



200810080083  
Skagit County Auditor

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Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

Re-record AF 200809090115 to correct the following: Re-record AF 200103300156  
File Number: PL00-0852 to revise identifying Parcel Number

Applicant Name: Lawrence McKinnon  
Property Owner Name: same

The Department hereby finds that the following legal description: RESERVE TO MONTBORNE, ACRES 0.29, PARCEL B OF SURVEY RECORDED UNDER AF#200207220164 AKA LOTS 5 AND 6, BLOCK 10; TOGETHER WITH PORTION ABANDON 100 FEET WIDE NORTH PACIFIC RAILWAY RIGHT OF WAY LYING EASTERLY OF CENTERLINE SAID RIGHT OF WAY AND BETWEEN SOUTHWESTERLY EXTENTION BOTH NORTHWESTERLY LINE SAID LOT 6 AND SOUTHWESTERLY LINE SAID LOT 6, BLOCK 10; TOGETHER WITH EASTERLY 25 FEET OF THE FOLLOWING; THENCE PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILROAD ADJOINING THE PLAT OF WEST VIEW REPLAT OF BLOCK 40 MONTBORNE; THENCE LIES WESTERLY OF CENTERLINE OF SAID RIGHT OF WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF BOTH THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF LOT 2 OF SAID PLAT. Parcel Number: P74737; 4136-010-006-0002; within a Ptn of the NW ¼ of the NW ¼ of Sec. 6, Twp 33, Rge 5. Approximately .2 acres; See Survey AF 200808180120

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

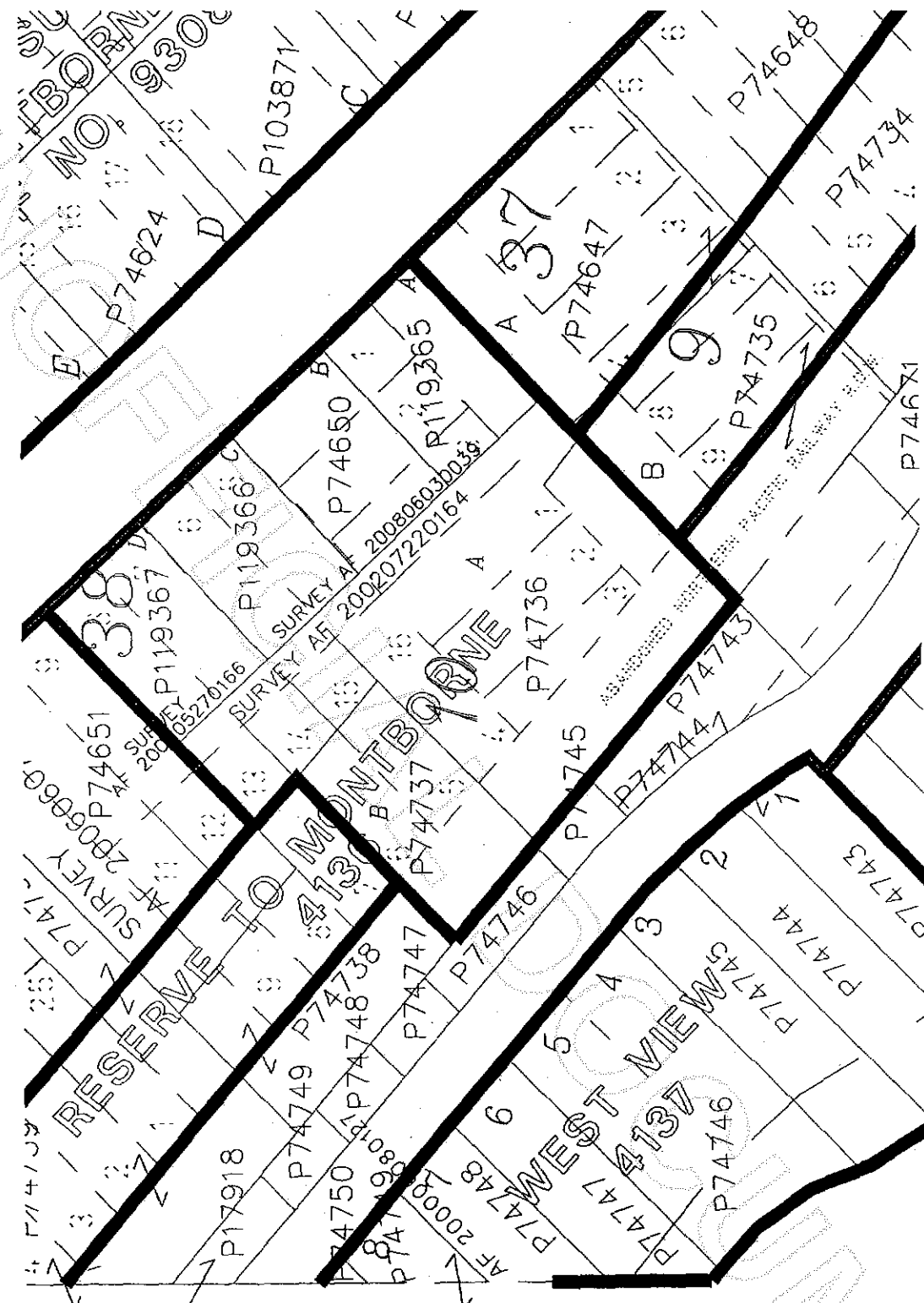
- IS NOT**, the minimum lot size required for the Rural Village Residential zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: Howe Rooden

