

Return Name & Address:



200710050126  
Skagit County Auditor

10/5/2007 Page 1 of 5 3:26PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_03-0849 Revised

Applicant Name: \_ Cultus View LLC

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): \_23292; 340401-0-21-0000; within a Ptn of the SE ¼ of the SE ¼ of Sec. 1, Twp. 34, Rge 4. As revised by BLA PL04-0282 under AF 200404300122.

Lot Size: \_approximately 2.5 acres

**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**

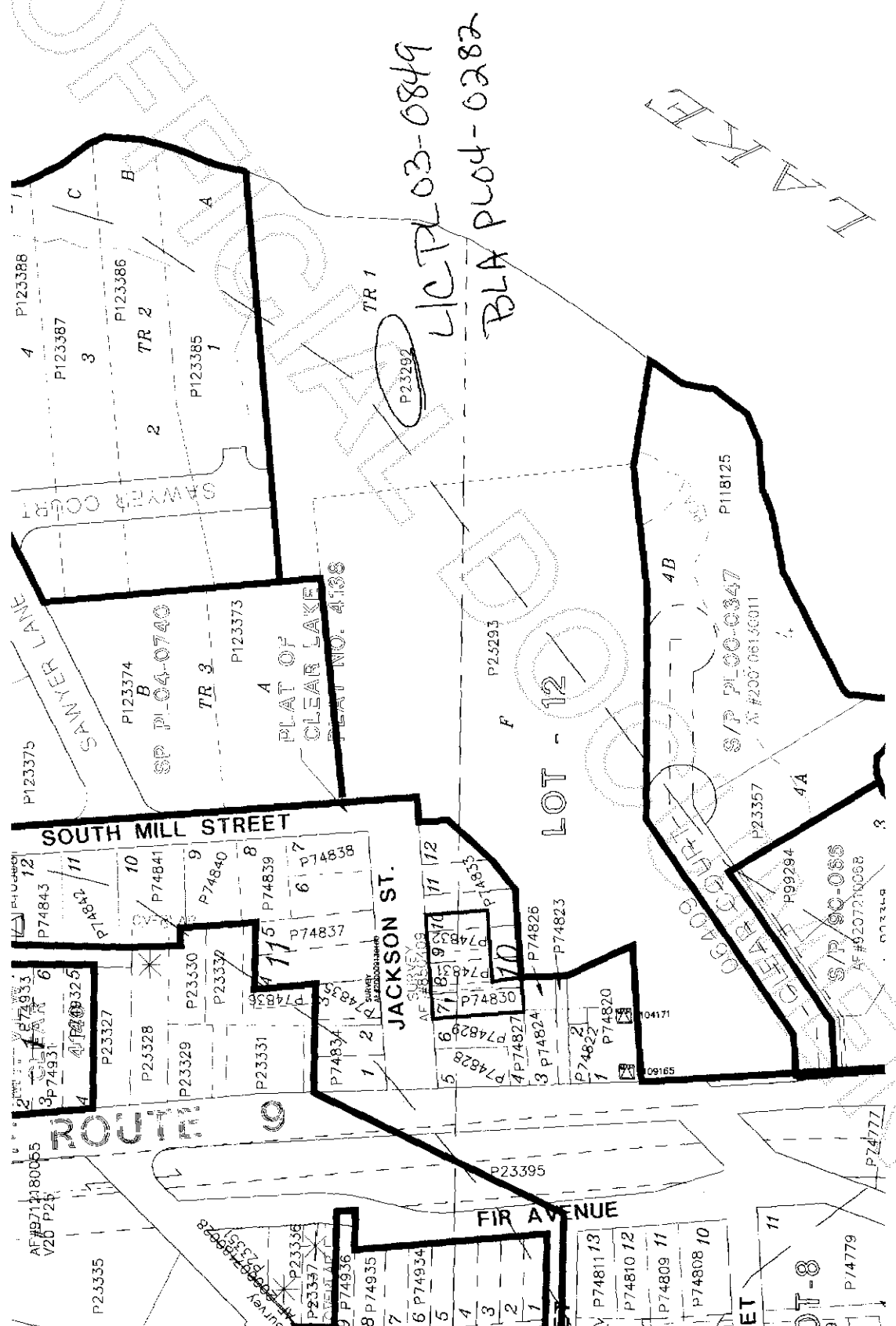
- IS**, the minimum lot size required for the Rural Village Residential zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the \_\_\_ zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) 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: *Tracey Rodeen*

Date: \_10/03/2007\_

See attached map for Lot of Record boundaries.

