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200605020120

Skagit County Auditor

5/2/2006 Page

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3 3:18PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 97-0773

Applicant Name: Grant Johnson

Property Owner Name: same

The Department hereby finds that Lot(s) 48 and left over portion of Lot 49 of Plat of Snee Oosh recorded on September 9, 1927, in Volume 4, Page 50.

Parcel Number(s): 69663. As identified on Survey AF 200204020100.

1. CONVEYANCE

IS a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

IS/ARE, the minimum lot size required for the _____ 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 Swinomish Urban Growth Area zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vi)(C) 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 development permits.

Authorized Signature: Howe Roeder

Date: 4/28/2006

See Attached Map

LEGAL DESCRIPTION-PARCEL "A" AFTER BOUNDARY LINE ADJUSTMENT
(A.F. No. 199904000059)

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF, THENCE NORTH 87° 13' 20" WEST, ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 145.00 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 17° 30' 35" EAST, 103.00 FEET, THENCE NORTH 49° 44' 25" WEST, 97.25 FEET, THENCE SOUTH 34° 30' 54" WEST, 44.80 FEET, THENCE SOUTH 68° 48' 37" EAST, 97.00 FEET TO THE SOUTH LINE OF SAID WEST HALF, THENCE SOUTH 07° 13' 20" EAST, ALONG SAID SOUTH LINE, 33.58 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR ACCESS, EGRESS AND UTILITIES, ACROSS THAT CERTAIN PARCEL AS DESCRIBED UNDER DOCUMENT RECORDED IN SKAGIT COUNTY, UNDER AUDITOR'S FILE NO. 9965000116.

TOGETHER WITH AN EASEMENT FOR ACCESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THE PORTION OF THE WEST HALF OF SAID SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., TOGETHER WITH THAT PORTION OF LOTS 49 AND 50, IN THE PLAT OF SHIEZ-OOSHA AS RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., AND PROCEEDING EAST ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 145.00 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOT 4 THAT IS 38 FEET EAST OF A POINT OF INTERSECTION WITH A NORTHERLY PRODUCTION OF THE LOT LINE BETWEEN LOTS 49 AND 50, AND THE TRUE POINT OF BEGINNING OF SAID WEST HALF, 92.00 FEET, TO A POINT WHICH LIES 20 FEET NORTH, WHEN MEASURED AT A RIGHT ANGLE FROM THE SOUTH LINE OF SAID LOT 49, THENCE NORTH 85° 11' 34" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOTS 49 AND 50, A DISTANCE OF 84.18 FEET, THENCE SOUTH 75° 49' 00" WEST, 103.00 FEET, THENCE SOUTH 17° 30' 35" EAST, 103.00 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 49, THENCE SOUTH 34° 30' 54" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 31.4 FEET TO THE SOUTHWEST CORNER OF LOT 50, THENCE SOUTH 85° 11' 34" EAST, ALONG THE SOUTH LINE OF GOVERNMENT LOT 4, A DISTANCE OF 107.22 FEET TO LOT 48, SOUTH 85° 11' 34" EAST, 26.00 FEET, THENCE NORTH 10° 41' 07" EAST, 107.22 FEET TO THE TRUE POINT OF BEGINNING.

SOURCE OF LEGAL DESCRIPTION: QUIT CLAIM DEED DATED AUGUST 1, 1999 AND RECORDED UNDER AUDITOR'S FILE NO. 199900050929.



LEGAL DESCRIPTION-LOTS 48 AND 49

LOTS 48 AND 49, SHIEZ-OOSHA, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF UNPLATTED GOVERNMENT LOT 4 IN SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING ADJACENT TO AND ABUTTING UPON THE NORTH LINE OF SAID LOT 49.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE RECORDED LOT 49, THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 25 FEET; THENCE NORTHEASTERLY TO A POINT ON THE NORTHERLY LINE OF THAT PART OF UNPLATTED GOVERNMENT LOT 4, SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., WHICH IS 38 FEET EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST TO THE SAID NORTHWEST CORNER; THENCE SOUTH ALONG THE WEST LINE OF THAT PART OF UNPLATTED GOVERNMENT LOT 4, SECTION 27, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING ADJACENT TO AND ABUTTING UPON THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON. SOURCE OF LEGAL DESCRIPTION: LAND TITLE COMPANY, ALTA OWNER'S POLICY ORDER NO. S-84185-E, DATED AUGUST 1, 2000.

3/4" IRON PIPE WITH BENT TOP SET IN FOOT OF 1" DIA. HOLLOW OAK, NW COR. 2.0' SOUTH OF HOG WIRE FENCE

SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 27 FOUND BENT 3/8" REBAR ACCEPTED AS S-1/A SHOWN ON PAGE 183

SOUTH 1/8 CORNER FOUND BENT 3/8" REBAR WITH 1/2" MARKED "SCDUE 1846" 03/13/2002

POWERS SURVEY MARKER FOUND AS NOTED

EXISTING HOG WIRE FENCE LINE

PLAY BOUNDARY, INC.

SHERMAN STREET

CHIBERC AVENUE

RECORD OF SURVEY 199904000051

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R'S PLAY
SNEE-OOSH
COMMUN



P# 20771
69672
As one Parcel
P697-D170

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