

Return Name & Address:

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-5625
360 336-9410



200507260021
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0246

Applicant Name: Jan Davis

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): P48499, 360332-0-003-0004

Lot Size: 40 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. (*per AF#* _____)
- 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. See attached letter.

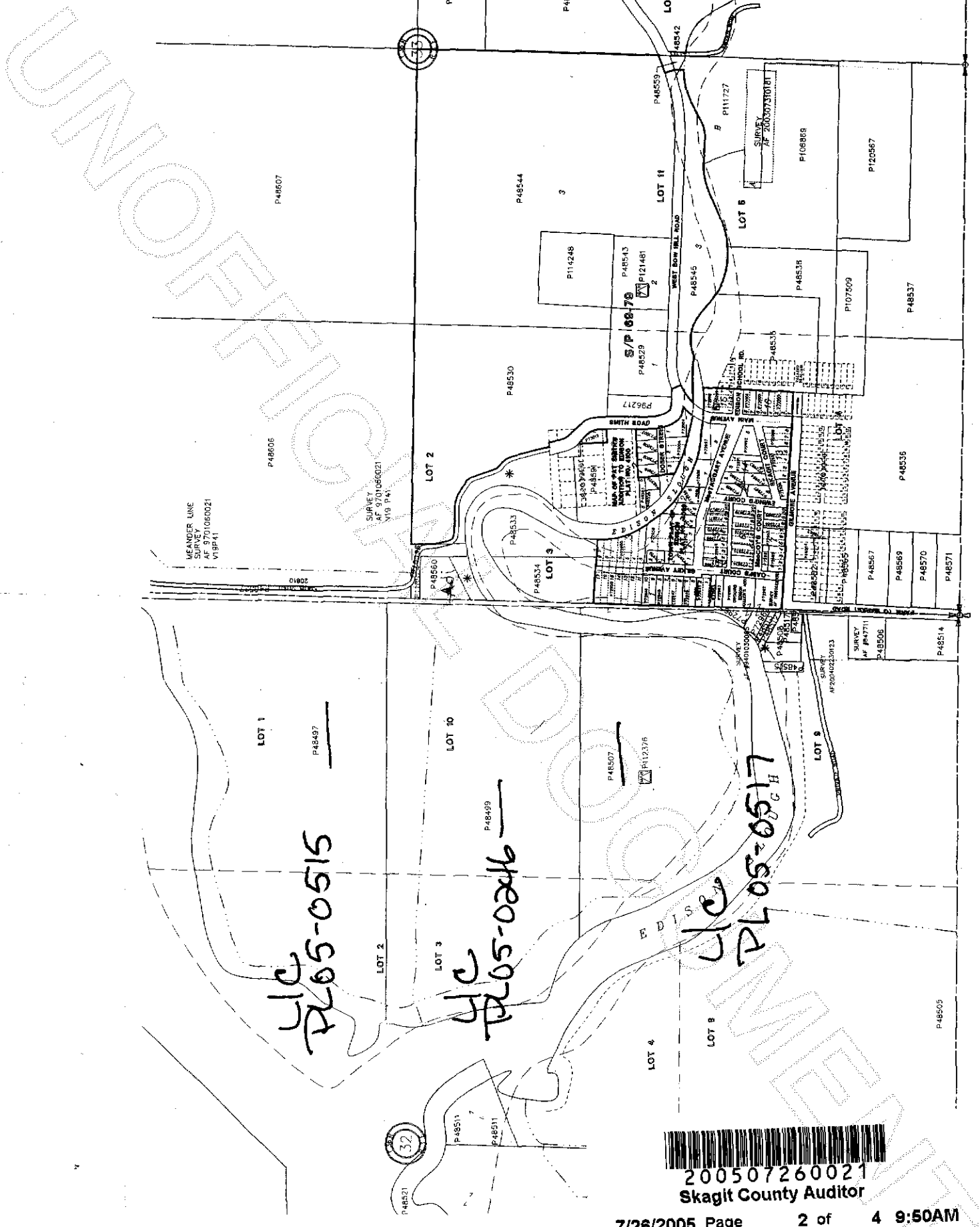
2. DEVELOPMENT

- 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 _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ 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: *Greg Rodden*

Date: 7/26/2005

See attached map for Lot of Record boundaries.



UIC
P48505-0515

UIC
P48505-0246

UIC
P48505-0517



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

July 26, 2005

Mr. & Mrs. Randy Davis
5544 Smith Road
Bow, WA 98232

RE: Lot of Record Certifications:

PL05-0246, Parcel P48499

PL05-0515, Parcel P48497

PL05-0517, Parcel P48507

Dear Mr. & Mrs. Davis:

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

Review of the documents submitted has resulted in the following determination:

Parcels, P48499, 48497 and 48507 were each created as individual parcels by conveyance documents recorded in January 2000.

However, there was a sequence of events previous to January 2000 that has adversely impacted the potential "lot of record" status. The events are as follow:

Previous to January 2000 the subject property had always been conveyed as a single unit. The single unit had also included a portion of Government Lot 2 in Section 33, Township 36 North, Range 3, and described as Parcel P48560. Parcel P48560 was sold and conveyed in 1993 without benefit of a Short Plat. The conveyance action in 1993 created an illegal segregation. The division of the property without a short plat affected not only Parcel P48560, but also all of the remaining property in Section 32.

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The situation is such that at this time none of the three, 40+ acre parcels created in January 2000 is considered a "legal lot of record". However, if it can be shown that in January 2000 there was no knowledge of the previous event (conveyance of Parcel P48560); the acquisition of the parent parcel of 120+/- acres, and the subsequent creation of three, 40+ acre parcels could be considered as actions of an "innocent purchaser".

Enclosed please find a copy of each Lot of Record Certification indicating the non-compliance status. The originals are in the process of being recorded and will be forwarded with a Recording Invoice upon receipt of the originals from the Skagit County Auditor's Office. Also enclosed please find three Declaration of Innocent Purchaser forms. At such time as it would be chosen to utilize the Innocent Purchaser process please provide a letter describing the status of knowledge of the events, as well as current ownership.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Gr
Enclosures



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