

Return Name & Address:



200612200119

Skagit County Auditor

12/20/2006 Page 1 of 5 2:57PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL06-1040

Applicant Name: Albert Howard

Property Owner Name: same

The Department hereby finds that Lot(s) 1-13, Block 173, Plat of Fidalgo City\_\_ recorded in Volume 2, Pg 113 & 114, November 7, 1889, as a total unit.

Parcel Number(s): P73236; 4101-173-013-0000; within a Ptn of the NW 1/4 of Sec. 19, Twp. 34, Rge 2. Approximately 2.7 ac. LOT CERT PL06-1040 REVISED BY BLA PL06-1116.

**1. CONVEYANCE**

☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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**

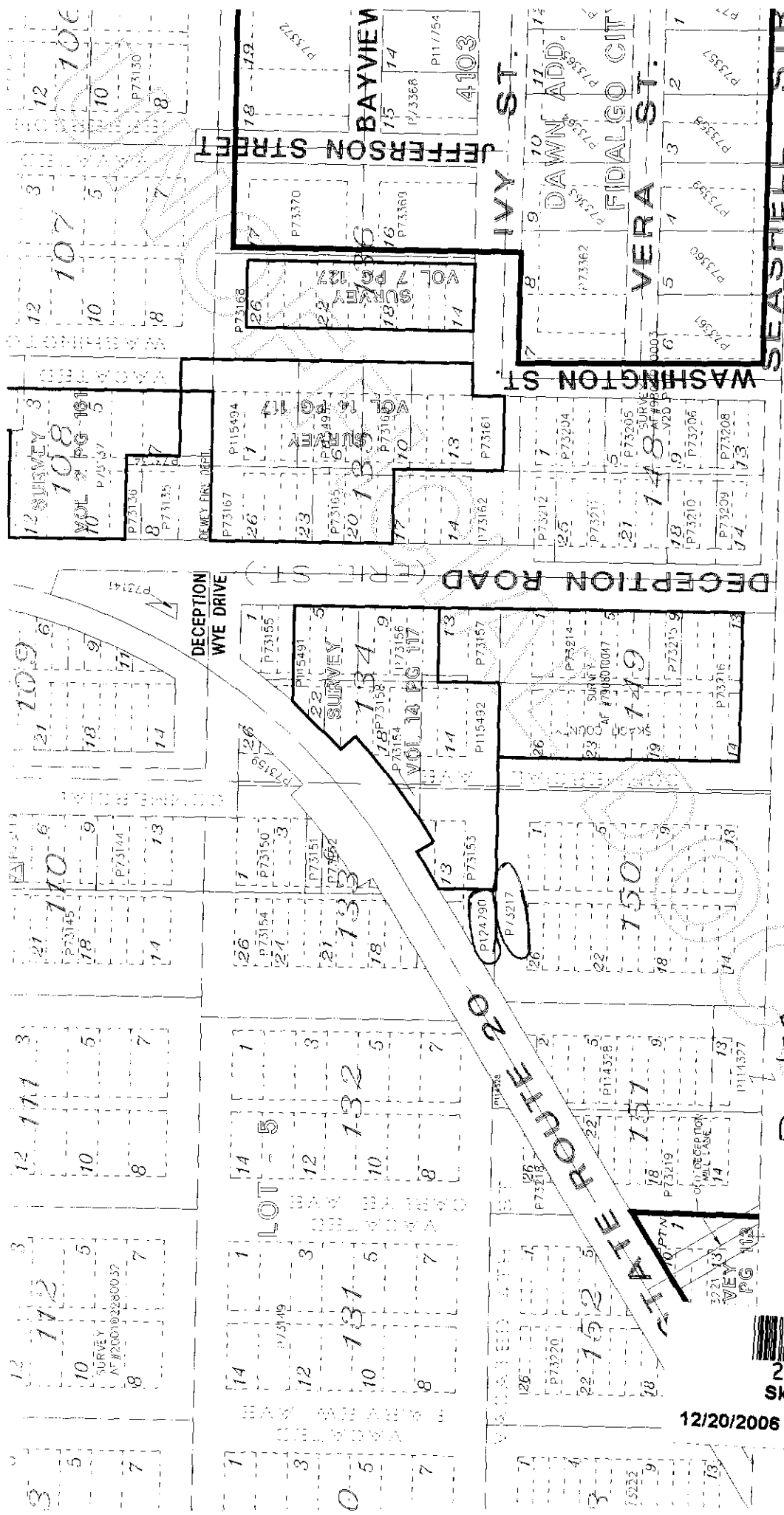
☒ **IS** the minimum lot size required for the Rural Intermediate zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.

