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Skagit County Auditor

When Recorded Return to:

SKAGIT COUNTY ASSESSOR'S
700 SOUTH SECOND STREET ROOM 204
MOUNT VERNON, WA 98273

**Notice of Approval or Denial of Application for Classification
as Farm and Agriculture Land under RCW 84.34.020(2)**

Grantor (County) SKAGIT COUNTY
Grantee(s) (Property Owner(s)) ANDREW J VANDER VEEN AND JULIANNE VANDER VEEN
Property Address(es) 21132 MANN ROAD
MOUNT VERNON, WA 98273
Legal Description(s) SEE ATTACHED EXHIBIT "A"
PORTION OF GOV'T LOT 4, SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST
Assessor's Property Tax Parcel(s) or Account Number(s) P16891 330419-0-049-0009
CU F&A #4-2021

Your application for the Farm and Agricultural land classification has been:

- Approved in Whole
- Approved in Part
- Denied in Whole
- Denied in Part

Partial Approval — Legal description(s) for partial approval.

Denial — A portion or all of the land described above has been denied classification. Reason for denial:

Appeal —A denial of an application for Farm and Agricultural land may be appealed to the County Board of Equalization. The petition must be filed with the board on or before July 1 of the year of the determination, or within thirty days after the date the notice has been mailed, or within a time limit of up to sixty days adopted by the county legislative authority, whichever is later. A petition form may be obtained by either contacting the assessor or the county board of equalization in the county in which the land is located. County contact information can be found at the following website:
<http://dor.wa.gov/Content/FindTaxesAndRates/PropertyTax/Links.aspx>

Assessor/Deputy

10/7/22
Date

Prepare in duplicate. If denied, send original to land owner. If approved, file original with auditor. When returned from auditor, send land owner a copy. Retain original with recording information.

To ask about the availability of this publication in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users may use the Washington Relay Service by calling 711.

EXHIBIT "A"

PARCEL "A":

THAT PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING 30 FEET WEST OF THE SOUTHWEST CORNER OF VACATED LOT 17, BLOCK 4, "TOWN OF FIR";
THENCE RUNNING WEST TO THE TOWNSHIP LINE OF TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M.;
THENCE NORTH 11 RODS AND 3 FEET;
THENCE EAST TO THE STREET ON THE WEST SIDE OF SAID BLOCK 4 IN THE "TOWN OF FIR";
THENCE SOUTH TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION THEREOF, IF ANY, WHICH LIES NORTH OF A LINE 280 FEET SOUTH OF A LINE 17 RODS (280 FEET) SOUTH OF THE NORTH LINE OF BLOCK 4, "TOWN OF FIR" (SAID 17 RODS BEING MEASURED ALONG THE WEST LINE OF SAID SECTION 19).

ALSO VACATED LOTS 17 AND 18, BLOCK 4, "FIR, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B":

LOTS 15 AND 16, BLOCK 4, "FIR, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "C":

THOSE PORTIONS OF SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

1. BEGINNING AT A POINT 915 FEET, MORE OR LESS, EAST AND 99 FEET, MORE OR LESS, SOUTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION 19, SAID POINT BEING A POINT 30 FEET WEST OF THE NORTHWEST CORNER OF VACATED LOT 23 IN BLOCK 4, "FIR, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE EAST ALONG THE NORTH LINE OF SAID VACATED LOT 23 AND OF VACATED LOT 10 IN SAID BLOCK 4, TO THE WEST LINE OF FIRST STREET IN SAID "FIR, SKAGIT COUNTY, WASH.";
THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 60 FEET;
THENCE WEST TO A POINT DUE SOUTH OF THE POINT OF BEGINNING;
THENCE NORTH TO THE POINT OF BEGINNING, BEING VACATED LOTS 10, 11, 22 AND 23, BLOCK 4, IN SAID "FIR, SKAGIT COUNTY, WASH."
2. BEGINNING AT A POINT 915 FEET, MORE OR LESS, EAST AND 159 FEET, MORE OR LESS, SOUTH OF THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SAID SECTION 19, SAID POINT BEING A POINT 30 FEET WEST OF THE NORTHWEST CORNER OF VACATED LOT 21 IN BLOCK 4, "FIR, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE EASTERLY ALONG THE NORTH LINE OF SAID VACATED LOT 21 AND OF VACATED LOT 12 IN SAID BLOCK 4, TO THE WEST LINE OF FIRST STREET IN SAID "FIR, SKAGIT COUNTY, WASH.";
THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 90 FEET;
THENCE WEST TO A POINT DUE SOUTH OF THE POINT OF BEGINNING;
THENCE NORTH TO THE POINT OF BEGINNING, BEING VACATED LOTS 12, 13, 14, 19, 20 AND 21 IN BLOCK 4, OF SAID "FIR, SKAGIT COUNTY, WASH."

