

Return Name & Address:



200601200078

Skagit County Auditor

1/20/2006 Page

1 of

5 9:32AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0037

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): _123429; 340208-4-002-0100; See attached Legal Description. Within a portion of the SE ¼ of Section 8, Twp. 34 North, Rge 2 E.

Lot Size: _approximately 2.5 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.

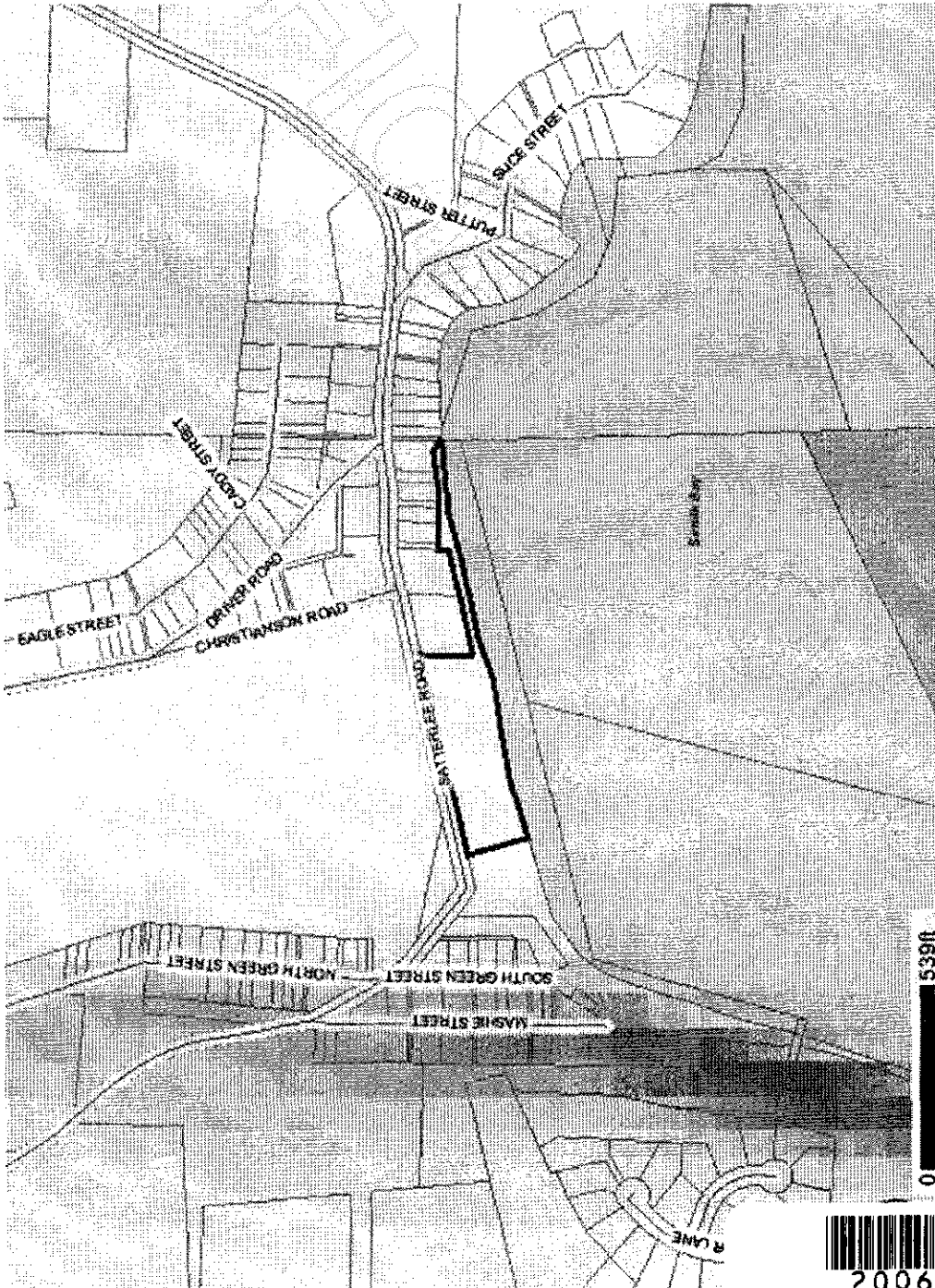
2. DEVELOPMENT

- ☒ **IS**, the minimum lot size required for the Rural Intermediate 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 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:

Maed Roeder
See attached map for Lot of Record boundaries.

