

Return Name & Address:



200509230118

Skagit County Auditor

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4 2:26PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0400

Applicant Name: Greg Hinton

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): 47230; 360227-0-031-0107; Ptn SW ¼, Sec. 27, Twp 36, Rge. 2

Lot Size: approximately 0.2 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 _____ 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.

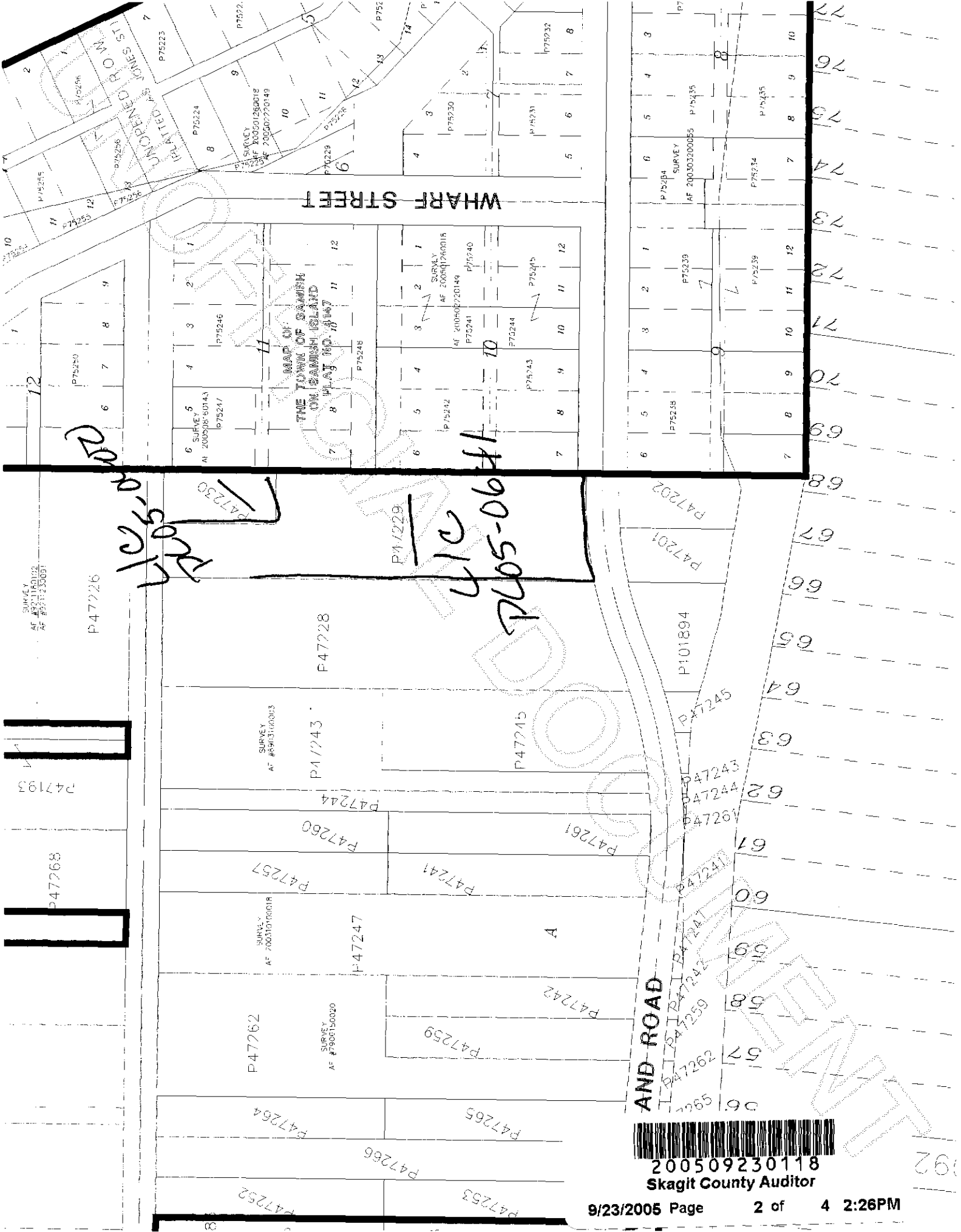
IS NOT, the minimum lot size required for the Rural Intermediate zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature:

Greg Roeder

Date: 9/22/2005

See attached map for Lot of Record boundaries.



WHARF STREET

MAP OF
THE TOWN OF SAMISH
ON SAMISH ISLAND
PLAT NO. 1017

Handwritten: 405-0641
410
405-0641

AND ROAD



200502301118
Skagit County Auditor



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

September 22, 2005

Mr. Greg Hinton
9428 Samish Island Road
Bow, WA 98232

RE: Lot of Record Certification
PL05-0400, Parcel P47230
PL05-0641, Parcel P47229

Dear Mr. Hinton:

Thank you for your patience during the lengthy process time of these applications. There have been an extraordinary number of applications received since the first of June as well a new ordinance adopted May 20. Consequently, everything is taking longer than usual to review.

The following determinations are based on review of the information submitted:

The original legal description, as shown in the 1932 conveyance document, is identified by Parcel P#'s 47229, 47230, and P47202 (located south of Samish Island Road). Based on this legal description, it is determined that the three parcel numbers comprise one total unit.

Nellie Flynn acquired the same legal description identified as Parcels P47229, 47230, and P47202, also as a single unit, in 1961. In 1975, Nellie Flynn created and conveyed Parcel P47230 to Roie Flynn. This conveyance was not in compliance with Skagit County regulations that were in effect at that time. This type of conveyance required review and approval of a Short Subdivision (short plat). Thus, this conveyance created an illegal segregation. Ms. Flynn retained ownership of P47229 & 47202.



Mr. Greg Hinton
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Nellie Flynn passed away and the Personal Representative, Theodore Swenson proceeded with selling the property for the estate.

Parcel P47202 was purchased in December 1991 from the estate, by Rodney Dahl. This action was also out of compliance with Skagit County regulations. Due to Parcel P47230 still being under the ownership of Roie Flynn, the separation of P47202 from P47229 compounded the situation of illegal segregations.

There is an existing residence on Parcel P47202. This residence is considered the development right for the total unit consisting of the three identified Parcel numbers.

In 1992, Charles Davis purchased Parcel P47229, from the Nellie Flynn estate and later Parcel P47230 from Mrs. Roie Flynn. Although, this re-combined two of the three parcels, this action did not completely correct the out of compliance situation.

Even though Parcels P47229 and 47230 are currently under common ownership, neither parcel, individually nor together, are considered lots of record. Due to Parcel P47202 being under separate ownership, all three parcels are out of compliance with Skagit County regulations.

Due to the illegal segregation situation, it appears there is not an additional development right associated with Parcels P47229 and 47230. The development right associated with the total unit (comprised of the three parcel numbers) is located on Parcel P47202.

Enclosed please find all information submitted for review as well as copies of the unrecorded Lot Certifications. The originals of the Lot Certifications have been forwarded to the Skagit County Auditor for recording. The originals and invoices for recording will be forwarded upon receipt from the Auditor.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services



200509230118
Skagit County Auditor