

Return Name & Address:



200601200076
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0035

Applicant Name: _Morgan-Turner Properties, LP

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): _123427; 4001-006-002-0200; See attached Legal Description. Within a portion of the SE ¼ of Section 8, Twp. 34 North, Rge 2 E.

Lot Size: _approximately .45 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.

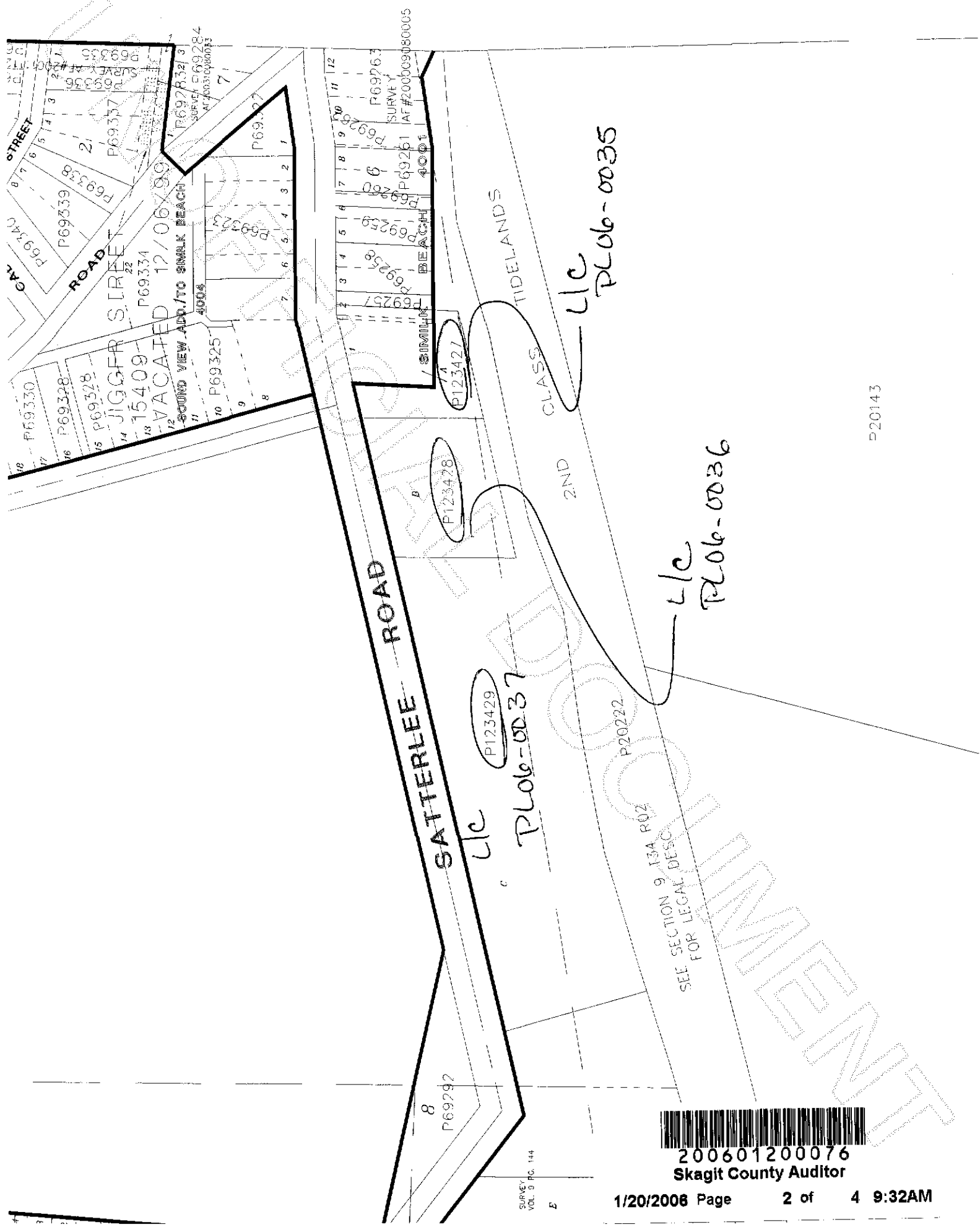
- IS NOT**, the minimum lot size required for the Rural Intermediate zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits. Is the result of Boundary Line Adjustment PL04-0918, AF 20050510080.

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:

Mae Roeder
See attached map for Lot of Record boundaries.

Date: _1/19/2006_



P69330
 P69328
 P69328
 P69334
 P69339
 P69337
 P69338
 P69340
 JIGGER STREET
 ROAD
 VACATED 12/06/89
 SOUND VIEW ADD. TO SIMILK BEACH
 SURVEY # 200005080005
 SURVEY # 200005080005

