



200605020117

Skagit County Auditor

5/2/2006 Page

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4 3:17PM

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL02-0274

Applicant Name: Mr. & Mrs. Lee Newman

Property Owner Name: same

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 15443 & 111553 as one parcel; 330305-1-003-0420, 330305-1-003-0700; within a Ptn of the SE 1/4 of the NE 1/4 of, Sec. 5, Twp 33, Rge 3.

Lot Size: approximately 10 ac.

1. CONVEYANCE

IS, a Lot of Record as defined in Skagit County Code (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 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

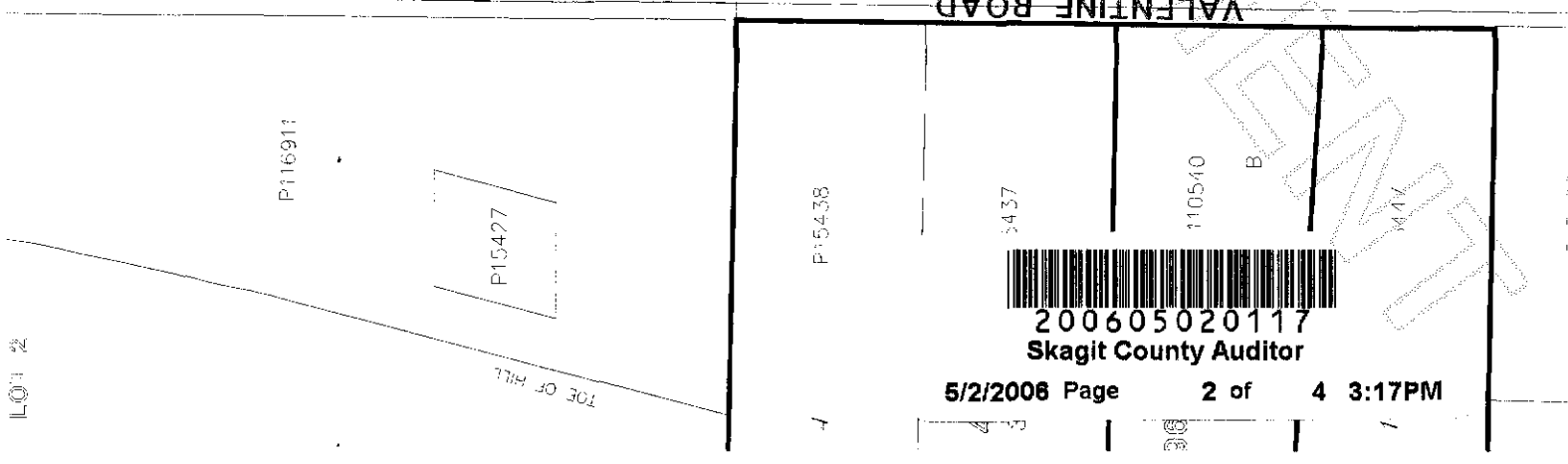
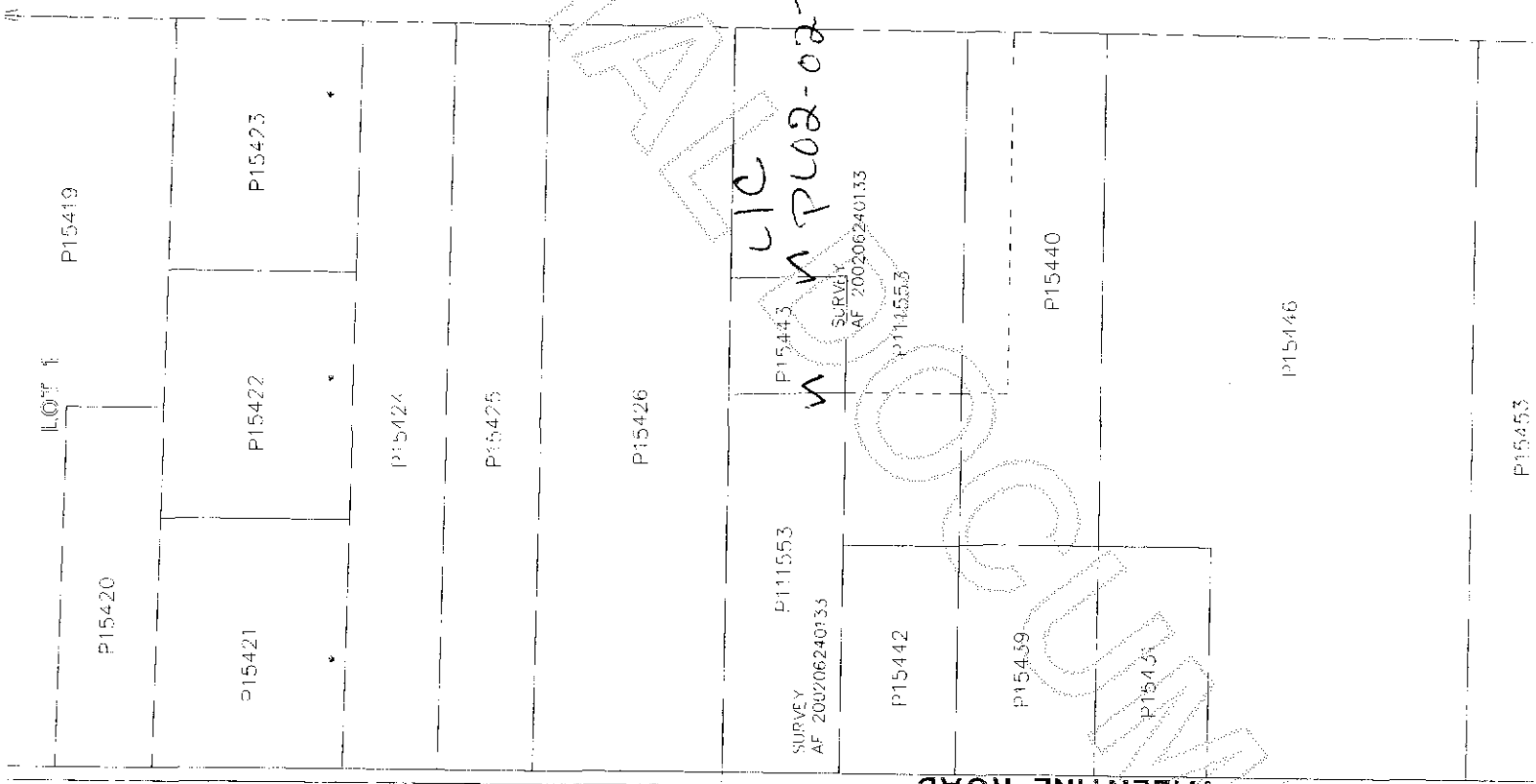
IS, the minimum lot size required for the Rural Reserve zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(B) and therefore IS eligible to be considered for development permits

IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

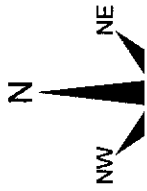
Authorized Signature: *How Roeder* Originally approved Date: 5/22/2002
See attached map.

COUNT



6	5	4	3	2
7	8	9	10	11
18	17	16	15	14
19	20	21	22	23
30	29	28	27	26
31	32	33	34	35

T 33 N R 03 E



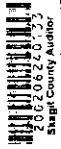
VALENTINE ROAD



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AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEB & ASSOCIATES, PLLC.



01/24/2002 Page 1 of 2 12:51PM

Norma Brimmer
SPLIT COUNTY AUDITOR

M. David Kravitsch
DEED

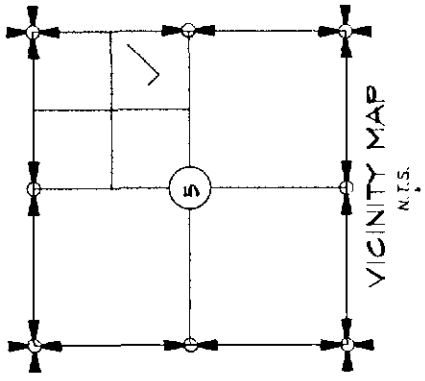
SURVEY DESCRIPTION
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M., EXCEPT VALENTINE ROAD ALONG THE WESTERLY LINE THEREOF, AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5 (EAST 1/4 CORNER), THENCE NORTH 0°11'24" WEST 690.90 FEET ALONG THE EAST LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, THENCE NORTH 89°16'50" WEST 920.83 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF A NORTH-SOUTH FENCE LINE AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 0°11'48" EAST 27.29 FEET TO THE SOUTH END OF SAID FENCE;
THENCE ALONG SAID FENCE LINE AS FOLLOWS:
NORTH 0°11'48" EAST 88.03 FEET;
NORTH 0°11'48" EAST 150.28 FEET;
THENCE NORTH 10°10'31" WEST 15.18 FEET;
THENCE NORTH 1°45'44" EAST 14.11 FEET;
THENCE NORTH 0°20'14" EAST 124.60 FEET, MORE OR LESS, ALONG SAID FENCE LINE, OR FENCE LINE EXTENDED, TO THE SOUTH LINE OF THE NORTH 1/2 OF SECTION 5, THENCE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTH 1/2 OF SECTION 5, THENCE SOUTH ALONG THE SOUTH LINE OF THE SAID NORTH 200.00 FEET, TO THE EAST LINE OF VALENTINE ROAD;
THENCE SOUTH ALONG THE EAST LINE OF VALENTINE ROAD TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE EASTERLY, ALONG SAID SOUTH LINE, TO THE TRUE POINT OF BEGINNING.

EXCEPT FROM ALL OF THE ABOVE, THE SOUTH 295.00 FEET THEREOF, SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSEB 22860
- INDICATES EXISTING IRON PIPE OR REBAR
- DESCRIPTION FOR THIS SURVEY IS BASED UPON LAND TITLE COMPANY OF SKAGIT COUNTY, TITLE REPORT NO. P-1010464-E, DATED MAY 21, 2002.
- FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY MAP RECORDED IN VOLUME 4 OF SURVEYS, PAGE 95, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- MERIDIAN: ASSUMED
- BASIS OF BEARINGS: EAST LINE OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 33 NORTH, RANGE 3 EAST, N.M. (PER PREVIOUS SURVEY) BEARING = NORTH 0°11'24" WEST
- THIS SURVEY WAS PREPARED AT THE REQUEST OF LEE AND LISA NEWMAN FOR THE DELINEATION AND STAKING OF THE DEEDED PROPERTY CORNERS AS SHOWN HEREON.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING LIMITS, OR OTHER LAND-USE REGULATIONS THAT MAY AFFECT THE PROPERTY.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINES) AS PER IAC CHAPTER 332-180. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- PARCEL AREA = 466520 SQ.FT. / 10.71 ACRES.



SHEET 1 OF 2 DATE: 6/19/02

SURVEY IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 5, T.33 N., R.3 E., W.36 SKAGIT COUNTY, WASH-NGTON

FOR LEE AND LISA NEWMAN

LISSEB & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273-1442

FB 33 PS 6
MERIDIAN: ASSUMED

SCALE: 1" = 100'
JOB NO.: 02-043

REVISOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT AT THE REQUEST OF LEE AND LISA NEWMAN IN JUNE 2002.

Norma Brimmer
DATE: 6-21-02

LEE & ASSOCIATES, PLLC
SERVING LAND-USE CLIENTS
2 MILWAUKEE STREET, PO BOX 1108
MOUNT VERNON, WA 98273
PHONE: (360) 418-7443
FAX: (360) 418-0950
EMAIL: brimmer@lisseb.com