UNOFFICIAL COPY

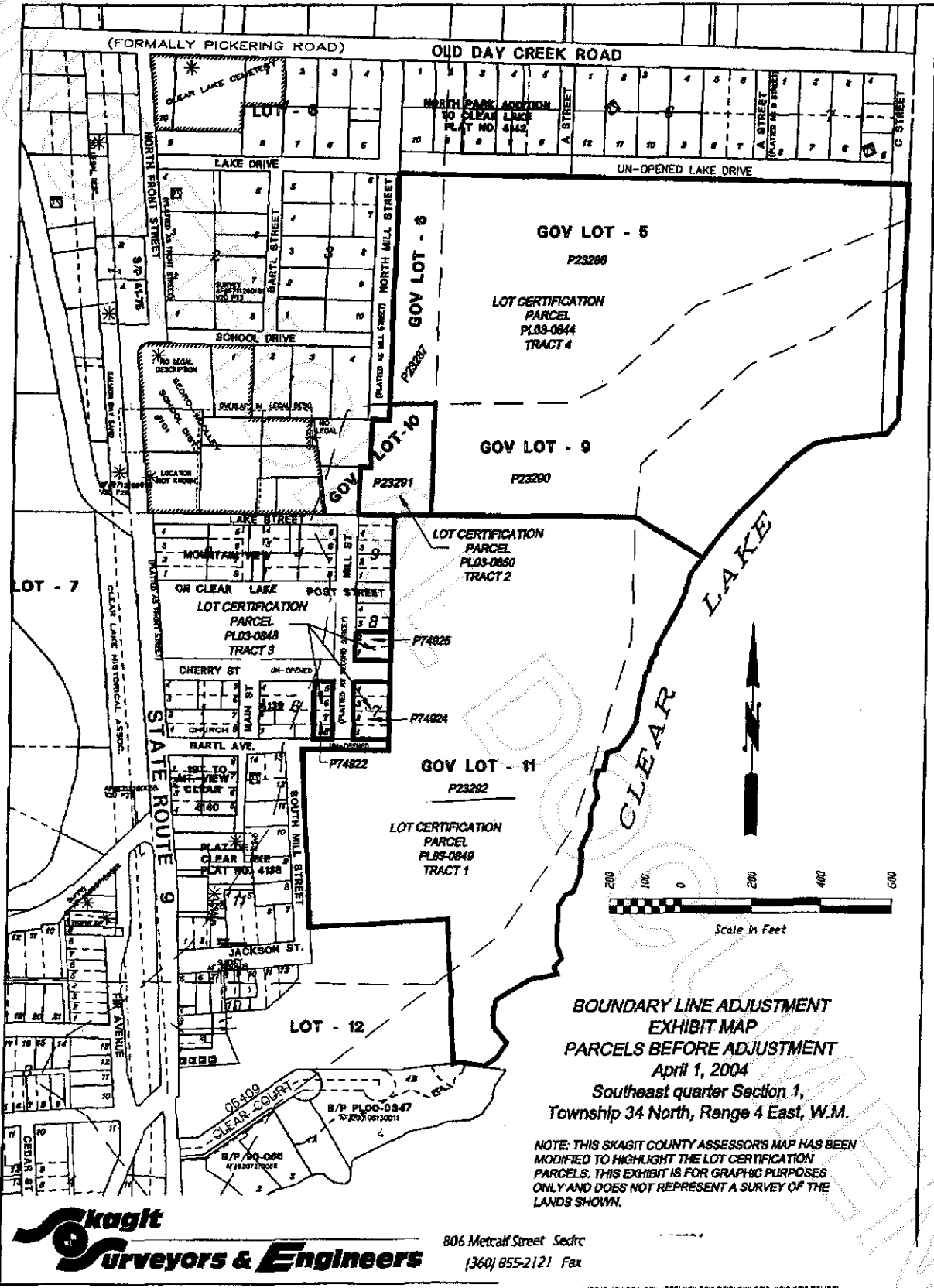


UCLP 03-0849  
BLA P104-0282

P23292

200710050126  
Skagit County Auditor





