

Return Name & Address:



200606190226
Skagit County Auditor

6/19/2006 Page 1 of 4 2:18PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_04-0123 - Revised

Applicant Name: Lester Merritt

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): one acre parcel in NE corner of P34489; 350319-0-012-0001; Ptn of NW ¼ of Sec. 19 Twp. 35, Rge 3. As created by BLA PL06-0549.

Lot Size: approximately 1 acre

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 Reserve zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv), existing single family residence and therefore IS eligible to be considered for development permits.

Lot Certification PL04-0123 originally approved 5/19/2004.

Authorized Signature: Graef Roeder

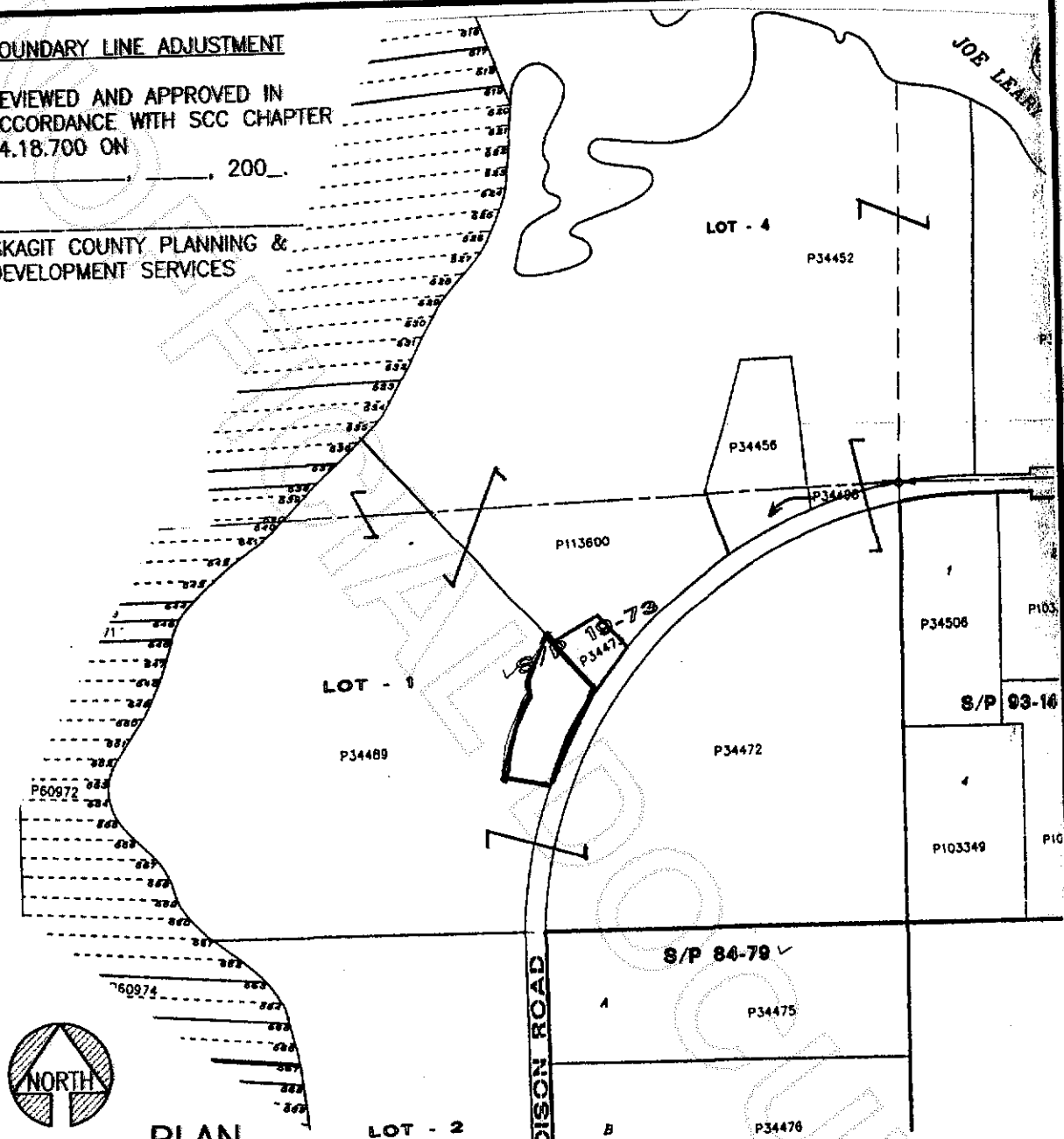
Date: 06/13/2006

See attached map for Lot of Record boundaries.