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SECTION CORNER
 CALCULATED FROM
 PREVIOUS SURVEY.
 SEE NOTE NO. 3

EXISTING IRON PIPE
 0.4' N AND 0.5' EAST
 OF CORNER

CORNER FALLS
 2.0' EAST OF
 DOWNED FENCE LINE

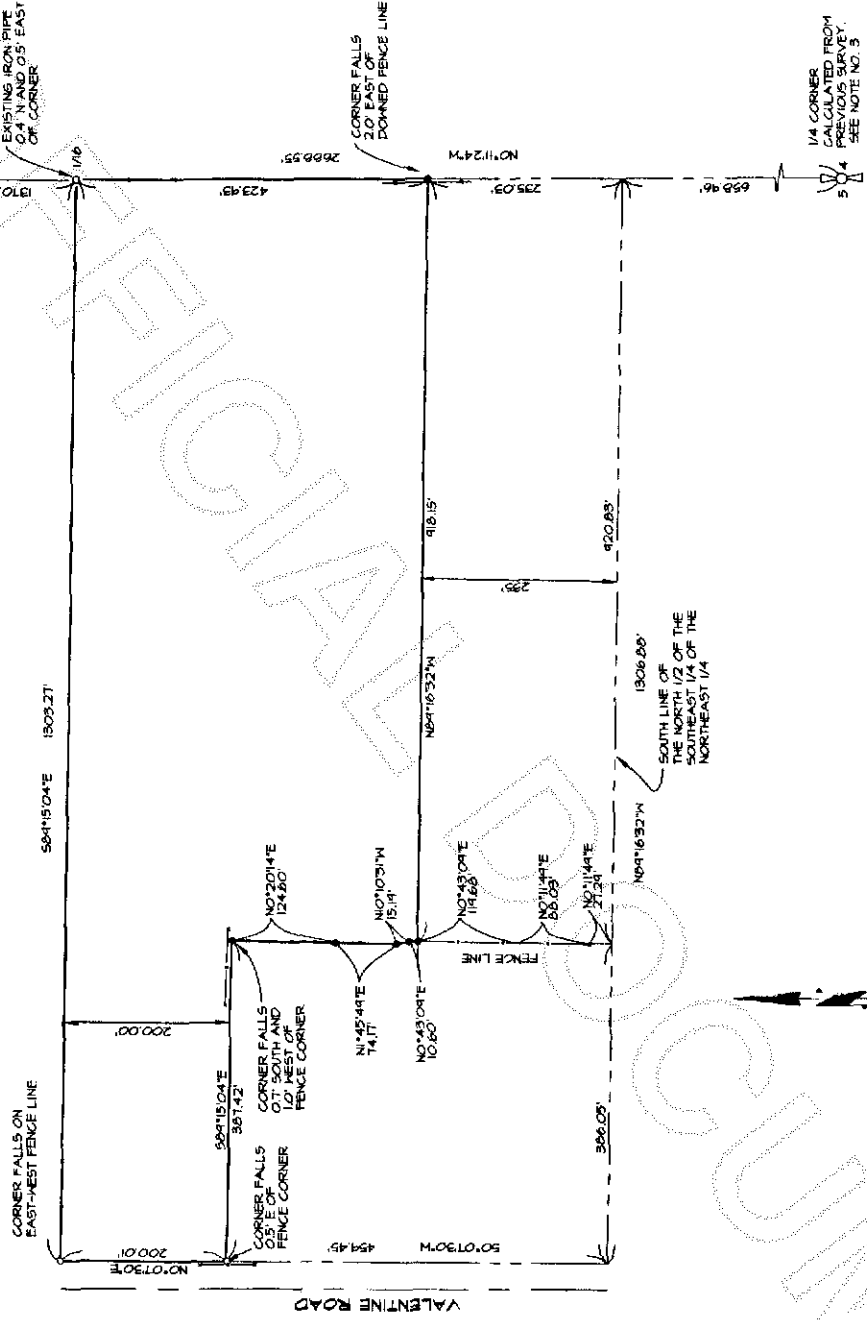
1/4 CORNER
 CALCULATED FROM
 PREVIOUS SURVEY.
 SEE NOTE NO. 3

DATE: 6/18/02

SHEET 2 OF 2

SURVEY IN A PORTION OF
 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
 SECTION 5, T.33 N., R.3 E., W.4
 SKAGIT COUNTY, WASHINGTON
 FOR: LEE AND LISA NEWMAN

ISSUER & ASSOCIATES PLLC
 4201 5TH AVENUE, SUITE 100
 SEASIDE, WASHINGTON 98138
 SCALE: 1" = 100'
 MERIDIAN ASSUMED



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 Skagit County Auditor



6-21-02