

Return Name & Address:



200711050140
Skagit County Auditor

11/5/2007 Page 1 of 3 1:15PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0814 Re-record AF 200710220143
To reflect BLA PL07-0815 AF 200710220111

Applicant Name: Avery Martin

Property Owner Name: same

The Department hereby finds that Lot 13, Block 1, Plat of Bingham Acreage 12 recorded in Volume 4, Pg 24, February 27, 1940. As Revised by BLA PL07-0815, AF 200710220111
Parcel Number: P62159; 3864-001-000-1104; within a Ptn of the NW ¼ of Sec. 11, Twp 34, Rge 4. Approximately 1.3 acres, see attached Legal Description.

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 Village Residential zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.

IS/ARE NOT, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 4.16.850(4)(c) and therefore **IS/ARE** 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 4.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Mark Rodden Date: 11/5/2007

See Attached Map

Skagit
Surveyors & Engineers

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION

AVERY N. AND LISA H. MARTIN
OF 1.33 ACRE TRACT TO BE SOLD CONSISTING OF
A PORTION OF THE JOHNSON PROPERTY (P62159) AND
A PORTION OF THE CUSTANCE PROPERTY (P62221
AFTER BOUNDARY LINE ADJUSTMENTS

August 15, 2007

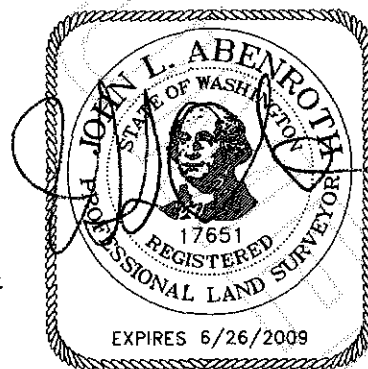
That portion of BINGHAM ACREAGE, according to the plat thereof recorded in Volume 4 of Plats at page 24, Records of Skagit County, Washington, described as follows:

Commencing at the northwest corner of the northeast quarter of Section 11, Township 34 North, Range 4 East, W. M.; thence N 89°30'50"E, a distance of 752.50 feet to the northerly extension of the east line of the county road as conveyed to Skagit County by deed dated April 20, 1962 and recorded under AF#620549; thence south along the east line of said road, a distance of 903.45 feet to the point of beginning of this description; thence continue south along the southerly projection of the east line of said road, a distance of 374.95 to the north line of the south 20.00 feet of the northwest quarter of the northeast quarter of said Section 11; thence N 89°32'50"W along the north line of said south 20.00 feet, a distance of 215.51 feet to the east line of a tract conveyed to John G. Wells, Jr. et ux, by deed recorded under AF No. 726823; thence north along the east line of said Wells tract, a distance of 371.82 feet to a point on the south line of the aforementioned county road; thence east along the south line of said county road, a distance of 215.90 feet to the point of beginning of this description.

EXCEPT the east 60.00 feet thereof.

Containing 1.33 acres.

RESERVING unto the grantors, their heirs, successors and assigns, an easement for construction, operation, and maintenance of residential utility services over the east 10 feet of the hereinabove described parcel. This easement is to benefit all contiguous property presently owned in whole or in part or in the future purchased by the grantors. These easement rights may be assigned to others so long as the purpose is for residential utilities.



Page 1 of 1

16/18/07



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