**Skagit**  
**Surveyors & Engineers**

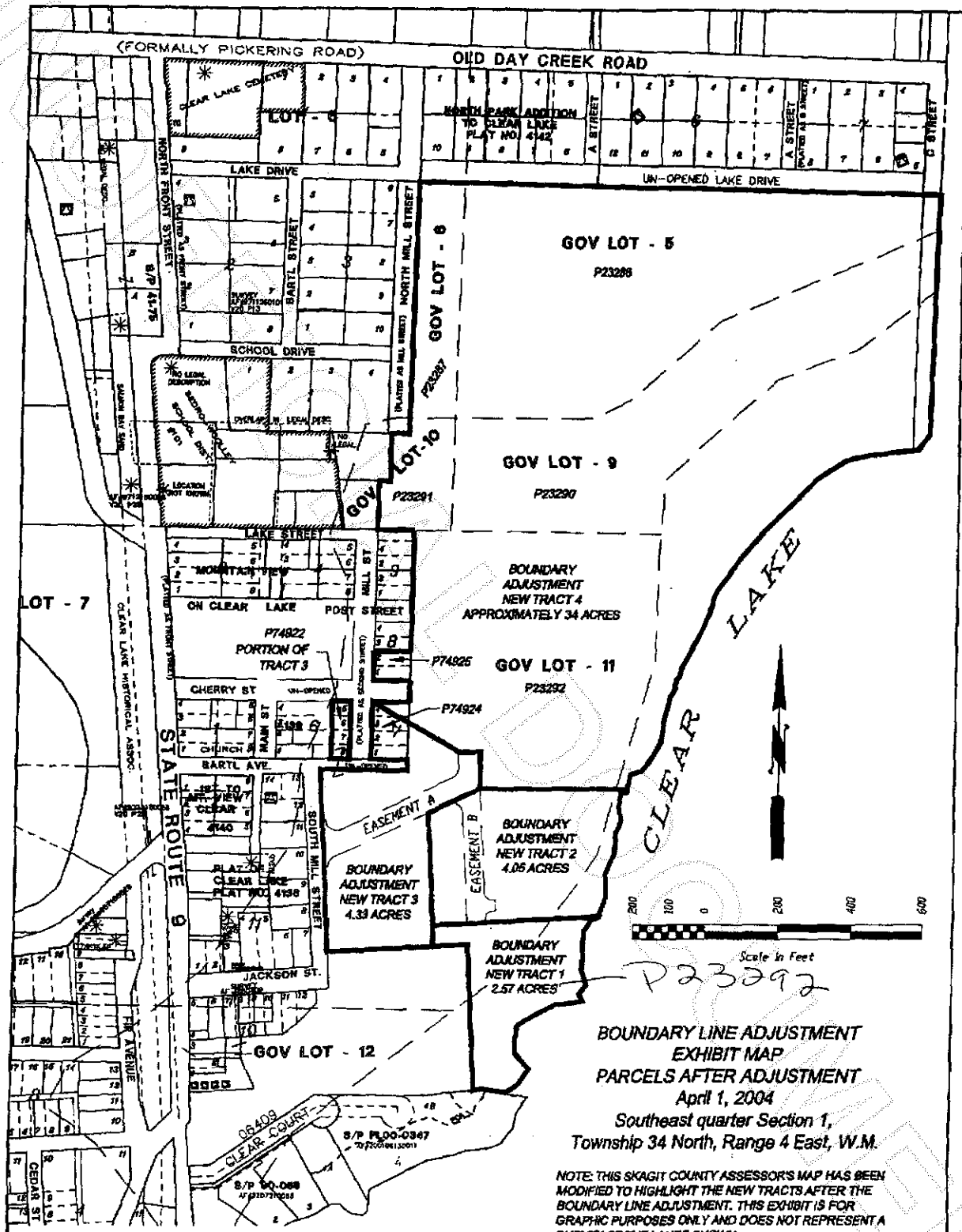
806 Metcalf Street Sedro  
 (360) 855-2121 Fax

