

Return Name & Address:



200607310200

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0682

Applicant Name: _ David Portnow _

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): _100077, 100087; 350624-1-001-0103, 350613-4-007-0100; within Ptn of the NE ¼ of Sec 24, and Ptn of the SE ¼ of the SE ¼ of Sec 13, all in Twp. 35, Rge 6. All as one parcel.

Lot Size: _approximately 20 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.
- ☐ **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 _Secondary Forestry Natural Resource Land 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 districts 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.

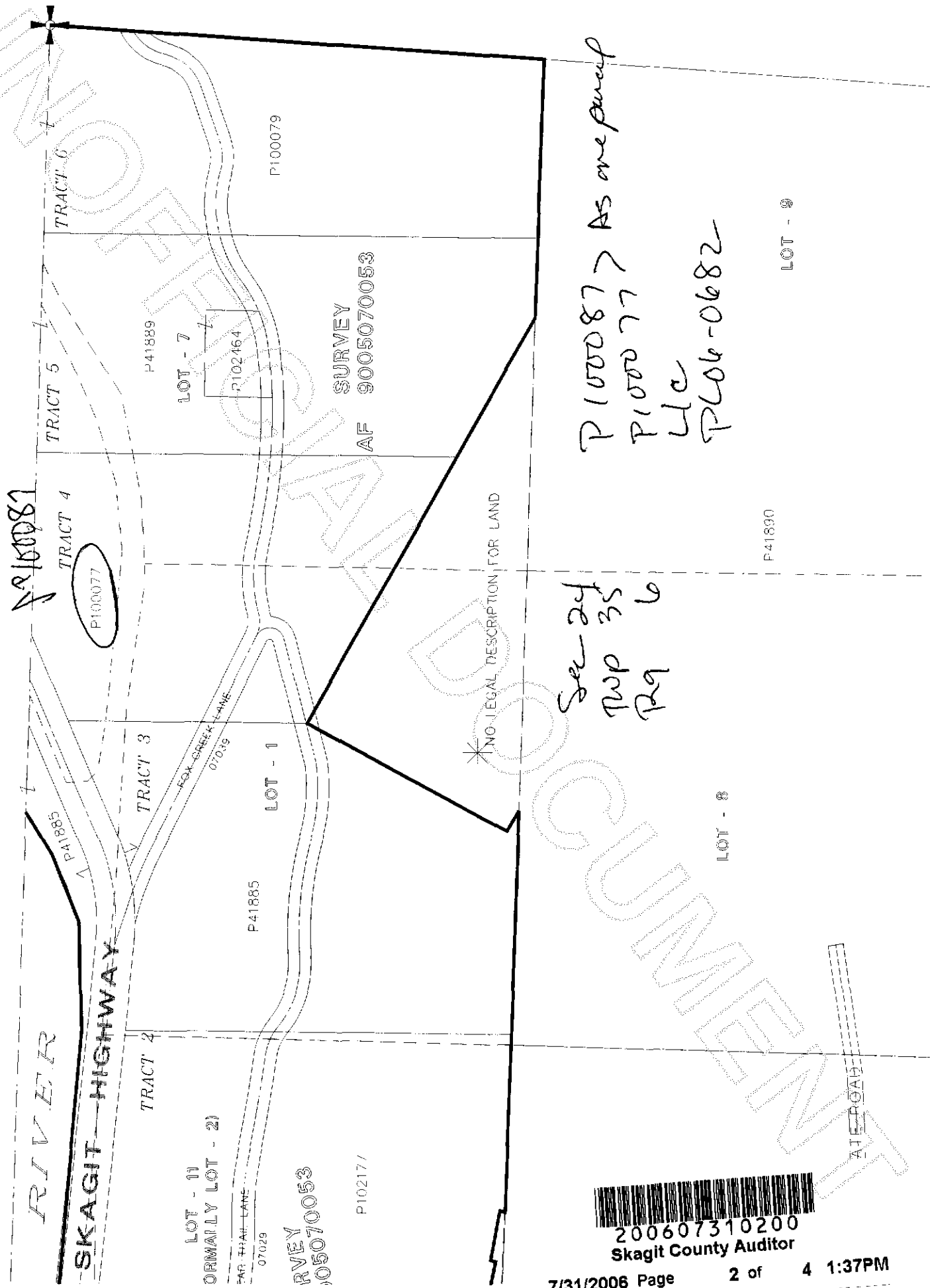
IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: _____

David Portnow

Date: _7/26/2006_

See attached map for Lot of Record boundaries.



P100087

Sec 24
Twp 35
R9 6

P100087 > As one parcel
P100077
Uc
P100087-0682

LOT - 9

LOT - 8

LOT - 1

LOT - 7

TRACT 3

TRACT 4

TRACT 5

TRACT 6

RIVER

SKAGIT HIGHWAY

LOT - 11
FORMALLY LOT - 2)

RVEY
05070053

P102171

P41885

TRACT 2

TRACT 3

P41885

P41889

P102164

P100079

P41890

*NO LEGAL DESCRIPTION FOR LAND



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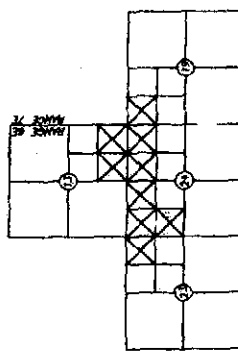
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in March 1980 at the request of Skagit County, Washington. I, the Surveyor, have been duly sworn and qualified in Skagit County, Washington. I have been duly sworn and qualified in Skagit County, Washington. I have been duly sworn and qualified in Skagit County, Washington.

