

Return Name & Address:



200601200080

Skagit County Auditor

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4 9:33AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_06-0039

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): \_123431; 340208-4-002-0300; See attached Legal Description. Within a portion of the SE ¼ of Section 8, Twp. 34 North, Rge 2 E.

Lot Size: \_approximately .60 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.

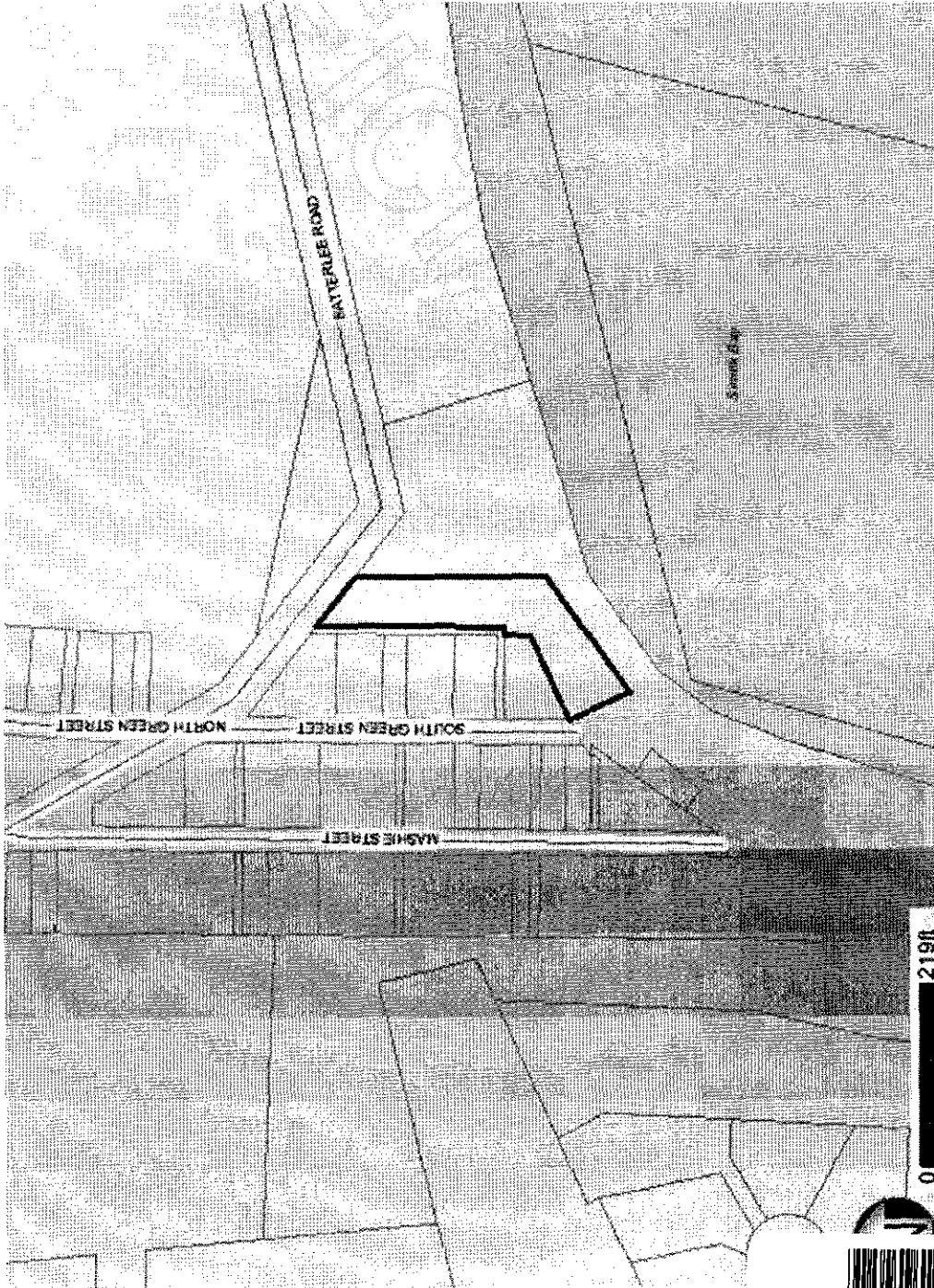
Authorized Signature: \_\_\_\_\_

*Howe Rooden*

Date: \_1/19/2006\_

See attached map for Lot of Record boundaries.





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# Skagit County Assessor Parcel Details

<b>Parcel Number</b>	<b>XrefID</b>	<b>Quarter</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>
P123431	340208-4-002-0300	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

<b>Building Market Value</b>	\$ .00
<b>Land Market Value</b>	\$25,000.00
<b>Total Market Value</b>	\$25,000.00
<b>Assessed Value</b>	\$25,000.00
<b>Taxable Value</b>	\$25,000.00

<b>2006 Taxable Value</b>	\$25,000.00
<b>General Taxes</b>	\$239.47
<b>Special Assessments</b>	\$.18
<b>Total Taxes</b>	\$239.65

[View Value History](#)
[View Tax Statement](#)

## Legal Description

ACREAGE ACCOUNT, ACRES 0.60, TRACT E OF BOUNDARY LINE SURVEY AF#200505110080 AKA LOT 1, BLOCK 5, SIMILK BEACH, SKAGIT COUNTY, WASHINGTON, AND THAT PORTION OF GOVERNMENT LOT 2, SECTION 8, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. DESCRIBED AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 5, THENCE SOUTHERLY AND WESTERLY ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID LOT 1, BLOCK 5, TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 5; THENCE SOUTH 28 DEGREES 04' 32" EAST 60.00 FEET; THENCE NORTH 54 DEGREES 24' 15" EAST 172.06 FEET; THENCE NORTH 02 DEGREES 26' 04" WEST 220.00 FEET TO THE SOUTHERLY MARGIN OF A SATTERLEE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY MARGIN TO THE NORTHEAST CORNER OF THE ALLEY ALONG THE EASTERLY SIDE OF SAID BLOCK 5; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ALLEY TO THE SOUTHEASTERLY CORNER THEREOF; THENCE WESTERLY ALONG SAID ALLEY TO THE POINT OF BEGINNING.

## Levy Code

## Neighborhood

## Land Use Per WAC 458-53-030

1460

S.F. UNPLATTED .51 TO 1 AC; NO IMPROVEMENTS

UNIMPROVED LAND

## City District

## School District

## Fire District

## Utilities

Skagit County

SD103

## Year Built

## Acres

## Living Area

## Number Of Rooms

## Bdrms

0.6

## Construction Style

## Foundation

## Exterior Walls

## Roof Covering

## Roof Style



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