**IS NOT**, the minimum lot size required for the zoning district in which the lot(s) are 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: Harold Roeder

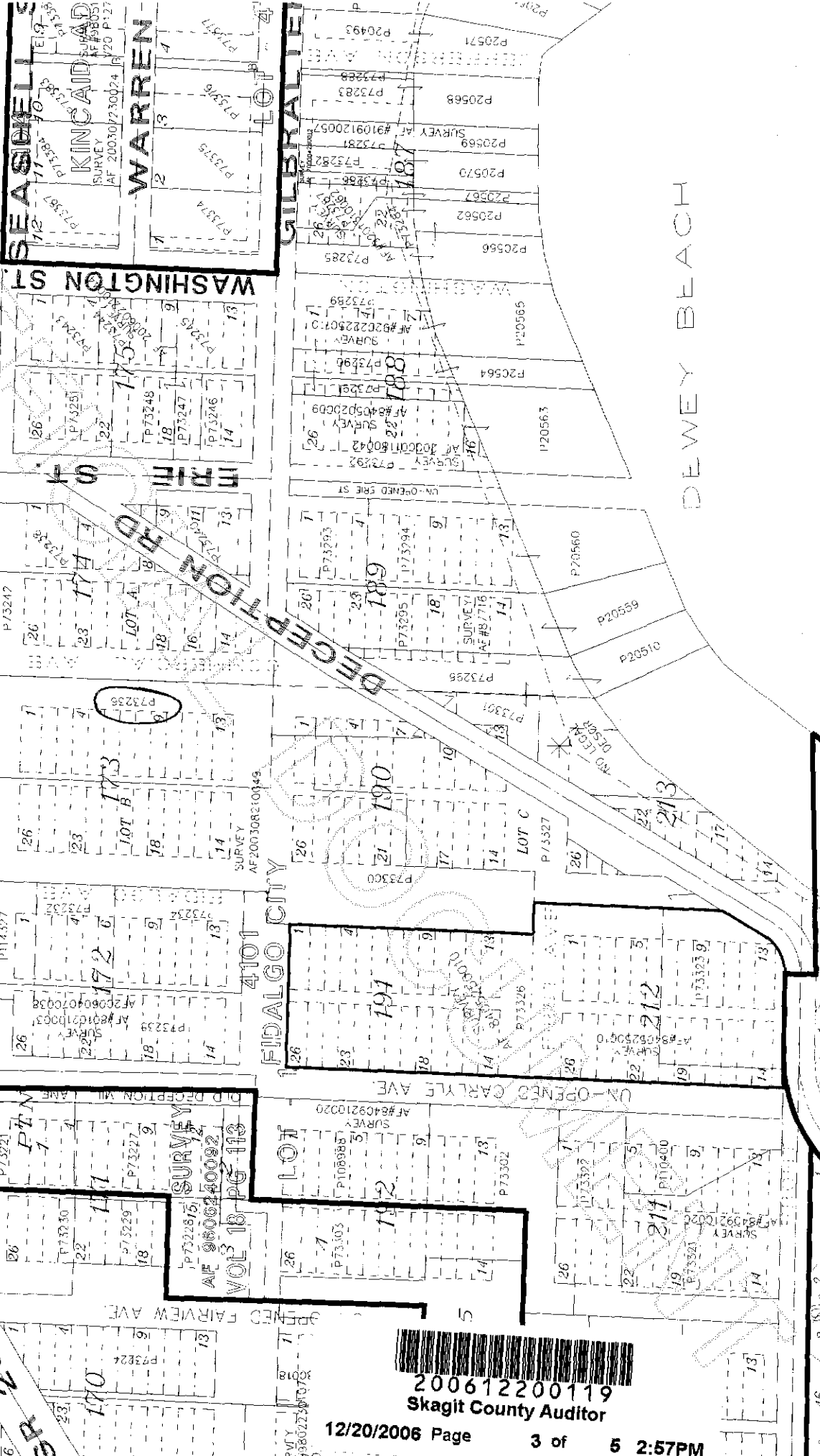
See Attached Map

Date: 12/20/2006



P1247907 AS one parcel  
732117 L/C  
PL06-1041

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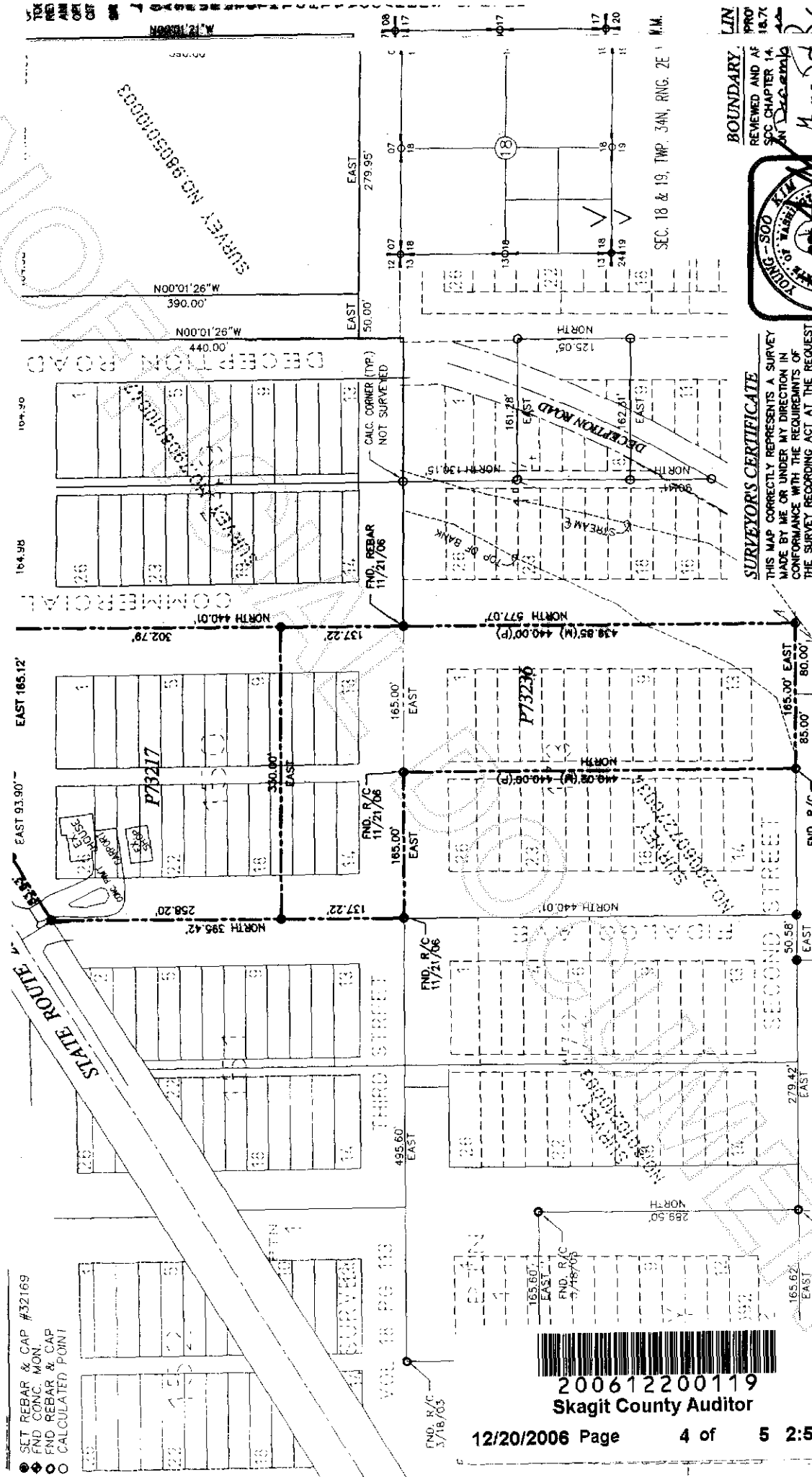


# DEWEY

3226  
26  
2025



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- SET REBAR & CAP #32169
- FND CONC. MON.
- FND REBAR & CAP
- CALCULATED POINT

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**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF AL HOWARD

IN DECEMBER 2006.

