



202309110038

09/11/2023 10:58 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: **BP23-0569**

Applicant Name: **Mcalister Kelly, Mcalister Greta**

Property Owner Name: **Mcalister Kelly, Mcalister Greta**

The Department hereby finds that Lot(s) **5 and 6 of Hull's Waterfront Tracts**, recorded on **March 14, 1955**, under AF# **514489**; as a single unit.

Parcel Number(s): **P66098**

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 **Rural Intermediate RI** zoning district in which the lot(s) is/are located and therefore ***IS/ARE*** eligible to be considered for development permits.
- ☐ ***IS NOT***, the minimum lot size required for the **Rural Intermediate RI** zoning district in which the lot(s) is/are located and therefore ***IS/ARE*** eligible to be considered for development permits.

Authorized Signature: _____

Rebecca Miller

Date: **September 8, 2023**

See attached map for Lot of Record boundaries.

HULL'S WATERFRONT TRACTS

SECTION 25, T. 33 N. R. 4 E. W. M.

June, 1954
Frank Gilkey, Engr.
Scale: 1" = 100'

DESCRIPTION:

This plat of HULL'S WATERFRONT TRACTS embraces the following described lands, to wit:
The South 125.64 ft. of the North 127.64 feet of that portion of Gov't. Lot 4 in Section 25, T. 33 N. R. 4 E. W. M., lying East of the Northern Pacific Railroad right-of-way, and beginning at a point on the East line of the Northern Pacific Railroad right-of-way, 62 ft. South of (measured at right angles) the North line of said Gov't. Lot 4; thence South along the said railroad right-of-way line 220 feet; thence, S 68° E, following an existing fence line to the shore line of the lake; thence, Northerly along said shore line to a point 62 feet South of the North line of said Gov't. Lot 4; thence, West to the point of beginning; Except Tracts marked UNPLATTED.

DEDICATION:

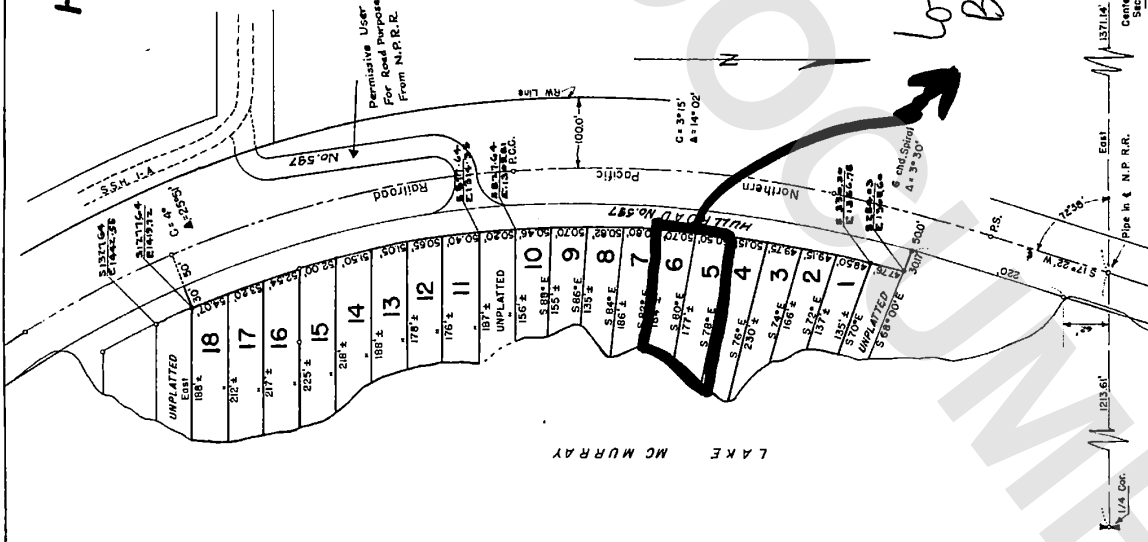
KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, George D. Hull and Mary A. Hull, his wife, owners in fee simple of the lands hereby platted, do hereby declare this plat to be known as HULL'S WATERFRONT TRACTS and do hereby dedicate to the use of the public forever, all roads and public ways shown hereon. In witness whereof the aforesaid George D. Hull & Mary A. Hull have caused their names to be hereunto subscribed and their seals affixed this 29th day of February, 1954.

George D. Hull, Seal
Mary A. Hull, Seal

ACKNOWLEDGEMENT:

This is to CERTIFY that on this 29th day of February, 1954, before me, a Notary Public in and for the State of Washington, personally appeared George D. Hull and Mary A. Hull, to me known to be the persons who executed the foregoing dedication and who acknowledged to me that they signed the same as their own and voluntary act and deed for the uses and purposes therein mentioned. Witness my hand and official seal the day and year first above written.

James P. Smith, Jr.
Notary Public
Washington, reading of



TITLE CERTIFICATE:

We, the undersigned, do hereby CERTIFY that the lands herein described are vested in George D. Hull and Mary A. Hull, his wife, in fee simple, subject to unpaid local improvement assessments, if any, and subject further to the following encumbrances:

NONE

In testimony whereof the Mount Vernon Abstract and Title Co. has caused its corporate name to be hereunto subscribed and its corporate seal affixed this 18th day of FEBRUARY 1954 at 8 o'clock A.M.

Mount Vernon Abstract and Title Co., Inc.

Manager

SURVEYOR'S CERTIFICATE:

I hereby CERTIFY that this plat of "Hull's Waterfront Tracts" is based on an actual survey and subdivision of the SE 1/4 of Section 25, T. 33 N. R. 4 E. W. M.; that distances and courses are shown hereon correctly; that monuments have been set and for corners shown on the ground; that the provisions of statute and ordinance have been observed.

Engineer and Land Surveyor

TREASURER'S CERTIFICATE:

I hereby CERTIFY that all taxes heretofore levied and which have become a lien upon the lands herein described, have been fully paid and discharged, according to the records of my office, up to and including the year of 1953.

Treasurer, Shaght County, Wash.

APPROVALS:

Examined and approved this 14th day of MARCH, 1955.

Examined and approved by the Board of County Commissioners of Shaght County, Wash. this 14th day of MARCH, 1955.

Chairman of the Board

Clerk of the Board

Auditor of the Board

Ex-Officio Clerk of the Board

RECORD:

Filed for RECORD at the request of JAMES P. SMITH, Jr. on this 14th day of MARCH, 1955 at 11:00 a.m., 8 o'clock A.M., and recorded in Volume 7 of PLATS, at page 25, Records of Shaght County, Wash.

James P. Smith, Jr.
Auditor, Shaght County, Wash.