

Return Name & Address:



201002080083

Skagit County Auditor

2/8/2010 Page 1 of 4 1:29PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL10-0019

Applicant Name: Rick Holt, Bayview Surveying

Property Owner Name: Summit Bank

The Department hereby finds that Lot 6, Plat of Marihugh Place, recorded in Volume 15, Pg 27 & 28, AF 9203100004

Parcel Number: P100912; 4850-000-006-0000; within a Ptn of the NW ¼ of the SE ¼ of Sec. 35, Twp 35, Rge 3. Approximately 5.2 acres.

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/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 14.16.850(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 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: How Roeder

Date: 1/22/2010

See Attached Map

9203100001

MARIHUGH PLACE

SECTION 32, T. 35 N., R. 3 E., W.M.
SKAGIT COUNTY, WASHINGTON

DESCRIPTION

PARCEL A
Lot 2 of Skagit County Short Plat No. 43-87, approved May 2, 1988 and recorded May 6, 1988 in Book 8 of Short Plats, page 36, under Auditor's File No. 8805060024, records of Skagit County, Washington, being a portion of Tract "B" of Skagit County Short Plat No. 120-79, revised December 12, 1979, approved January 3, 1980 and recorded January 8, 1980, in Book 4 of Short Plats, page 20, under Auditor's File No. 8001080002, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 3 East, W.M.

PARCEL B
Lot 1 of Skagit County Short Plat No. 43-87, approved May 2, 1988 and recorded May 6, 1988 in Book 8 of Short Plats, page 36, under Auditor's File No. 8805060024, records of Skagit County, Washington, being a portion of Tract "B" of Skagit County Short Plat No. 120-79, revised December 12, 1979, approved January 3, 1980 and recorded January 8, 1980, in Book 4 of Short Plats, page 20, under Auditor's File No. 8001080002, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 32, Township 35 North, Range 3 East, W.M. EXCEPT therefrom that portion of said Lot 1, lying Easterly of the East line, projected Southerly of Tract A of said Short Plat No. 120-79, AND lying Northerly of a line described as follows:

Beginning at the Southwest corner of Lot 2 of said Short Plat No. 43-87; thence North 0°56'26" West, 59.46 feet to the TRUE POINT OF BEGINNING; thence South 89°05'09" West to the point of intersection with the extension of the East line of Tract "A" of said Short Plat No. 120-79; and the terminus of said line.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.
Situate in the County of Skagit, State of Washington

