

Return Name & Address:



200601200077
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0036

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): _123428; 340208-4-002-0000; See attached Legal Description. Within a portion of the SE ¼ of Section 8, Twp. 34 North, Rge 2 E.

Lot Size: _approximately .56 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.

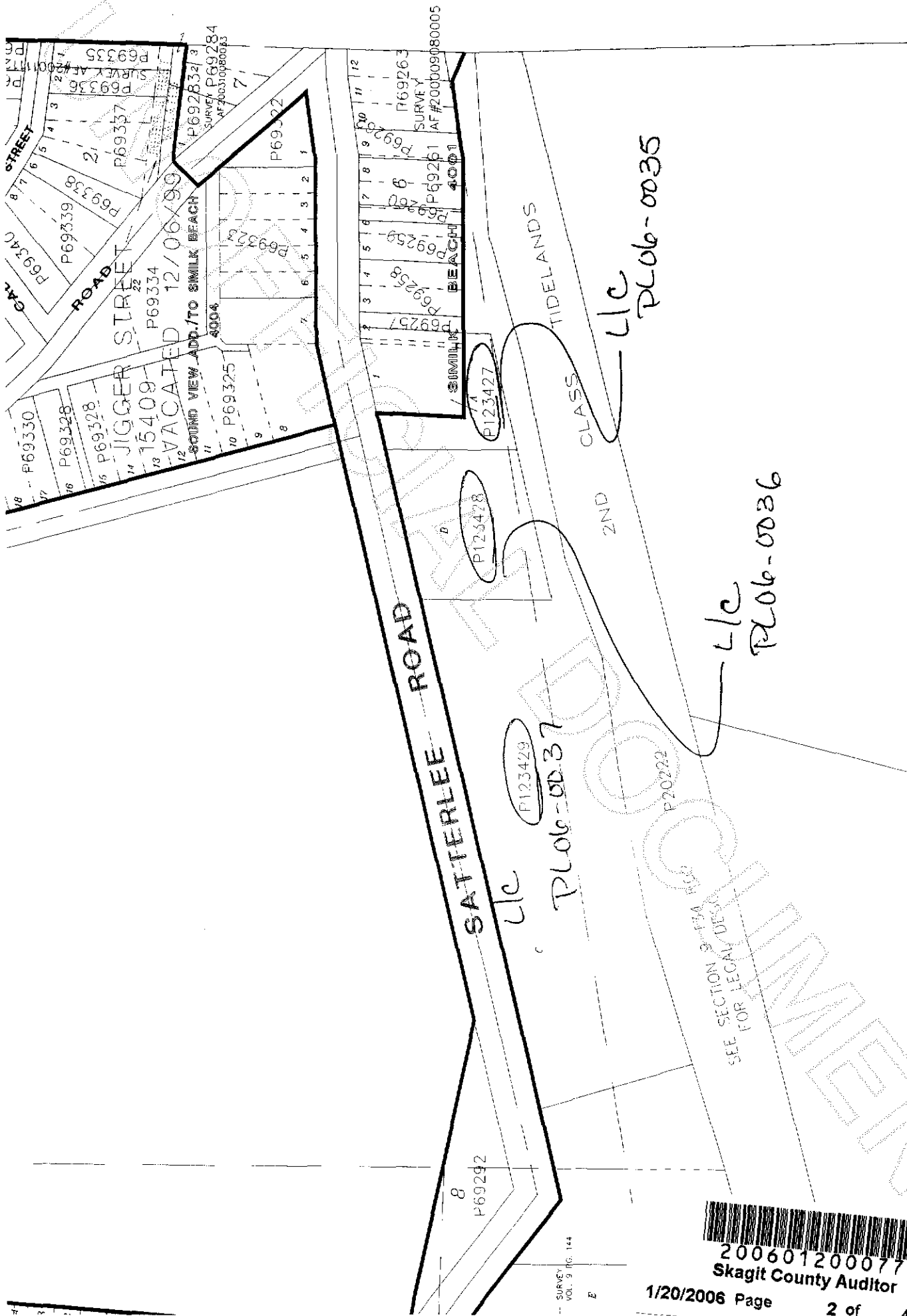
- ☒ **IS NOT**, the minimum lot size required for the Rural Intermediate zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits. Is the result of Boundary Line Adjustment PL04-0918, AF 20050510080.

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: _____

Grace Roeder
See attached map for Lot of Record boundaries.

