

Return Name & Address:



200602070023

Skagit County Auditor

2/7/2006 Page

1 of

4 8:53AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_05-0557 REVISED

Originally recorded under AF 200511290048
Re-recorded to correct status to Approved

Applicant Name: Terry Smiley

Property Owner Name: Robert Magnuson

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

P#(s): 35701, 35699, Westerly Ptn of Govt. Lot 1 only, P35698; 350403-0-002-0000, 350403-0-001-0100, 350403-0-001-0001; Within a portion of the NE 1/4 of NE 1/4 of Sec. 3, Twp. 35, Rge 4.

Lot Size: approximately 29 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. Corrected by Boundary Line Adjustment PL05-0880.

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 Reserve 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)(i) 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, 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 Korder Date: 2/3/2006



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

February 3, 2006

Terry Smiley
21339 Clora Place
Sedro Woolley, WA 98284

RE: Lot of Record Certification PL05-0557 Revised
Parcels: P35699, P35701, P35698

Lot of Record Certification PL05-0804
Parcel P35703

Lot of Record Certification PL05-0805
Parcel: East ½ Government Lot 2 only, Ptn P35699, now P123834

Dear Terry:

Thank you, again for your patience during the re-review of the above noted Lot of Record Certifications. The re-review was just a little confusing due to the Easterly portion of Government Lot 2 having been sold and a new Parcel Number having been assigned.

Enclosed please find an unrecorded copy of PL05-0557 Revised, which includes P#'s 35699, 35698, and 35701. The original has been forwarded to the Skagit County Auditor's Office for recording. At such time as received, the original and an invoice for recording will be forwarded.

I would like to reiterate, that Parcel P35703, although recognized as a Lot of Record, at only 4 acres is substandard to the minimum lot size of 10 acres for the Rural Reserve zoning designation and as such does not have a residential development right. Parcel P35703 may be being conveyed, but no development permits, i.e., on-site sewage disposal or building permit of any type will be issued for this parcel alone. The Parcel would be eligible for Boundary Line Adjusting to any adjoining parcel.



Terry Smiley
February 3, 2006
Page Two

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services

Enclosures

Cc: Dorothy Magnuson
219401 Grip Road
Sedro Woolley, WA 98284



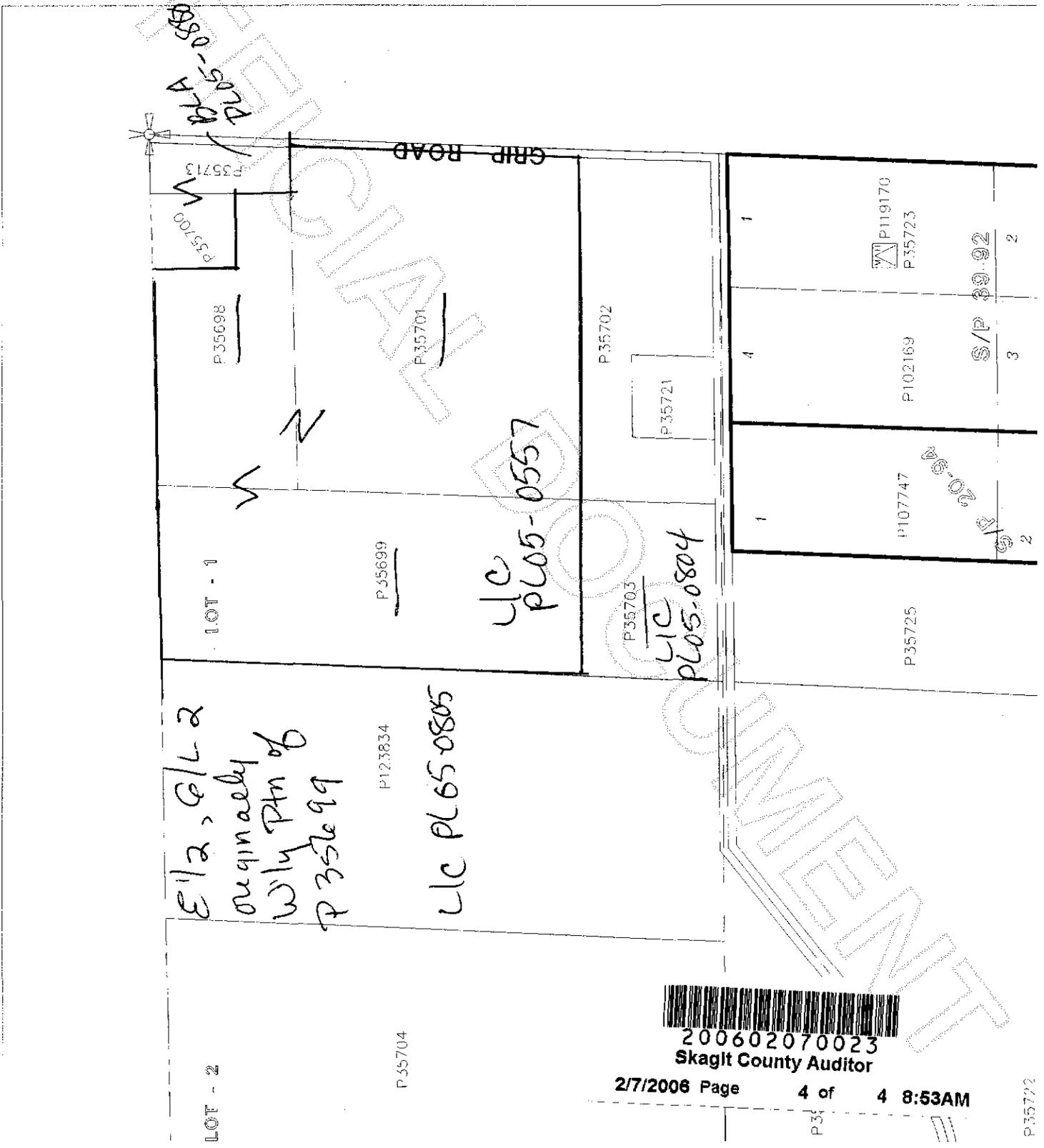
200602070023
Skagit County Auditor

2/7/2006 Page 3 of 4 8:53AM

SKAGIT COUNTY

6	5	4	3
7	8	9	10
18	17	16	15
19	20	21	22
30	29	28	27
31	32	33	34

T 35 N R



200602070023
Skagit County Auditor

P35722