

Return Name & Address:



Skagit County Auditor

\$73.00

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2 1:01PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 14-0452

Applicant Name: Douglas Spady

Property Owner Name: No Wake Lakes, Inc.

The Department hereby finds that Lots 1, 2, 3, and 4 of Plat of Bow Hill Lake, recorded in Volume 16, Pg 224 and 225, recorded February 9, 1998, AF 9802090152

Parcel Number: P113074, 113075, 113076, 113077; 4712-000-001-0000, 4712-000-002-0000, 4712-000-003-0000, 4712-000-004-0000; within a Ptn of Sec. 25, Twp. 36, Rge 3; and Ptns of Sections 19 & 30 in Twp. 36, Rge 4. Each Lot is approximately 5 acres.

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 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** eligible to be considered for development permits.

Authorized Signature: Brad Roeder

Date: 10/24/2014

See Attached Map

980209 0152

W-14 Plat Pg 225

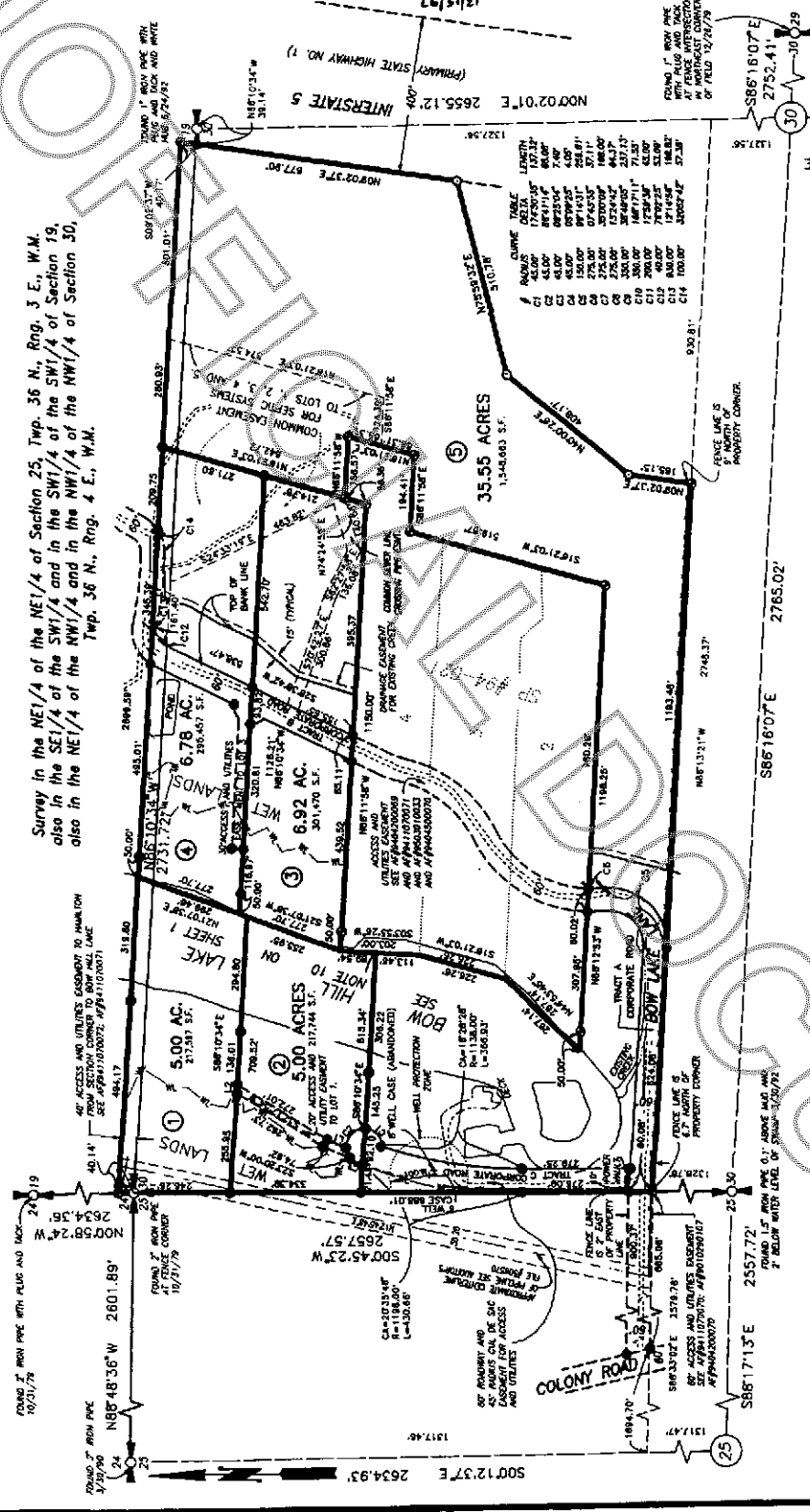
Plat of Bow Hill Lake

Survey in the NE1/4 of the NE1/4 of Section 25, Twp. 36 N., Rng. 3 E., W.M.
also in the SE1/4 of the SW1/4 and in the SW1/4 of the NW1/4 of Section 19,
also in the NE1/4 of the NW1/4 and in the NW1/4 of the NW1/4 of Section 30,
Twp. 36 N., Rng. 4 E., W.M.

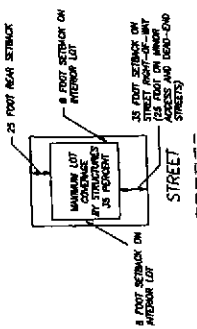
AUDITOR'S CERTIFICATE
Filed for record this _____ day of _____, 1997 at _____ minutes past _____ o'clock, p.m., and recorded as Volume of _____ records of _____ County, Wa.
County Auditor or Deputy Auditor
A.F.



Skagit Surveyors & Engineers LLC
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



Minimum Setback Requirements



Legend

- Set 1/2" x 1/2" rebar with yellow plastic cap marked "Ska Surv 17651" and white 2" x 2" witness stake except as noted.
- Set concrete monument marked "Ska Surv 17651"
- Existing roadway
- ▲ Access location
- W- Wetland limits
- FOUND ELEVATION WOOD-CEMENT MONUMENT

Plat No. 96-0346

Owner / Developer
Wade and Leslie Dann
1601 Bow Lake Lane
Bow, Washington 98232
360-724-3087



201410270118