Date: _1/19/2006_



P123429



200601200078
Skagit County Auditor

Skagit County Assessor Parcel Details

Parcel Number	XrefID	Quarter	Section	Township	Range
P123429	340208-4-002-0100	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	\$200,000.00
Total Market Value	\$200,000.00
Assessed Value	\$200,000.00
Taxable Value	\$200,000.00

[View Value History](#)

2006 Property Tax Summary

2006 Taxable Value	\$200,000.00
General Taxes	\$2,070.32
Special Assessments	\$.75
Total Taxes	\$2,071.07

[View Tax Statement](#)

Legal Description

ACRES 2.50, TRACT C OF BOUNDARY LINE SURVEY AF#200505110080 AKA THAT PORTION OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LYING SOUTHERLY OF THE SATTERLEE ROAD AND LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: 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 820.74 FEET ALONG THE SOUTHERLY MARGIN OF SAID SATTERLEE ROAD AND THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 1 TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 16 DEGREES 11' 00" EAST TO THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 1 AND THE TERMINUS OF SAID LINE, EXCEPT THAT PORTION PLATTED AS SIMILK BEACH, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON AND ALSO EXCEPT 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; 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 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, AND ALSO EXCEPT THAT PORTION OF GOVERNMENT LOT 1, SECTION 8, TOWNSHIP 34, 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 SI THENCE SOUTH 74 DEGREES 49' 00" WEST 37.91 FEET ALONG THE V

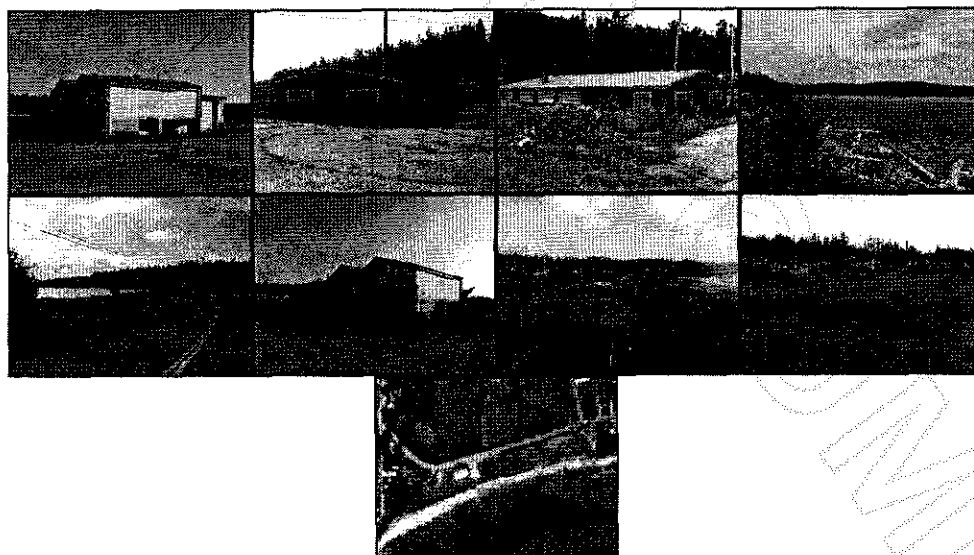


200601200078

Skagit County Auditor

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
	2.5			
Construction Style	Foundation	Exterior Walls	Roof Covering	Roof Style
Interior Finish	Floor Covering	Floor Construction	Plumbing	
Appliances	Heat-AirCond		Fireplace	
Sale Deed Type	Sale Date	Sale Price		
View Sales History				



200601200078
Skagit County Auditor