REVIEWED AND APPROVED IN
ACCORDANCE WITH SCC CHAPTER
14.18.700 ON

_____, 200_.

SKAGIT COUNTY PLANNING &
DEVELOPMENT SERVICES



PLAN

Bar Scale **Feet**

0 500 1000

PREPARED BY:

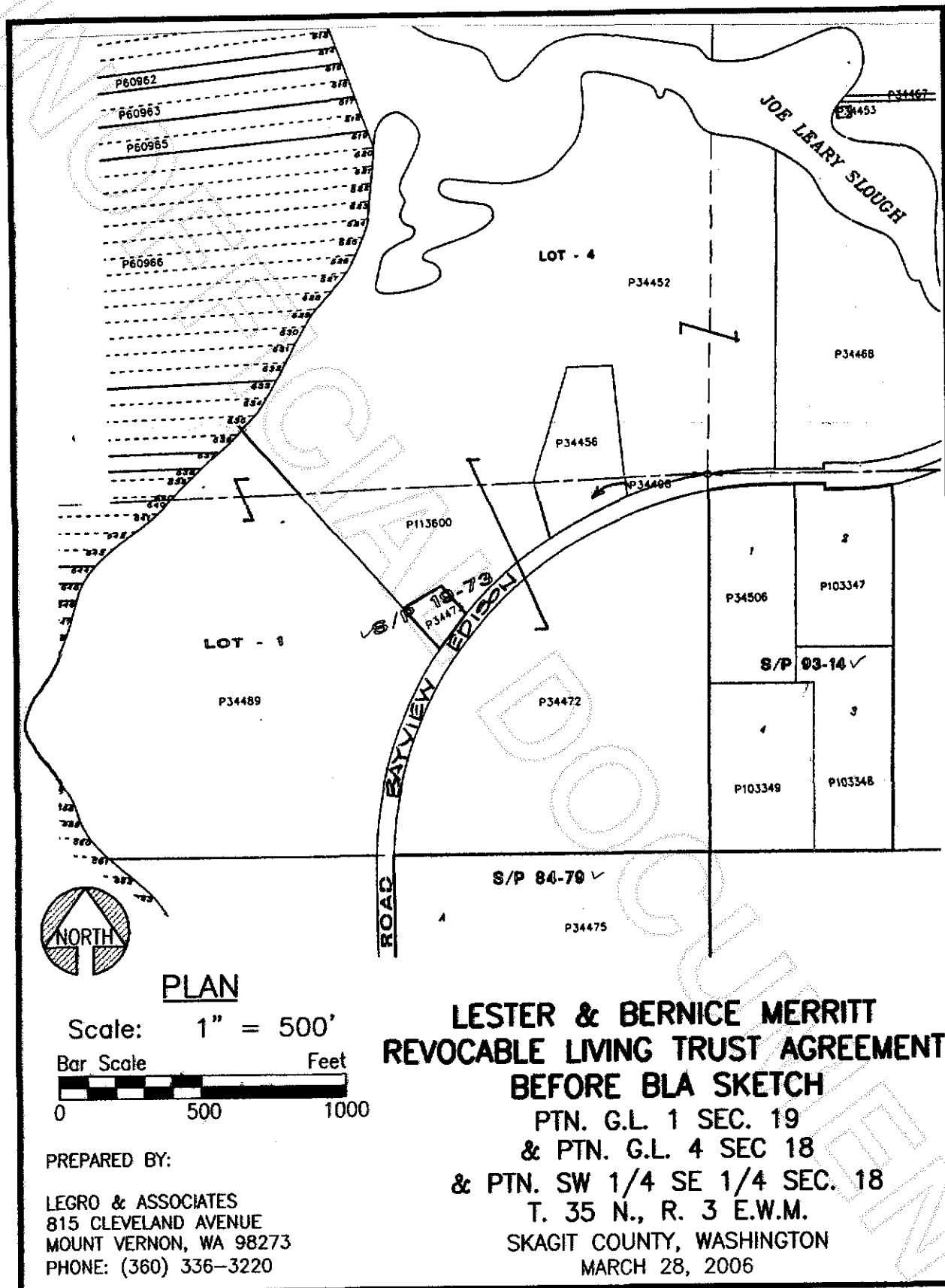
LEGRO & ASSOCIATES
815 CLEVELAND AVENUE
MOUNT VERNON, WA 98273
PHONE: (360) 336-3220

LESTER & BERNICE MERRITT
REVOCABLE LIVING TRUST AGREEMENT
AFTER BLA SKETCH

PTN. G.L. 1 SEC. 19
& PTN. G.L. 4 SEC 18
& PTN. SW 1/4 SE 1/4 SEC. 18
T. 35 N., R. 3 E.W.M.
SKAGIT COUNTY, WASHINGTON
MARCH 28. 2006



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**LESTER & BERNICE MERRITT
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Return Name & Address (For Recording Purposes only).

Lester Merritt

9140 Bayview Edison Road

Bow, WA, 98232

PLANNING & PERMIT CENTER

LOT of RECORD CERTIFICATION

200 WEST WASHINGTON STREET - MOUNT VERNON, WA 98273 - (360) 336-9410

DATE STAMP

Lot Certification File Number: PL 04 - 0123

Applicant Name: Lester Merritt

Grantee/Property Owner's Name: Same

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

330319-0-012-0001

P# 34489

34.4 AC

P#

Ag-NRL & Rural Reserve

P#

See attached legal description and map for certified lot of record boundaries.

IS, a lot of record pursuant to Skagit County Code 14.16 Zoning Ordinance and in compliance with RCW 58.17.210.

X IS, a substandard lot of record subject to SCC 14.16.850(4) Development of Lots of Record.

IS NOT, a lot of record under the Skagit County Code 14.16 Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.210.

Grantor/Skagit County Planning & Permit Center

Date: 5/18/2004

Authorized Signature: Graeme Roeder

Title: Associate Planner



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