SATTERLEE ROAD

LLC
 P123429
 PLOB-0037

LLC
 PLOB-0035

LLC
 PLOB-0036

SEE SECTION 9, IBA R02
 FOR LEGAL DESC

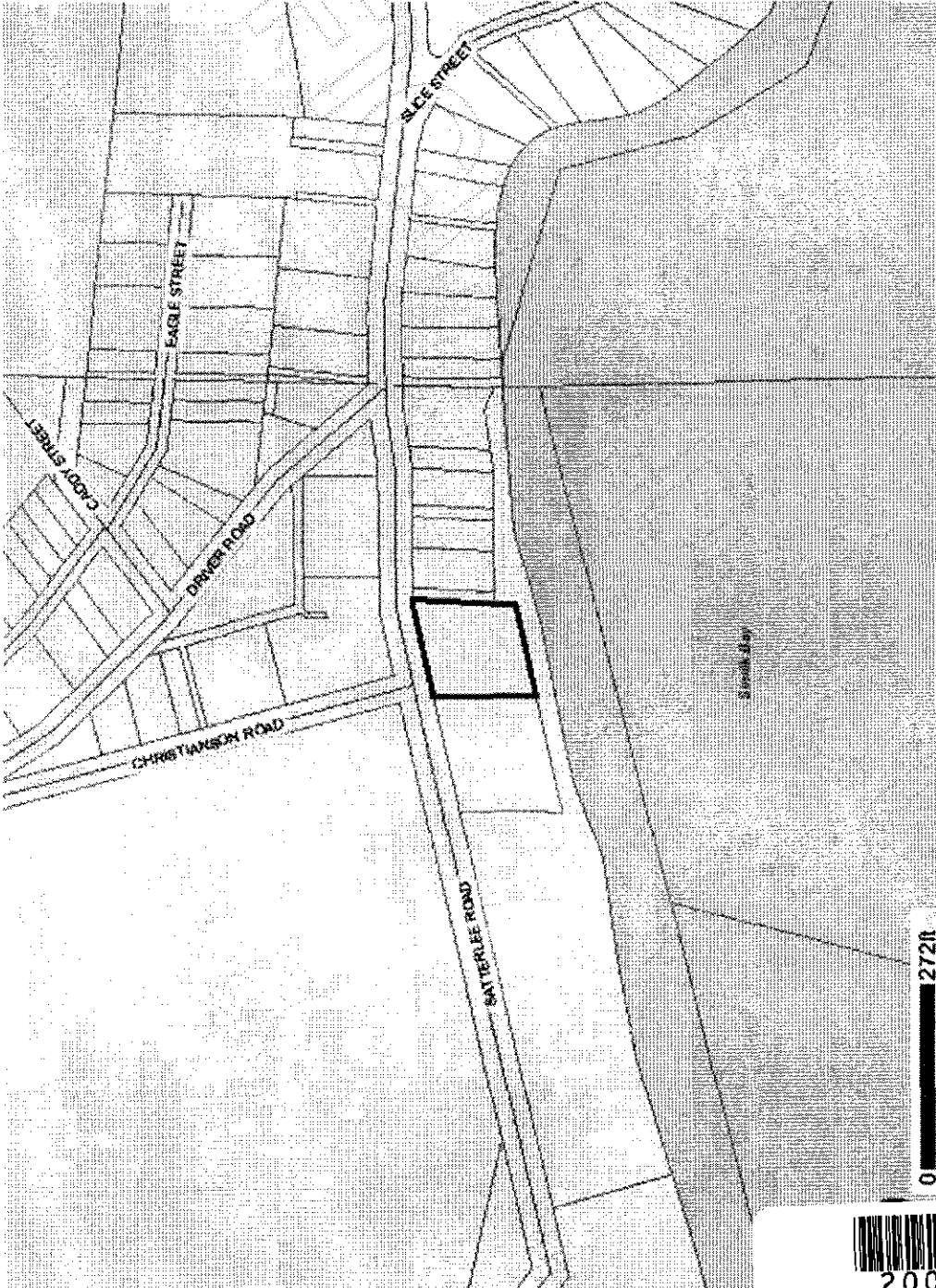


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P20143

SURVEY
 VOL. 9, P.C. 144
 E

UNOFFICIAL



P 123427



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Skagit County Assessor Parcel Details

Parcel Number	XrefID	Quarter	Section	Township	Range
P123427	4001-006-002-0200	04	08	34	02

[Zoom to this Parcel on iMap](#)

[View Assessor Parcel Map of this Section](#)

Owner Information

Site Addresses

MORGAN TURNER PROPERTIES LP
 13439 CHRISTIANSON RD
 Po Box 568
 Anacortes, Wa 98221

2006 Value Breakdown

2006 Property Tax Summary

Building Market Value	\$2,400.00
Land Market Value	\$24,700.00
Total Market Value	\$27,100.00
Assessed Value	\$27,100.00
Taxable Value	\$27,100.00

2006 Taxable Value	\$27,100.00
General Taxes	\$280.53
Special Assessments	\$.14
Total Taxes	\$280.67

[View Value History](#)

[View Tax Statement](#)

Legal Description

SIMILK BEACH, ACRES 0.45, TRACT A OF BOUNDARY LINE SURVEY RECORDED AF#20050510080 AKA PARCEL 1: LOT 1, EXCEPT THE EAST 5 FEET THEREOF, BLOCK 6, SIMILK BEACH, SKAGIT CO., WASH, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL 2: THE WESTERLY 1/2 OF THE FOLLOWING DESCRIBED PROPERTY: LOT 2 AND THE EAST 5 FEET OF LOT 1, BLOCK 6, SIMILK BEACH, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON. PARCEL 3: THAT PORTION OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 6, SIMILK BEACH, SKAGIT COUNTY, WASHINGTON AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 73 DEGREES 49' 00" WEST 37.91 FEET ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 23' 00" EAST 145.00 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE NORTH 76 DEGREES 59' 51" EAST 135.75 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL C DESCRIBED IN AUDITOR'S FILE NO. 200112190124, RECORDS OF SKAGIT COUNTY, WASHINGTON (ALSO SHOWN AS PARCEL 2 ABOVE; THENCE NORTH 00 DEGREES 23' 00" WEST 30.00 FEET ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHEAST CORNER THEREOF AND THE SOUTH LINE OF LOT 2, BLOCK 6, SIMILK BEACH, SKAGIT COUNTY, WASHINGTON; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY AND NORTHERLY ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID LOT 1 TO THE POINT OF BEGINNING.

Levy Code

Neighborhood

Land Use Per WAC 458-53-030

1490 NO/LOW BANK <15'; OTHER IMPROVEMENTS

UNIMPROVED LAND

City District

School District

Fire District

Utilities

Skagit County

SD103



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