SURVEYOR'S CERTIFICATE

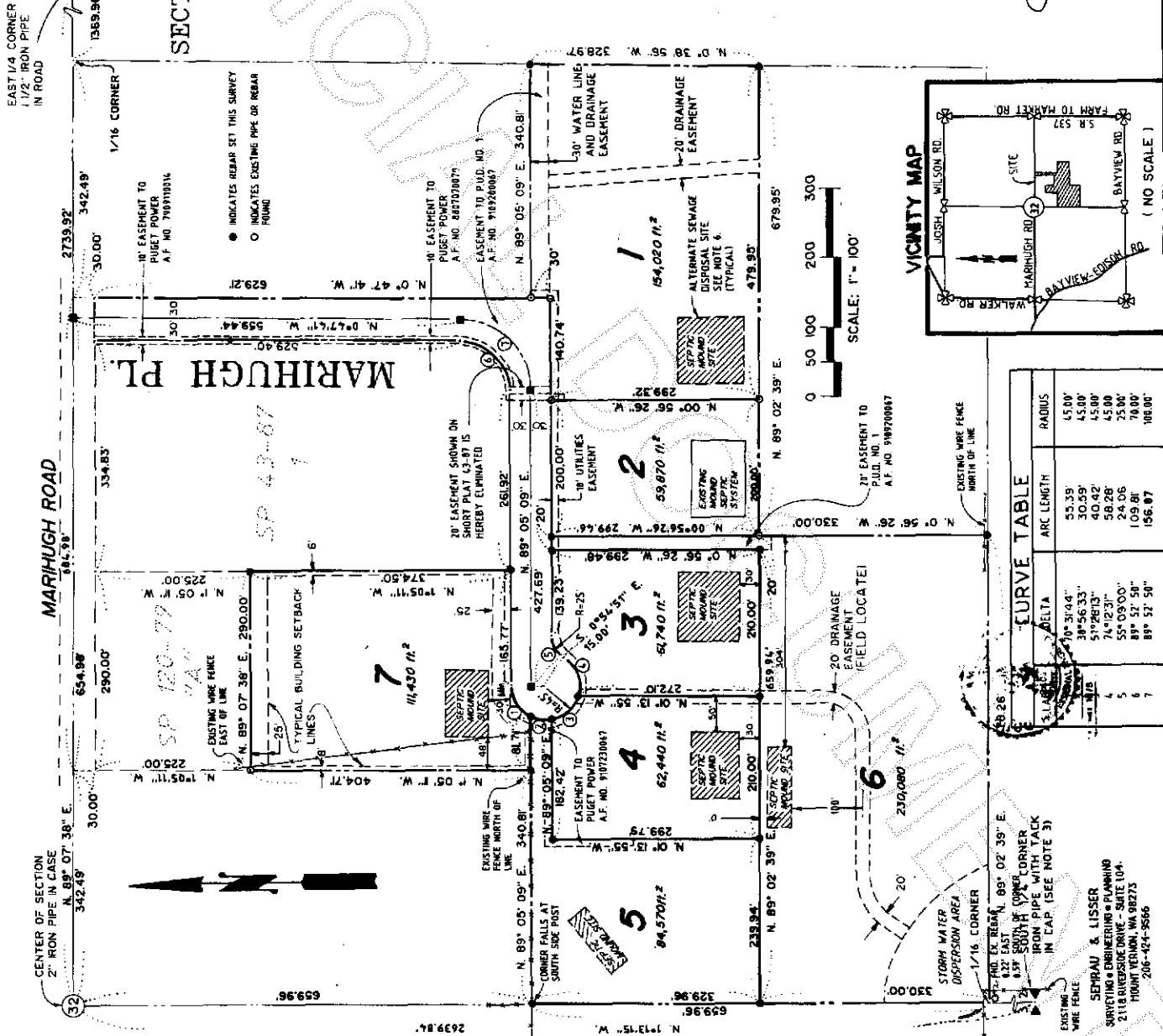
I hereby certify that the plat of MARIHUGH PLACE is based upon an actual survey and subdivision of Section 32, Township 35 North, Range 3 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have fully complied with the provisions of the statutes and planning regulations.

BRUCE G. LISSER, P.L.S. *Bruce G. Lisser*
Certificate No. 22960 Date *November 24, 2010*

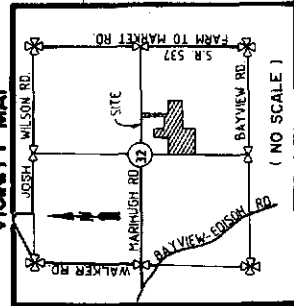
AUDITOR'S CERTIFICATE

Filed for record this 10 day of *March*, 19 *2010* at *9:08 AM* in Book *15* of Plats on pages *21, 22* at the request of SEMRAU & LISSER, Auditor's File No. *9203100001*

Sharon J. Stearns
Deputy
Skagit County Auditor



VICINITY MAP



CURVE TABLE

NO.	DELTA	ARC LENGTH	RADIUS
1	100°31'04"	55.39'	45.00'
2	38°56'33"	30.29'	45.00'
3	51°28'03"	40.42'	45.00'
4	74°12'31"	58.28'	45.00'
5	55°09'00"	24.06'	25.00'
6	89°52'58"	109.81'	70.00'
7	89°52'58"	156.87'	100.00'



201002080083
Skagit County Auditor

9203100007

MARIHUGH PLACE SECTION 32, T. 35 N., R. 3 E., W.M. SKAGIT COUNTY, WASHINGTON

WETLAND DELINEATION NOTE

For wetland delineation and U.S. Corps' permit information, see Skagit County Auditor's file number 9202070049. Any delineations within a delineation without many details a permit from the U.S. Corps of Engineers.