**OWNERS**  
 ALBERT HOWARD  
 6008 STATE ROUTE 20  
 ANACORTES, WA 98221

**SUMMIT E.I.**  
 2218 OLD HIGHWAY  
 PHONE

**BOUNDARY**  
 REVIEWED AND AF  
 SEC. CHAPTER 14  
 18.72

**SEC. 18 & 19, TWP. 34N, RING. 2E**

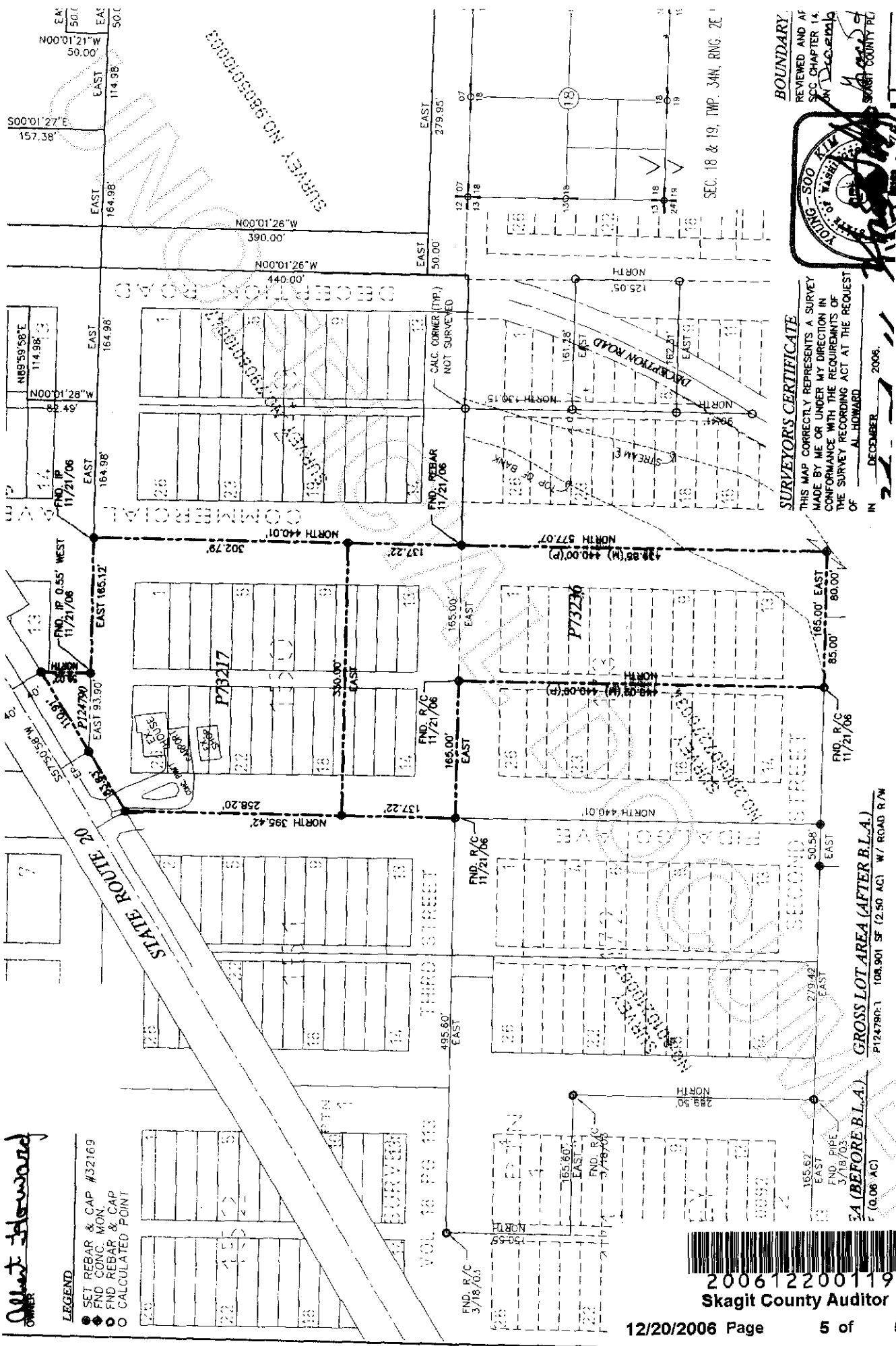
**GROSS LOT AREA (AFTER B.L.A.)**

| LOT                               | AREA (AC)            | W/ ROAD R/W | W/O ROAD R/W |
|-----------------------------------|----------------------|-------------|--------------|
| P124790:                          | 108,901 SF (2.50 AC) |             |              |
| P73217:                           | 101,112 SF (2.32 AC) |             |              |
| P73236:                           | 117,872 SF (2.71 AC) |             |              |
| (BEFORE B.L.A.)                   | 0.06 AC              |             |              |
| W/ ROAD R/W, 7.207 SF (0.17 AC)   |                      |             |              |
| 143,624 SF (3.30 AC)              |                      |             |              |
| W/ ROAD R/W, 146,977 SF (3.37 AC) |                      |             |              |
| 72,589 SF (1.67 AC)               |                      |             |              |

Alfred Howard

LEGEND

- SET REBAR & CAP #32169
- FND CONC. MON.
- FND REBAR & CAP
- CALCULATED POINT



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**BOUNDARY**  
REVIEWED AND APPROVED BY SCC CHAPTER 14  
ANY DISCREPANCY  
SKAGIT COUNTY REC

IN DECEMBER 2006.

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