



200603070003  
Skagit County Auditor

3/7/2006 Page 1 of 3 8:47AM

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_06-0155

Applicant Name: \_ Ann Richards

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): \_34955, 34971, 34970, 34973; 350329-3-001-0006, 350329-4-002-0003, 350329-4-001-0004, 350329-4-004-0001; a Ptn. of NE ¼ of the SW ¼, North ½ of the SE ¼, SE ¼ of the SE ¼ and a Ptn of the E ½ of the E1/2 of the SW ¼ of the SE ¼, all in Section 29, Twp. 35, Rge 3. All as one parcel per Boundary Line Adjustment PL03-0178.

Lot Size: \_approximately 166 acres

**1. CONVEYANCE**

**X 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**

**X 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)(viii)(B) 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:       Hans Roeder       Date:   2/28/2006  

See attached map.



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

BILL DOWE, CBO  
Building Official

February 28, 2006

Harry Ota  
Windemere Real Estate  
1030 East College Way  
Mount Vernon, WA 98273

RE: Ann Richards Property  
Parcels: P 34955, 34971, 34970, 34973

Dear Harry:

A review and reconciliation of the Lot Certifications and Boundary Line Adjustments associated with the above noted parcels has determined that Parcels P34955, 34971, 34970, and 34973 are a single unit of property. Parcel P34973 also includes the East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4, as adjusted under Boundary Line Adjustment PL03-0676. The determination of a single unit of the noted Parcel numbers is based on Boundary Line Adjustment PL03-0178 in which the first of two smaller parcels were created and later sold. In order to create any additional individual parcels will require a land division. Please feel free to contact this office for further information regarding a land division.

Enclosed please find a copy of an unrecorded Lot Certification indicating the three parcel numbers comprise one Lot of Record. The original has been forwarded to the Skagit County Auditor's Office for recording. At such time as received by this office, the original and an invoice for recording will be forwarded to you.

I hope this answers your questions, however, please feel free to contact this office.

Sincerely,

  
Grace Roeder, Associate Planner  
Planning & Development Services

Enclosure

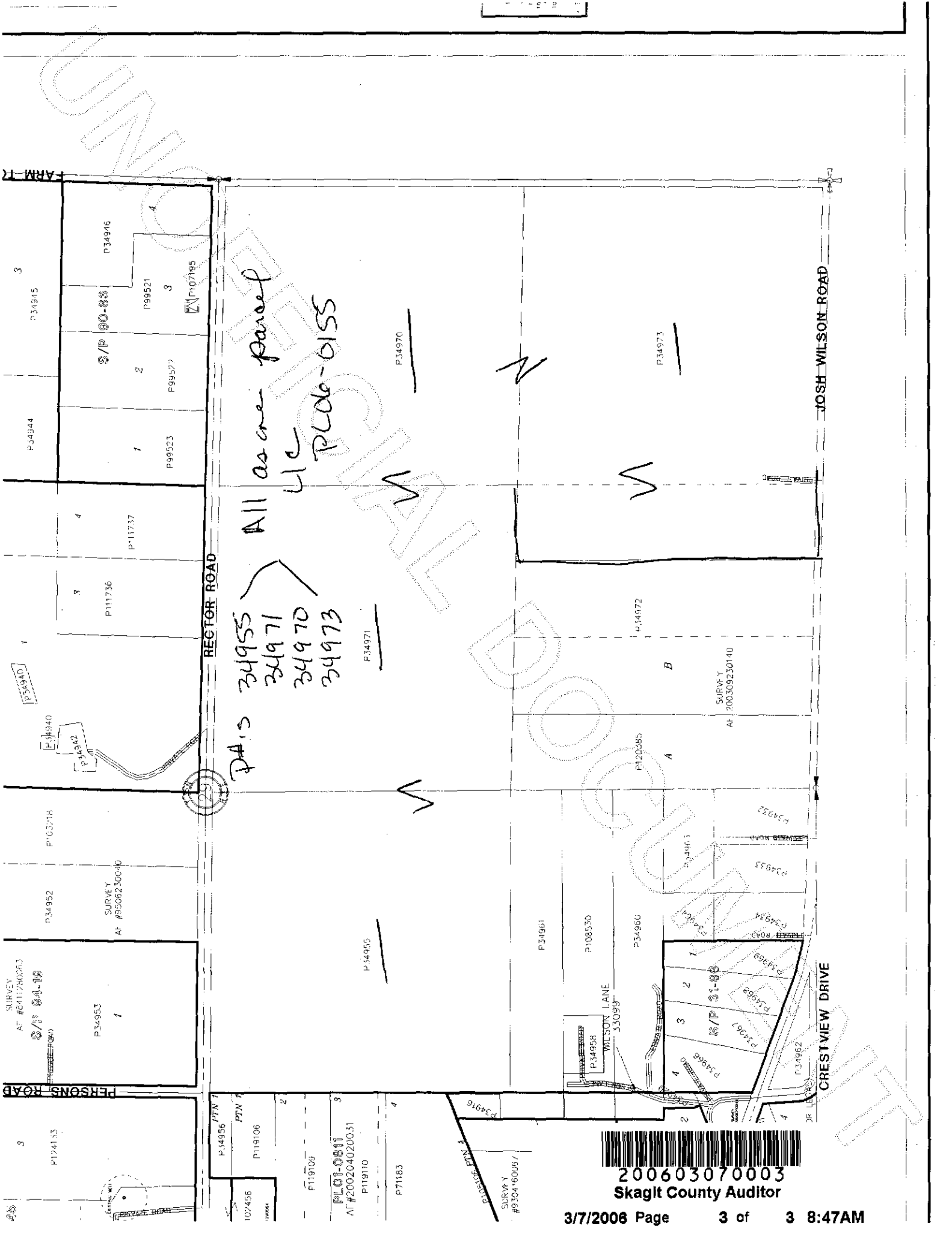
1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phone

*"Helping You Plan and Build Better"*



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3/7/2006 Page 2 of 3 8:47AM



P.A.'s 34955  
 34971  
 34970  
 34973  
 All as one parcel  
 UP PLOD-0155

SURVEY #2411280263  
 AT #9506230040  
 P34953  
 1

SURVEY #9506230040  
 P34952  
 P103118  
 P34940  
 P34942

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