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201710310142

Skagit County Auditor \$75.00
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**BP17-0750
ACCESSORY DWELLING UNIT**

Grantor/Property Owner: Hanson Brian D

Grantee: Skagit County Planning & Development Services

Legal Description:

(4.5800 ac) TRACTS A AND B OF SHORT PLAT #64-72 APPROVED SEPTEMBER 20, 1972, SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, EXCEPT THAT PORTION OF TRACT A OF SHORT PLAT #64-72 DESCRIBED AS FOLLOWS: WESTERLY 1/2 OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 89 DEGREES 05' 13' EAST, ALONG THE SOUTH LINE OF SAID SECTION 17, 833.37 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF L.M. ABBEY (FRIDAY CREEK) COUNTY ROAD; THENCE NORTH 15 DEGREES 02' 00' WEST, ALONG SAID WESTERLY MARGIN 804.10 FEET; THENCE SOUTH 74 DEGREES 58' 00' WEST, AT RIGHT ANGLES TO SAID WESTERLY MARGIN 617.93 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 17; THENCE NORTH 2 DEGREES 39' 00' EAST, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, 250 FEET; THENCE CONTINUE NORTH 2 DEGREES 39' 00' EAST, ALONG SAID WEST LINE 204.83 FEET; THENCE NORTH 74 DEGREES 58' 00' EAST 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 2 DEGREES 39' 00' WEST, PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4, 102.41 FEET; THENCE NORTH 74 DEGREES 58' 00' EAST, 155.44 FEET; THENCE NORTHWESTERLY TO A POINT THAT IS NORTH 74 DEGREES 58' 00' EAST 139.885 FEET FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 58' 00' WEST, 139.885 FEET TO THE TRUE POINT OF BEGINNING. ALSO TOGETHER WITH THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SUBDIVISION; THENCE NORTH WESTERLY ALONG ROAD EXISTED ON NOVEMBER 25, 1969, WITH THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID ROAD A DISTANCE OF 804.10 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED, THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE WESTERLY LINE OF SAID ROAD, IN A STRAIGHT LINE (SAID LINE TO BE HEREAFTER REFERRED TO AS LINE 'A', TO THE WEST LINE OF SAID SECTION 17; THENCE NORTH ALONG SAID WEST LINE 250 FEET; THENCE NORTHEASTERLY, PARALLEL WITH LINE 'A', TO THE WESTERLY LINE OF THE AFOREMENTIONED COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID ROAD TO THE TRUE POINT OF BEGINNING.

I/we declare that pursuant to Skagit County Code 14.16.710, I/we am/are the property owner(s) of tax parcel ID # **P49341** located at **2832 Friday Creek Road** and that I/we am/are making application to create an accessory dwelling unit that will be in compliance with Skagit County Code provisions requiring that the property owner(s) or an immediate family member of the property owner resides in the principal dwelling unit or the accessory dwelling unit.

As property owner(s), I/we declare that, I/we will notify any prospective purchasers of the occupancy limitations of the accessory dwelling unit as regulated in Skagit County Code 14.16.710. Furthermore, if any of the provisions of SCC 14.16.710 are violated, it is acknowledged that this is cause for removal of the accessory dwelling unit. I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct and will be addressed should a transfer of property ownership occur.

EXECUTED at Burlington, Washington this 30th day of October, 2017

Brian D. Hanson
Declarant

Declarant

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)

On this day personally appeared before me Brian D. Hanson, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that ~~they~~ he signed the same as ~~their~~ his free and voluntary act and deed, for the uses and purposes therein mentioned.

Notary Joni Teresa Vance GIVEN under my hand and official seal this 30th day of October, 2017.
NOTARY PUBLIC in and for the State of WASHINGTON residing in:
663 Peace Rd, Burl My Commission Expires: 12-1-17
wa 98233

TONI TERESA VANCE
Notary Public, State of Washington
My Commission Expires
December 1, 2017

DUPLICATE DOCUMENT