Date: _1/19/2006_

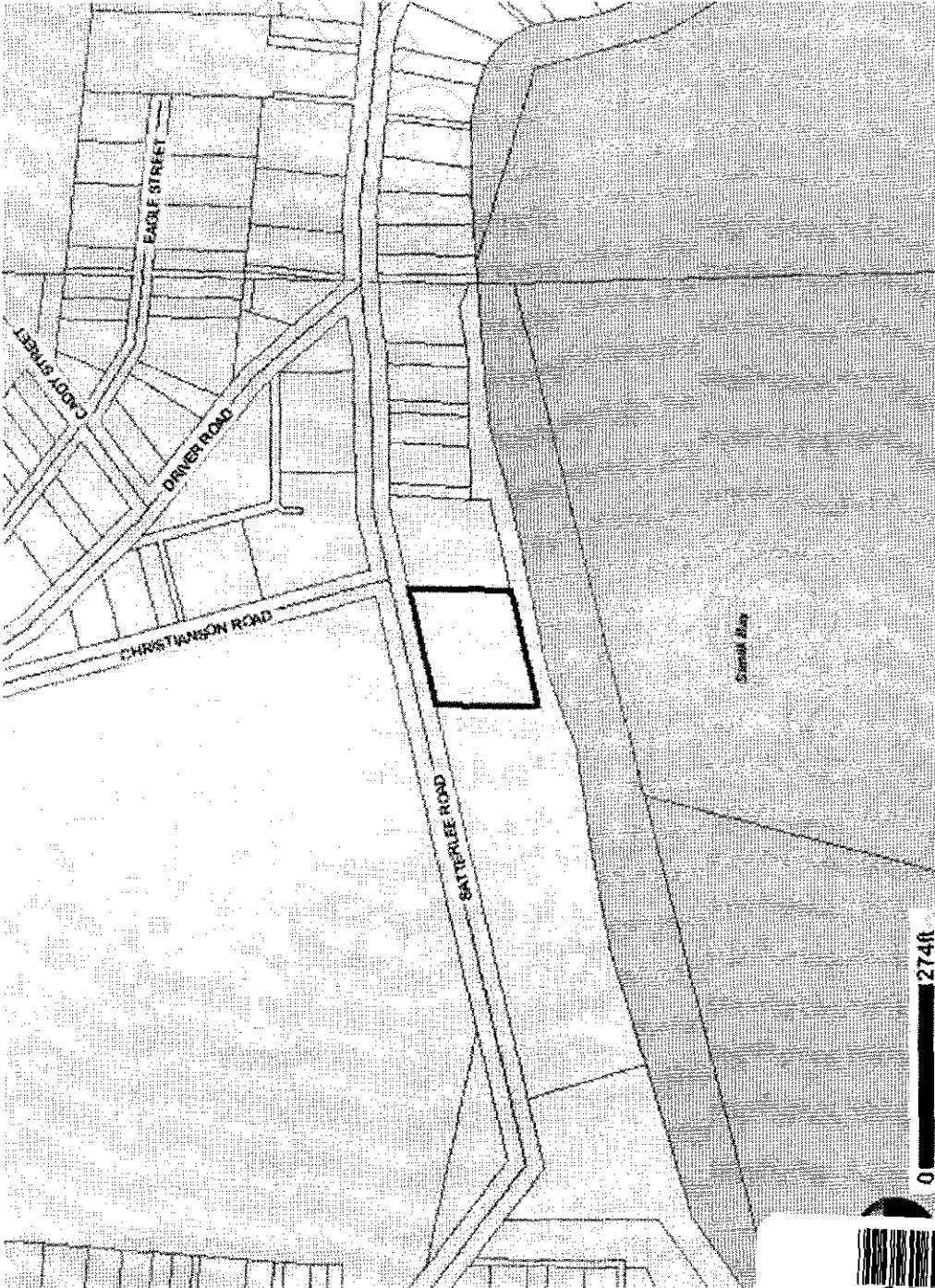


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Skagit County Assessor Parcel Details

Parcel Number	XrefID	Quarter	Section	Township	Range
P123428	340208-4-002-0000	04	08	34	02

[Zoom to this Parcel on iMap](#)
[View Assessor Parcel Map of this Section](#)

Owner Information

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

Site Addresses

2006 Value Breakdown

Building Market Value	\$0.00
Land Market Value	\$25,000.00
Total Market Value	\$25,000.00
Assessed Value	\$25,000.00
Taxable Value	\$25,000.00

[View Value History](#)

2006 Property Tax Summary

2006 Taxable Value	\$25,000.00
General Taxes	\$258.79
Special Assessments	\$.17
Total Taxes	\$258.96

[View Tax Statement](#)

Legal Description

ACRES 0.56; TRACT B OF BOUNDARY LINE SURVEY AF#200505110080 AKA 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 TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 73 DEGREES 49' 00" WEST 180.00 FEET; THENCE SOUTH 00 DEGREES 23' 00" EAST 135.00 FEET PARALLEL WITH THE WEST LINE OF SAID LOT 1; THENCE NORTH 76 DEGREES 55' 25" EAST 177.54 FEET TO A POINT THAT IS SOUTH 00 DEGREES 23' 00" EAST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 23' 00" WEST 145.00 FEET TO THE TRUE POINT OF BEGINNING.

Levy Code	Neighborhood	Land Use Per WAC 458-53-030
1490	NO/LOW BANK <15'; NO IMPROVEMENTS	UNIMPROVED LAND

City District	School District	Fire District	Utilities
Skagit County	SD103	F13	

Year Built	Acres	Living Area	Number Of Rooms	Bdrms
	0.56			

Construction Style	Foundation	Exterior Walls	Roof Covering	Roof Style



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