SURVEYOR'S CERTIFICATE
 JOHN L. ADAMS
 Date: 5/17/06
 CERT. # 17651



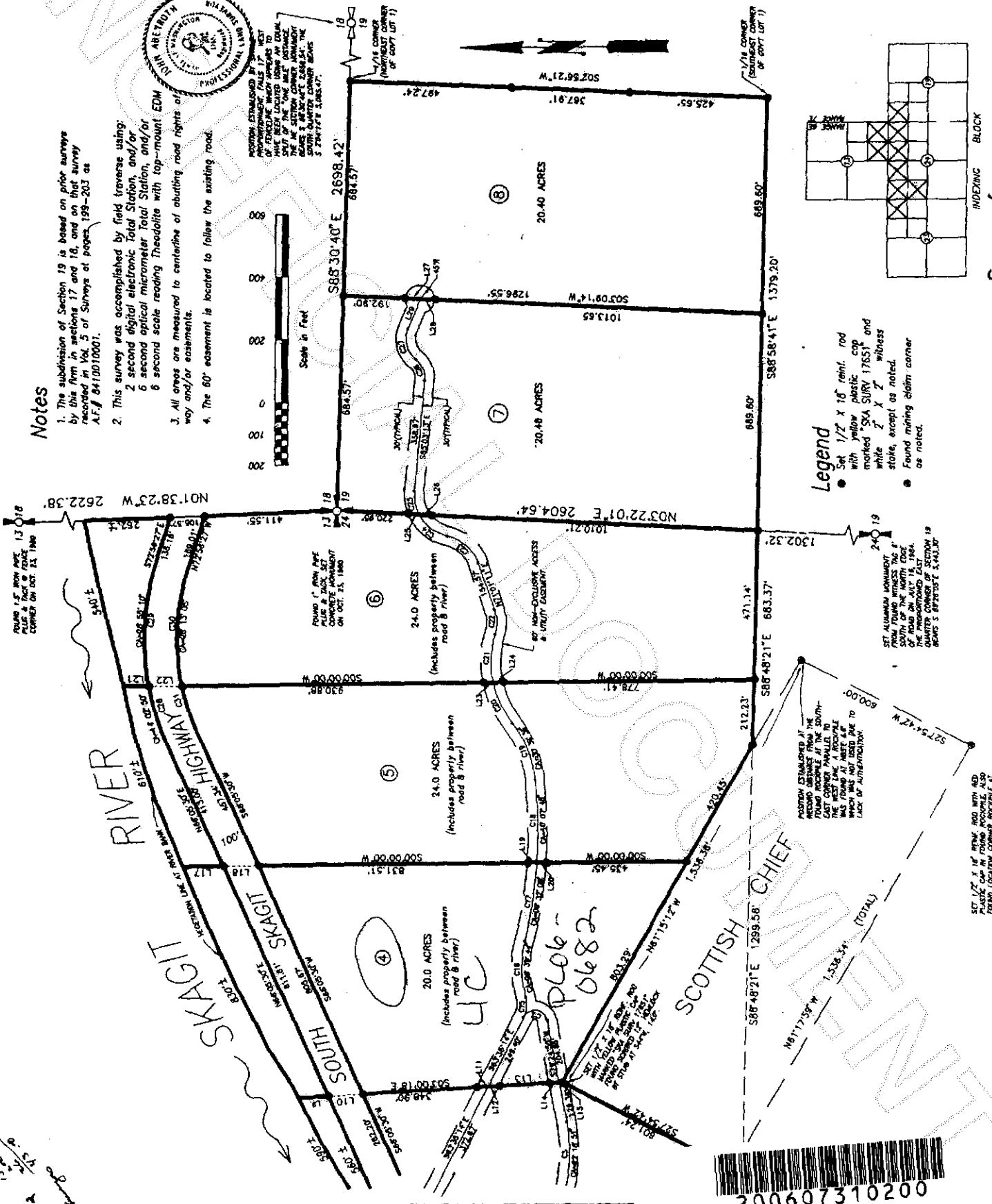
Notes

1. The subdivision of Section 19 is based on prior surveys by this firm in sections 17 and 18, and on that survey recorded in Vol. 5 of Surveys at pages 198-203 as A.F. # 8410010001.
2. This survey was accomplished by field traverse using:
 2 second digital electronic Total Station, and/or
 6 second optical micrometer Total Station, and/or
 6 second scale reading theodolite with top-mount EDM
3. All areas are measured to centerline of abutting road rights of way and/or easements.
4. The 60' easement is located to follow the existing road.



Legend

- Set 1/2" x 16" reinf. rod with yellow plastic cap marked "SKA SURV 17651" and white "2" x "2" witness stake, except as noted.
- Found mining claim corner as noted.



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