	638.18'
51	N00°37'57"E	1089.00'
52	N00°37'57"E	1327.78'
53	N00°37'57"E	638.18'
54	N00°37'57"E	1089.00'
55	N00°37'57"E	1327.78'
56	N00°37'57"E	638.18'
57	N00°37'57"E	1089.00'
58	N00°37'57"E	1327.78'
59	N00°37'57"E	638.18'
60	N00°37'57"E	1089.00'
61	N00°37'57"E	1327.78'
62	N00°37'57"E	638.18'
63	N00°37'57"E	1089.00'
64	N00°37'57"E	1327.78'
65	N00°37'57"E	638.18'
66	N00°37'57"E	1089.00'
67	N00°37'57"E	1327.78'
68	N00°37'57"E	638.18'
69	N00°37'57"E	1089.00'
70	N00°37'57"E	1327.78'
71	N00°37'57"E	638.18'
72	N00°37'57"E	1089.00'
73	N00°37'57"E	1327.78'
74	N00°37'57"E	638.18'
75	N00°37'57"E	1089.00'
76	N00°37'57"E	1327.78'
77	N00°37'57"E	638.18'
78	N00°37'57"E	1089.00'
79	N00°37'57"E	1327.78'
80	N00°37'57"E	638.18'
81	N00°37'57"E	1089.00'
82	N00°37'57"E	1327.78'
83	N00°37'57"E	638.18'
84	N00°37'57"E	1089.00'
85	N00°37'57"E	1327.78'
86	N00°37'57"E	638.18'
87	N00°37'57"E	1089.00'
88	N00°37'57"E	1327.78'
89	N00°37'57"E	638.18'
90	N00°37'57"E	1089.00'
91	N00°37'57"E	1327.78'
92	N00°37'57"E	638.18'
93	N00°37'57"E	1089.00'
94	N00°37'57"E	1327.78'
95	N00°37'57"E	638.18'
96	N00°37'57"E	1089.00'
97	N00°37'57"E	1327.78'
98	N00°37'57"E	638.18'
99	N00°37'57"E	1089.00'
100	N00°37'57"E	1327.78'

**Notes**

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of private roads shall be the responsibility of the lot owners.
3. Zoning - Residential Reserve (RR).
4. Meter - Individual wells: Meter of sufficient quantity and/or quality for normal domestic purposes is not provided at the time of filing the plat and the buyer should inquire and investigate as to availability of said meter.
5. Sewer - Individual on-site sewage systems.
6. Base-of-levange - Assumed N00°37'57"E on the West line of the Northwest quarter of Section 15.
7. This survey was accomplished by field traverse using:
  1. second digital electronic Total Station.
  2. second digital electronic Total Station.
8. The subject property may be affected by assessments or restrictions in instruments filed in: 478900280057; 478901150149.

**Legal Description**

PARCELS A, B, C and D of SKEGIT COUNTY SHORT PLAT NO. 91-103 as approved March 16, 1978, and recorded March 29, 1978, in Volume 3 of Short Plats, Page 89, under Auditor's File No. 780328002, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 15, and the Northwest Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

PARCELS B, C and D of SKEGIT COUNTY SHORT PLAT NO. 91-103 as approved March 16, 1978, and recorded March 29, 1978, in Volume 3 of Short Plats, Page 89, under Auditor's File No. 780328002, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 15, and the Northwest Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

PARCELS B, C and D of SKEGIT COUNTY SHORT PLAT NO. 91-103 as approved March 16, 1978, and recorded March 29, 1978, in Volume 3 of Short Plats, Page 89, under Auditor's File No. 780328002, records of Skagit County, Washington, being a portion of the Southwest Quarter of Section 15, and the Northwest Quarter of Section 15, Township 35 North, Range 7 East of the Willamette Meridian.

Beginning at the Northwest corner of said Lot 4, thence South 00°37'57" West, a distance of 1,325.64 feet to a point on the East-West centerline of said Section; thence South 00°36'51" West, a distance of 582.99 feet to a point on the North-South right-of-way line to the Cape Horn Road; East along said right-of-way line, a distance of 1,089.00 feet to the East end of a curve to the left having a central angle of 115°13' and an arc length of 105.55 feet; thence North 00°37'57" East, a distance of 873.54 feet; thence South 89°32'22" East, a distance of 200.00 feet; thence North 89°12'22" West, a distance of 420.04 feet to the point of beginning of this description.

**Consent**

Know all men by these presents that we the undersigned subscribers hereby certify that this short plat is made as our free and voluntary act and deed.

*James R. Johnson*  
*Reva Anderson*  
*John L. Abenroth*

**Acknowledgements**

I, *James R. Johnson*, State of Washington, County of Skagit, do hereby certify that I have satisfactory evidence that *James R. Johnson* signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned herein, in my presence and in the presence of *John L. Abenroth*, Notary Public for Skagit County, Washington, by appointment of *John L. Abenroth*.

**Acknowledgements**

I, *Reva Anderson*, State of Washington, County of Skagit, do hereby certify that I have satisfactory evidence that *Reva Anderson* signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned herein, in my presence and in the presence of *John L. Abenroth*, Notary Public for Skagit County, Washington, by appointment of *John L. Abenroth*.

**Approvals**

The within and foregoing short plat is approved by the provisions of the Skagit County Short Plat Ordinance of March 19, 1992.

*John L. Abenroth*  
 Notary Public for Skagit County, Washington

*John L. Abenroth*  
 County Engineer

**Treasurer's Certificate**

This is to certify that all taxes hereon levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 1992.

*John L. Abenroth*  
 Treasurer

**Short Plat for**  
*Jim Johnson and Reva Anderson*

**Skagit Surveyors** INC. 806 Metcalf St., Sedro-Woolley, WA 98284  
 Phone: (206) 855-2121 FAX: (206) 855-1658

**JOHN L. ABENROTH**  
 Notary Public for Skagit County, Washington  
 My Comm. Expires 12/31/95

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in the State of Washington, and is a part of the records of Skagit County, Washington, at *Jim Johnson and Reva Anderson*.

*John L. Abenroth*  
 Date *11/17/93*  
 CERT. # 17651

**AUDITOR'S CERTIFICATE**

Filed for record this *22* day of *order* 1992 at *10:30* minutes past *10* o'clock *AM*, and recorded in Volume *78* of Short Plats of page *89*, records of Skagit County, Wa.

*John L. Abenroth*  
 County Auditor or Deputy Auditor  
 AFI 9212220183



201008180051  
 Skagit County Auditor