**BOUNDARY LINE ADJUSTMENT  
 EXHIBIT MAP  
 PARCELS BEFORE ADJUSTMENT  
 April 1, 2004  
 Southeast quarter Section 1,  
 Township 34 North, Range 4 East, W.M.**

NOTE: THIS SKAGIT COUNTY ASSESSOR'S MAP HAS BEEN MODIFIED TO HIGHLIGHT THE LOT CERTIFICATION PARCELS. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY AND DOES NOT REPRESENT A SURVEY OF THE LANDS SHOWN.



200710050126  
 Skagit County Auditor



**BOUNDARY LINE ADJUSTMENT  
EXHIBIT MAP  
PARCELS AFTER ADJUSTMENT**  
April 1, 2004  
Southeast quarter Section 1,  
Township 34 North, Range 4 East, W.M.

NOTE: THIS SKAGIT COUNTY ASSESSOR'S MAP HAS BEEN MODIFIED TO HIGHLIGHT THE NEW TRACTS AFTER THE BOUNDARY LINE ADJUSTMENT. THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY AND DOES NOT REPRESENT A SURVEY OF THE LANDS SHOWN.

**Skagit**  
**Surveyors & Engineers**

805 Metcalf Street Sr  
(360) 855-2121



200710050126  
Skagit County Auditor

**BOUNDARY LINE ADJUSTMENT  
EXHIBIT MAP  
for Cultus View LLC  
in the southeast quarter of Section 1,  
Township 34 North, Range 4 East, W.M.**

**BOUNDARY ADJUSTMENT  
NEW TRACT 4  
APPROXIMATELY 34 ACRES**

**BOUNDARY ADJUSTMENT  
NEW TRACT 2  
4.05 ACRES**

**BOUNDARY ADJUSTMENT  
NEW TRACT 3  
4.33 ACRES**

**BOUNDARY ADJUSTMENT  
NEW TRACT 1  
2.57 ACRES**

MOUNTAIN VIEW ADDITION ON CLEAR LAKE RECORDED IN VOLUME 2 OF PLATS AT PAGE 65

PLAY OF CLEAR LAKE, SKAGIT COUNTY, WASHINGTON, RECORDED IN VOLUME 4 OF PLATS AT PAGES 27 AND 23

FOUND CONCRETE MONUMENT WITH WIRE POINT IN TOP IN THE SHOULDER OF STREET 2.0 FEET DEEP. FOUND MONUMENT COVER (NO CASE) 3/29/94

LINE #	BEARING	DISTANCE
L1	N04°42'06"W	57.64'
L2	S82°39'08"W	14.80'
L3	N89°19'23"E	28.34'
L4	S88°54'45"W	60.00'
L5	N85°15'04"E	10.00'
L6	S01°05'15"E	45.46'
L7	S85°15'04"W	10.00'
L8	N85°15'04"E	50.00'
L9	N04°42'06"W	10.00'
L10	N85°17'54"E	10.00'
L11	N04°42'06"W	30.00'
L12	S85°17'54"W	10.00'

CURVE TABLE			
#	RADIUS	DELTA	LENGTH
C1	30.00'	111°58'15"	58.63'
C2	30.00'	84°22'04"	33.70'
C3	30.00'	88°01'45"	35.62'
C4	30.00'	112°01'06"	58.85'
C5	20.00'	90°00'00"	31.42'
C6	20.00'	90°00'00"	31.42'



**Skagit Surveyors & Engineers**

806 Metcalf Street  
(360) 855-21



200710050126  
Skagit County Auditor