Date: 9/5/2008

See Attached Map





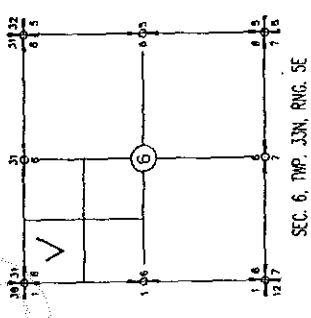
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**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

NW1/4, SEC. 6, TWP. 33 N., RNG. 5 E., W.M.

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**S. Youngquist**  
COUNTY AUDITOR  
BY DEPUTY  
SKAGIT COUNTY, WASHINGTON



SEC. 6, TWP. 33N., RNG. 5E

**NOTE:**

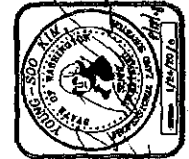
1. SURVEY DESCRIPTION PER THE AF#200807160136, AF#200807160138.
2. THIS SURVEY ILLUSTRATES EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH WAC 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE POTENTIAL CLAIMS OF UNWRITTEN LEGAL OWNERSHIP. LEGAL OWNERSHIP BASED ON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS LIMITED BOUNDARY SURVEY.
3. LOTS E, F, G, H & I ARE CREATED PER LOT CERTIFICATION PL-99-0479 WITH ADJUSTING BOUNDARY LINES FOR MINIMUM LOT SIZE.

**BASES OF BEARING**  
ASSUMED 8 047754' ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8. ALSO, PER AF#20080006 SH-8 CENTER LINE BEARING.

**SURVEY EQUIPMENT & PROCEDURE**  
THIS SURVEY WAS CONDUCTED WITH THE FOLLOWING EQUIPMENT:  
TOTAL STATION ON AUGUST, 2008.

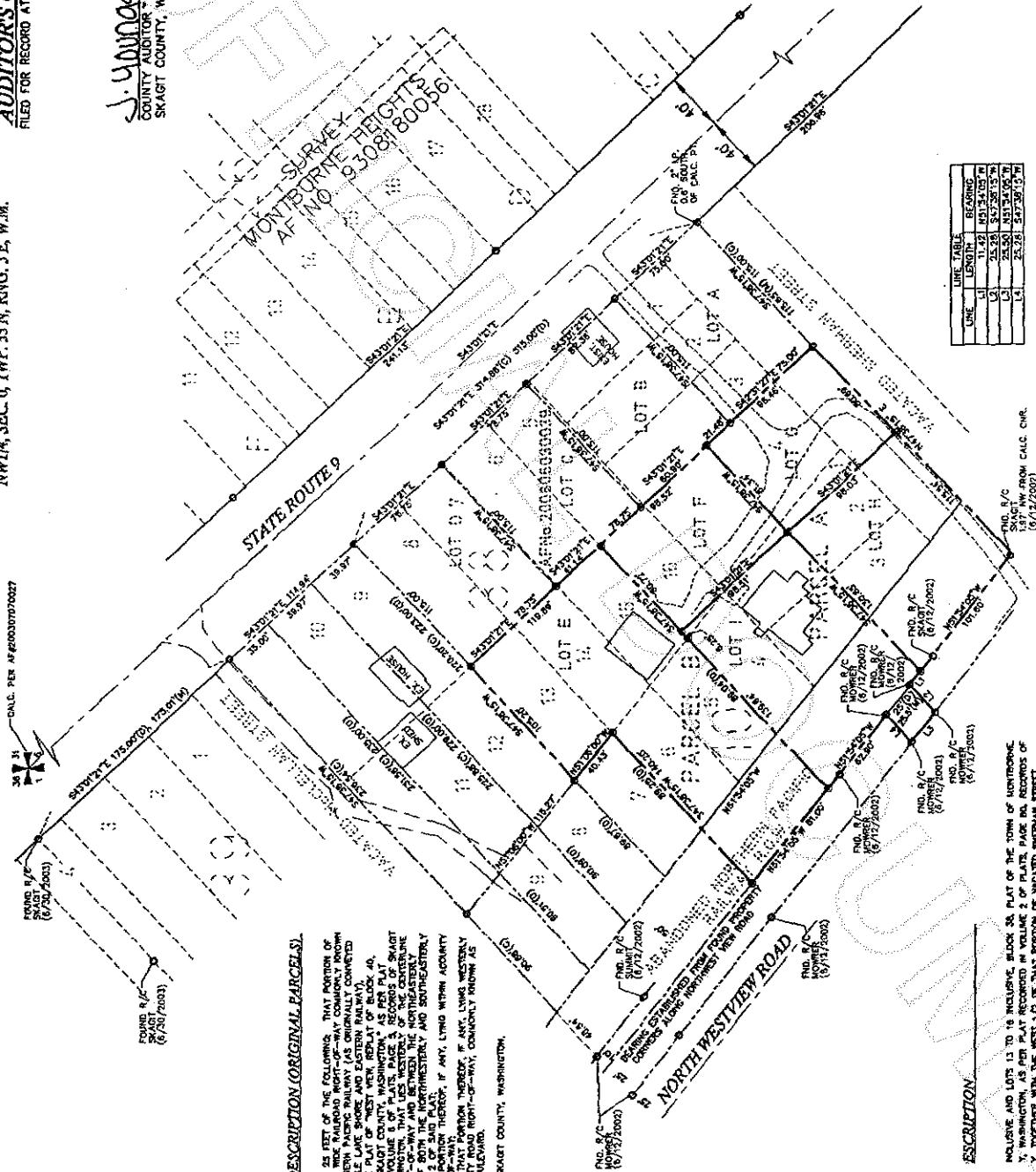
**OWNERS**  
LAWRENCE WATSON  
1428 SH-8  
MOUNT VERNON, WA 98274

