

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: 94-0058

Applicant Name: Charles Drake

Property Owner Name: same

The Department hereby finds that Lots 5 & 6, Block 6, Holiday Hideaway___ recorded on August 6, 1962, Volume 8, pages 36-42.___ As one Parcel.

Parcel Number(s): P65735 & 65736; 3926-002-005-0006, 3926-002-006-0005. As one parcel.

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS/ARE** 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 not** the minimum lot size required for the Rural Intermediate zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) 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 development permits.

Authorized Signature: Grace Roeder

See Attached Map

Previously approved:

Date: 8/17/1994

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LOT CERTIFICATIONSKAGIT COUNTY
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENTComplete PART I and/or PART II, as directed
WARNING

This document should not be construed as authorizing any further division of said lot; any such division would be subject to any and all rules and regulations relating to land divisions in effect at the time such division is proposed.

PART I: OWNER (to be completed by the owner)

I, _____, do hereby certify from personal knowledge the following:

- A. That I am an owner of that certain parcel of real property, the legal description of which is attached;
- B. That I have had said interest since _____
(if the above date is after March 1, 1965, a copy of your deed must be attached.)

I understand that any division by sale or lease of this property on or after March 1, 1965, may prevent the issuance of a building or other development permit if such division was, or is not, done in conformance with all county laws relating to land divisions effective at the time of such division.

Signed _____

Date _____

PART II: TITLE COMPANY (to be completed by the title company)

SQUARE HARBOR DEVELOPMENT the present owner or contract purchaser of that certain parcel of land which bears Assessor's Account Number 3926-002-006-0005 and whose legal description is attached hereto, has been asked by Skagit County to provide copies of the deed creating the above parcel. Your assistance would be greatly appreciated.

A. The above parcel was created by (please check appropriate box and complete):

Plat Name HOLIDAY HIDEAWAY No. 1

or

BLOCK 2 LOTS 5 & 6

Short Plat Number _____

or



Meats and Bounds _____

B. The above parcel was separated from ownership of adjacent properties,

(Data) _____

(Initials) _____

I hereby provide attached hereto public record copies of documents involving the creation of the above parcel upon which the seal of our office is affixed.

Title Company certification is not required if lot is within an approved short plat or a plat recorded after 1966.

Signed Rory MillerDate 8-15-94Company Century 21 Bryant Realty

PART III: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT (to be completed by Skagit Co.)

Having reviewed the information provided in Part I and/or Part II above, I hereby find that the parcel bearing Assessor's Account No. _____ is a legal lot for building purposes under the County Zoning and Subdivision Codes. Furthermore, this certification is subject to revocation if it is determined that the _____ is erroneous.

Authorized Signature Grace Roeder

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