NOTES

1. - indicates concrete monument set with yellow cap inscribed LISSER 22960. Description and exception information is from First American Title Insurance Company Certificate for Long Plat, Order No. 30157, dated October 8, 1991.
2. For additional subdivision and meridian information see Short Plat No. 120-79, recorded January 3, 1980 and recorded January 8, 1980, in Volume 4 of Short Plats, page 20, under Auditor's File No. 800105000; records of Skagit County, Washington, and Short Plat No. 43-87, approved May 2, 1980 and recorded May 6, 1980, in Volume 8 of Short Plats, page 36, under Auditor's File No. 8605060024, records of Skagit County, Washington.
3. Zoning: Residential Reserve.
4. Storage/Disposal: Individual septic systems.
5. Alternate on site sewage disposal systems may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
6. Water: P.U.D. No. 1.
7. Meridian: Assumed.
8. Basis of Bearing: East line of the Southeast 1/4 of Section 32, Township 35 North, Range 3 East, W.M. = North 0° 03' 50" West.
9. Instrumentation: Nikon NTD3 Theodolite Distance Meter; Leitz Set 4A Theodolite Distance Meter.
10. Survey Procedure: Field traverse.
11. Easements to be recorded.
12. Significant wetlands have been delineated on portions of this plat. Potential buyers should investigate said wetland areas with respect to any building restrictions. See Skagit County Planning Officials for details.
13. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments noted as "A" through "J" of said title report mentioned in note 2 above said instruments being recorded under Auditor's File numbers 7909110014, 8001080002, 8805060024, 8805170010, 8807070070, 8908230053, 8906070017, 9109230067 and 9107230067.

EASEMENTS

An easement is hereby reserved for and granted to PUBLIC UTILITY DISTRICT NO. 1 (PUGET SOUND POWER AND LIGHT COMPANY, G.T.E., AND COUNTY OF SKAGIT) and their respective successors and assign under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

APPROVALS

BOARD OF COUNTY COMMISSIONERS *Letty Johnson*
 DATE *Feb 11/02*
 COUNTY ENGINEER *Robert Schofield*
 DATE *2/11/02*
 DIRECTOR OF PUBLIC WORKS *Dorcas Brant*
 DATE *2/11/02*
 COUNTY PLANNING DIRECTOR *David C. Anderson*
 DATE *2/11/02*
 COUNTY HEALTH OFFICER *Gregory E. Johnson*
 DATE *2/11/02*



BRUCE G. LISSNER
COUNTY AUDITOR
2010 REVERSBY DRIVE SUITE 104
MOUNT VERNON, WA 98273
360-424-9556

DEDICATION

"Know All Men by these Presents that we, the undersigned owners in the fee simple or contract purchaser and/or mortgage holder of the land hereby planned, do hereby declare this plat and dedicate to the use of the public forever, all roads and ways, except private and corporate roads, shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original responsible grading of the roads and ways shown hereon. Following original reasonable grading of the roads and ways shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11th day of February, 1902.

By *Letty Johnson*
Letty Johnson
County Engineer

By *Gregory E. Johnson*
Gregory E. Johnson
County Health Officer

ACKNOWLEDGEMENTS

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that GINO CECOTTI and LOUIA CECOTTI, husband and wife, signed this instrument, and acknowledges it to be their free and voluntary act for the uses and purposes mentioned above.

Dated Feb 11, 02
Signature *Gino Cecotti*
Title *Owner*
My appointment expires Feb 11, 02

State of Washington
County of Skagit
I certify that I know or have satisfactory evidence that GEOFFREY GREINER and SUSAN GREINER, husband and wife, signed this instrument, and acknowledges it to be their free and voluntary act for the uses and purposes mentioned above.

Dated Feb 11, 02
Signature *Geoffrey Greiner*
Title *Owner*
My appointment expires Feb 11, 02

TREASURER'S CERTIFICATE

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1992.

Letty Johnson
Letty Johnson, Treasurer of Skagit County, Washington, hereby certifies that a deposit has been paid to cover assessments up to and including the year 1992.
This is the day of March, 1902.
John M. Anderson
John M. Anderson, Deputy
Skagit County Treasurer



201002080083
Skagit County Auditor

me 15 Olat 07 28