**RECORD OF SURVEY**  
SUMMIT ENGINEERS & SURVEYORS, INC.  
2218 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE (360) 416-6666 FAX (360) 416-1646  
E-MAIL: TFS@SUMMITES.COM



**SURVEYORS CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTORSHIP AND I AM A LICENSED SURVEYOR REGISTERED TO ACT AT THE REQUEST OF LAWRENCE WATSON.  
IN AUGUST 2008.  
LAWRENCE WATSON  
1428 SH-8 MOUNT VERNON, WA 98274

LINE	LENGTH	BEARING
1	11.42	S 87° 32' 00" W
2	25.28	S 72° 30' 00" W
3	25.28	S 72° 30' 00" W
4	25.28	S 72° 30' 00" W



**SURVEY DESCRIPTION (ORIGINAL PARCELS).**  
PARCEL A:  
THE EASTERN 25 FEET OF THE FOLLOWING, THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AS ORIGINALLY COMPLETED BY THE NORTHERN PACIFIC RAILWAY COMPANY) AND ADJACENT TO THE PLAT OF "WEST WETA REPLAY OF BLOCK 40" MONTBURNIE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 9, OF PLATS, PAGE 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE WESTERNLY AND SOUTHWESTERLY EXTENSIONS OF BOTH THE NORTHERN PACIFIC RAILWAY AND SOUTHWESTERLY EXTENSION OF LOT 2 OF SAID PLAT.  
ALSO EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN ACCURATE ROAD RIGHT-OF-WAY, INTEREST, IF ANY, LYING WITHIN ACCURATE ROAD RIGHT-OF-WAY, INTEREST, IF ANY, LYING WESTERLY AND WEST NORTHWESTERLY, COMMONLY KNOWN AS WEST VIEW DEVELOPMENT.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

**DESCRIPTION**

INCLUSIVE AND LOTS 13 TO 18 INCLUDING BLOCK 38, PLAT OF THE TOWN OF MONTBURNIE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE WESTERNLY AND SOUTHWESTERLY EXTENSIONS OF BOTH THE NORTHERN PACIFIC RAILWAY AND SOUTHWESTERLY EXTENSION OF LOT 4 AND THE NORTHERNLY LINE OF LOT 4, BLOCK 10, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**LEGEND**

- SET BEARING & CAP 232169
  - END BEARING & CAP
  - CALCULATED POINT
- 2, 3, AND 4 BLOCK TO RESERVE ADDITION TO THE TOWN OF MONTBURNIE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, TOGETHER WITH THE WEST 1/2 PORTION OF SAID BLOCK TO BE ADJUSTED TO SAID LOTS 1, 2 AND 3, WHICH UPON BEING ADJUSTED TO SAID BEARING BY OPERATION OF LAW.
- Block 10, "PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBURNIE IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON, MAY CONVEY TO THE SEATTLE LANE SHORE AND EASTERN RAILWAY, LYING EASTABLY OF THE CENTERLINE OF SAID RIGHT OF WAY AND SOUTHWESTERLY EXTENSIONS OF BOTH THE NORTHERN PACIFIC RAILWAY AND THE WESTERNLY LINE OF LOT 4 AND THE NORTHERNLY LINE OF LOT 4, BLOCK 10, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 94, RECORDS OF SKAGIT COUNTY, WASHINGTON.



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