



200511040004

Skagit County Auditor

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5 8:34AM

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0657

Applicant Name: Misty Swayne

Property Owner Name: Luciguela E. King-Smith

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 42065; 350630-3-004-0102; Ptn of NW ¼ of the SW ¼, Sec. 30, Twp 35, Rge 6Lot Size: approximately 13 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.

- X** *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)(vii)A and therefore IS eligible to be considered for development permits.

- X** *IS NOT*, the minimum lot size required for the Rural Resource-Natural Resource Land 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: *Arac Roeder*Date: 11/2/2005

See attached map for Lot of Record boundaries.

WALBERG ROAD

P42061

P42091

P42095

P42092

P42085

6.429c

LOT - 2

P42084

P42077

P101637

P42062

P42094

P42088

P42087

P42093

P112521

P42

P42089



P101645

P42117

P42102

SURVEY
VOL 3 PG 108

P42109

LIC
PL05-0657

P42065

P42068

LOT - 3

SOUTH

SKAGIT

P42110

P42098

P42099

P42064

P42066

SURVEY
BK 16 PG 135

SURVEY THIS LINE VOL 5 PG 110

P42069

P42100

P42101

P42111

LOT - 4

ABANDONED PUGET SOUND AND

P116914



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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

November 2, 2005

Misty Swayne
18308 26th Dr. SE
Bothell, WA 98012

RE: Lot of Record Certification PL05-0657
Parcel P42065

Dear Ms. Swayne:

This office has completed review of the above noted Lot of Record Certification application. Based on the documents submitted the following determination has been made:

Parcel P42065 is considered an illegal segregation and therefore is not a Lot of Record under the definition.

The history for this determination is as follows:

In 1942 all of Government Lot 3 was conveyed as a single unit to Hobson. At this time, Government Lot 3 included Parcels P 42065 (subject property), 42068, 42066 and 42064.

In 1975 Hobson conveyed the East 700 ft. of Government Lot 3 to Moser. This included the areas north and south of the South Skagit Highway. Although the East 700 ft. is over 20 acres and was therefore exempt from short platting in 1975, the portion left (retained by Hobson) of Government Lot 3 was not over 20 acres and therefore was not exempt from short platting. Thus, at this point an illegal segregation occurred because there should have been a short plat dividing Government Lot 3 into two legal lots of record.

In 1985 R. Hobson conveyed P#'s 42065 and 42066 as a total unit to F. Hobson, this was the areas north and south of the South Skagit Highway.



In 1992 F. Maynard (formerly Hobson) conveyed P42065 to J. Hobson. This is the subject property under review. It is also only the area north of the South Skagit Highway. This conveyance compounded the already illegal segregation by further dividing the retained portion of Government Lot 3.

In 1993 the Bank foreclosed on P42065.

In 1996 the Bank conveyed P42065 to Butterfield. At this point in time, Skagit County had adopted the Lot of Record Certification process.

In 1997 Butterfield conveyed P42065 to King-Smith.

As part of reviewing the documents for the subject property P42065, status of the other three associated parcels, P42068, 42066 and 42064, is also revealed. The status of those three parcels is as follows:

In 1975 P42068 was conveyed as the East 700 ft. of Government Lot 3 in 1975 and included P42068 and P42064 as a total unit.

Although, documents specific to P42064 were not received, in reviewing the Assessor's Database, P42064 is now not under common ownership with P42068 to the north. Given that P42064 and 42068 were conveyed as a total unit in 1975, the time frame of the conveyances and that P42064 is now not under common ownership with P42068, it is concluded that these two parcels are now also part of an illegal segregation.

In 1992 P42066 was conveyed. This parcel is the portion south of the South Skagit Highway that should have stayed with P42065, the subject property. Although, there is a mobile home on P42066, there are no permits of record for the installation of the mobile home. However, there was an on-site sewage disposal system permit issued in 1992 and a repair permit issued in 2003.

In summary, all four parcels, P 42065, 42066, 42064, and 42068 are part of illegal segregations. However, a variety of permits have been issued to all of the parcels except P42065, the subject property. The permits were issued prior to the Lot of Record Certification process.



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Misty Swayne
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The zoning of the subject property is Rural Resource. The Rural Resource zoning designation has a minimum lot size of 40 acres. If the property owner is able to prove Innocent Purchaser, it is indicated in the May 20, 2005 Amendment to the Skagit County Code, Sections 14.06, 14.16.850, that if an illegal segregation is a minimum of 10 acres in size, it may be conveyed, however no development permits may be issued.

Enclosed please find the originals of all documents submitted; an unrecorded copy of the Lot Certification. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the original and an invoice for recording will be mailed.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Enclosures

Cc: Luciguela E. King-Smith
620 E. Washington Ave.
Burlington, WA 98233



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