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02/12/2021 11:52 AM Pages: 1 of 4 Fees: \$105.50
Skagit County Auditor

After Recording Return to:
Northline Surveying, Inc.
2025 Riverside Dr., Suite D
Mount Vernon, WA 98273

Document Title:	Notice of decision lot of record
Grantor:	Snapdragon Hill LLC
Grantee:	Snapdragon Hill LLC
Abbreviated Legal Description:	Portions of the SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 all in Section 36, Township 34 North, Range 2 East, W.M.
Assessor's Tax Parcel No(s):	P74321 & P74323



LOT CERTIFICATION Notice of Decision Lot of Record

A. BACKGROUND INFORMATION:

PROJECT ADDRESS: Not Addressed

PROJECT PARCEL NUMBERS: P74321 & P74323

APPLICANT: Aaron Tyson Northline Surveying

PROJECT DESCRIPTION: Certify Lots 3, 4, 5, 6, 7, 8, 10, and 11 Map of Syndicate Addition to the Town of La Conner as separate Lots of Record

APPLICABLE LCMC 15.10.650

B. APPROVAL CRITERIA:

The Lot Certification Process is an administrative review process to determine if a lot was legally created and eligible for conveyance and/or whether the lot is eligible to be considered for development permits. The Town passed its first subdivision ordinance on January 10, 1978. All division of land after this date must have followed the formal procedures outlined in the La Conner Municipal Code and/or State law to be recognized as a legal lot of record.

"Lot of record" means any platted lot of the town of La Conner the boundaries of which were approved by the planning commission, previous boards of adjustment or the appropriate approving authority at the time of creation and is recorded in the county auditor's office.

In order to be considered a lot of record, lots that are unplatted must meet the minimum lot size for the zoning district or demonstrate that they were created prior to January 10, 1978 and were consistent with the requirements in place at the time they were created.

C. DECISION & CONDITIONS:

The LOT CERTIFICATION for the above-listed property has been **APPROVED** for the below listed parcels/property/lots by the Town of La Conner; subject to compliance with the standards of the La Conner Municipal Code:

Lots 3, 4, 5, 6, 7, 8, 10, and 11 Map of Syndicate Addition to the Town of La Conner as separate Lots of Record

Date 1-23-21

D. EXPIRATION/APPEALS/NOTES TO APPLICANT:

Lot Certifications are an administrative determination processed as a Type 1 permit (LCMC Chapter 15.135.050); where a final decision is made by the director or the director's designee without a public hearing and without notice.

This decision may be appealed in a closed record appeal hearing to the hearing examiner within 14 days of the date this document was signed by the approval authority, as noted above.

Further information may be obtained by contacting the Town Hall at: 204 Douglas Street, La Conner, WA 98257, (360) 466-3125.

