

Return Name & Address:



200602230055
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 05-0779

Applicant Name: Tim Rognaldson

Property Owner Name: same

The Department hereby finds that Lots 30, 31, Ptns. of Lots 29 and 32 of Dewey Beach Addition # 4, recorded on October 10, 1955, Volume 7, Page 50

Parcel Number: P65095; 3904-000-031-0103; a Ptn of the NE ¼ of Sec. 24, Twp 34, Rge 1.

1. CONVEYANCE

☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

☐ **IS/ARE**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located and therefore **IS/ARE** eligible to be considered for development permits.

IS/ARE the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 4.16.850(4)(c) _____ and therefore **IS/ARE** eligible to be considered for development permits.

☒ **IS NOT** the minimum lot size required for the Rural Intermediate zoning district in which the lot is located, however does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A), existing dwelling unit.

Authorized Signature: *David Roeder*

See Attached Map

Date: 2/15/2006



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

February 15, 2006

Tim Rognaldson
15169 North Dewey Beach Drive
Anacortes, WA 98221

RE: Lot of Record Certification PL05-0779
Parcel P65095

Dear Mr. Rognaldson:

Thank you for your patience during the lengthy review time of this application. There have been an extremely large number of applications submitted as well as important Lot of Record Certification amendments to the Zoning Ordinance were adopted May 20, 2005.

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

Review of the documents submitted has resulted in the following determination:

Parcel P65095 is comprised of Lots 30 and 31, and portions of Lots 29 and 32, comprising one Lot of Record.

It is noted that there are a series of "dashed lines" shown on the Assessor's Map as though indicating a "second parcel". During the review of the conveyance documents, it was noted that in 1982 Russell French conveyed Lots 30 and 31, excepting out the area within the "dashed lines" from the legal description to be conveyed to Pardie and Daryl Hale. This type of "exception" created what is termed an illegal segregation due to non-compliance with Subdivision Ordinance # 3787. In order for Russell French to have created this parcel would have required a Replat of those particular lots within the Plat of Dewey Beach Addition # 4. Since a Replat was not accomplished, and thus no new lot created, there is no development right associated with that area.



Mr. Tim Rognaldson
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Since 1989, with the conveyance of the property as a single unit from Pardie and Daryl Hale to David Moe, the entire description has been continuously conveyed as a single unit of property. Thus, there is not an appearance of an illegal segregation and the property may be conveyed based on the Parcel Number P65095 and associated legal description on file with the Skagit County Assessor's Office.

Enclosed please all documents submitted for review and an unrecorded copy of the Lot Certification for the property. The original Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. The original and an invoice for recording will be forwarded upon receipt from the Auditor's Office. If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Community Development

Gr
Enclosures



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