PARCEL "D":

THAT PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF LOTS 10 THROUGH 16, INCLUSIVE, BLOCK 3, "FIR, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE UNNAMED STREET ABUTTING THE NORTH LINE OF SAID BLOCK 3 WITH THE WEST LINE OF FIRST STREET AS PLATTED THEREIN, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200210170040, RECORDS OF SAID COUNTY AND STATE;

THENCE SOUTH 89°08'16" EAST, ALONG SAID NORTH LINE, 125.35 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, SAID POINT LYING ON A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 82°33'42" WEST AND IS 813.01 FEET DISTANT, SAID POINT LYING 35.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE AS-CONSTRUCTED CENTER LINE OF THE MANN ROAD;

THENCE SOUTHERLY, FOLLOWING SAID CURVE TO THE RIGHT AND PARALLEL WITH SAID CENTER LINE, THROUGH A CENTRAL ANGLE OF 7°56'06" FOR AN ARC DISTANCE OF 115.36 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 00°29'48" WEST, PARALLEL WITH SAID CENTER LINE, 184.93 FEET TO THE NORTH LINE OF SAID LOT 10 AND THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;

THENCE CONTINUING SOUTH 00°29'48" WEST, PARALLEL WITH SAID CENTER LINE, 50.83 FEET TO THE BEGINNING OF A S CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 973.51 FEET;

THENCE SOUTHERLY, FOLLOWING SAID CURVE TO THE LEFT AND PARALLEL WITH SAID CENTER LINE, THROUGH A CENTRAL ANGLE OF 11°13'12" FOR AN ARC DISTANCE OF 190.64 FEET TO THE SOUTH LINE OF THE UNNAMED STREET ABUTTING THE SOUTH LINE OF SAID BLOCK 3 AND THE END OF SAID DESCRIBED LINE.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

ALL THOSE PORTIONS OF THE UNNAMED STREET ABUTTING THE SOUTH LINE OF BLOCK 3, "FIR, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF THE SOUTH 30.00 FEET OF SAID BLOCK 3, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE UNNAMED STREET ABUTTING THE NORTH LINE OF SAID BLOCK 3 WITH THE WEST LINE OF FIRST STREET AS PLATTED THEREIN, SAID SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200210170040, RECORDS OF SAID COUNTY AND STATE;

THENCE SOUTH 89°08'16' EAST, ALONG SAID NORTH LINE, 125.35 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, SAID POINT LYING ON A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 82°33'42" WEST AND IS 813.01 FEET DISTANT, SAID POINT LYING 35.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE AS-CONSTRUCTED CENTER LINE OF THE MANN ROAD;

THENCE SOUTHERLY, FOLLOWING SAID CURVE TO THE RIGHT AND PARALLEL WITH SAID CENTER LINE, THROUGH A CENTRAL ANGLE OF 7°56'06" FOR AN ARC DISTANCE OF 115.36 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 00°29'48" WEST, PARALLEL WITH SAID CENTER LINE, 184.93 FEET TO THE NORTH LINE OF LOT 10 OF SAID BLOCK 3 AND THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE;

THENCE CONTINUING SOUTH 00°29'48" WEST, PARALLEL WITH SAID CENTER LINE, 50.83 FEET TO THE BEGINNING OF S CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 973.51 FEET;

THENCE SOUTHERLY, FOLLOWING SAID CURVE TO THE LEFT AND PARALLEL WITH SAID CENTER LINE, THROUGH A CENTRAL ANGLE OF 11°13'12" FOR AN ARC DISTANCE OF 190.64 FEET TO THE SOUTH LINE OF THE UNNAMED STREET ABUTTING THE SOUTH LINE OF SAID BLOCK 3 AND THE END OF SAID DESCRIBED LINE.