ATTACHED: Map of Syndicate Addition to the Town of La Conner

MAP OF SYNDICATE ADDITION — TO THE — TOWN OF LA CONNER SKAGIT CO, WASH

Scale 200 feet to 1 inch — Surveyed in April 1890

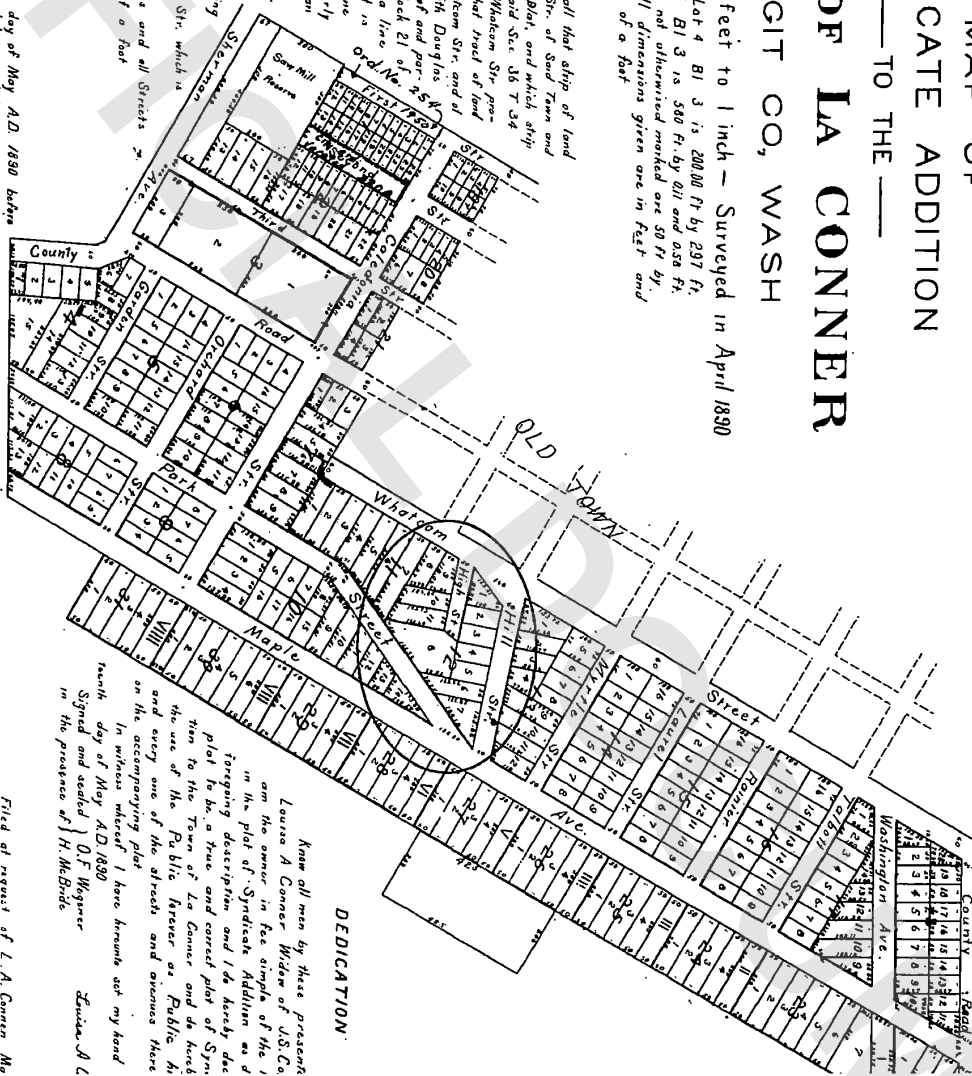
Note: Lot 4 B1 3 is 200.00 ft by 297 ft.
and Lot 5 B1 3 is 380 ft. by 811 and 0.52 ft.
All lots not otherwise marked are 50 ft. by
100 ft. All dimensions given are in feet and
hundredths of a foot.

DESCRIPTION

From the Town of La Conner Wash embraces all that strip of land
9 1/2 E.W.M. adjoining the Eastern line of Western Str. of said Town and
some the distance shown on the accompanying plat, and which strip
with by the Eastern and Western Center line of said Sec. 36 T. 34
S. 10 R. 12 W. and on its South side by the South
and Syndicate Addition further embraces all that tract of land
of said Eastern produced terminus line of Western Str. and of
of a line 350 ft. South west of and parallel with Douglas
La Conner and of a line 300 ft. South west of and parallel
1 Str. of said Town of La Conner except in Block 21 of
where said tract is bounded North Eastern by a line
nd parallel with Douglas Str. and which tract is
id on its North western side by the Western line
id Town of La Conner produced in a South western
south western side by the Northern line of Sherman
n to the said Town of La Conner and by the South
County Road and on its South side by the South
R.E.W.M. and on its South Eastern side by the
Ave. of said Syndicate Addition and by a line
ly of and parallel with said Maple Ave. excluding
ly of the whole containing 70 acres more or less.
is the South Eastern terminus point of Western Str. which is
at corner of Block 11 of Syndicate Addition.
ically marked are 50 ft. by 100 ft. all other lots and all Streets
marked on the plat in feet on hundredths parts of a foot.

ACKNOWLEDGMENT

Washington is
legit
This is to certify that on the sixteenth day of May A.D. 1890 before
day Public in and for the State of Washington duly commissioned and sworn
in as a Commissioner, known to be the individual described in the accompanying dedication and who executed
Syndicate Addition to the Town of La Conner Wash. and who acknowledged to me that she did so execute the
id purposes therein mentioned
Given, under my hand and official seal this sixteenth day of May A.D. 1890



DEDICATION

Know all men by these presents
Louisa A. Conner Widow of J.S. Co
am the owner in fee simple of the
in the plat of Syndicate Addition as d
forgoing description and I do hereby de
plat to be a true and correct plat of Syn
then to the Town of La Conner and to have
the use of the Public hereafter as Public h
and every one of the streets and avenues there
on the accompanying plat
In witness whereof I have hereunto set my hand
month day of May A.D. 1890
Signed and sealed } O.F. Wymer
in the presence of } H. McBride

Filed at request of L. A. Conner Mo.
of 12 M. H.P. Wymer
1890

Resulting Legal Descriptions

- LOT 3: LOT 3, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- LOT 4: LOT 4, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- LOT 5: LOT 5, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- LOT 6: LOT 6, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- LOT 7: LOT 7, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- LOT 8: LOT 8, BLOCK 12, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- LOT 10: LOT 10, BLOCK 11, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- EXCEPT THE SOUTH 32.00 FEET OF THE WEST 6.00 FEET OF SAID LOT 10.
- LOT 11: LOT 11, BLOCK 11, MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 109, RECORDS OF SKAGIT COUNTY, WASHINGTON.