

Return Name & Address:



200609220155
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-0777

Applicant Name: Carlton Smith

Property Owner Name: same

The Department hereby finds that the North 150 ft. of Lot 10 of Everett's Fertile Acres, recorded in Volume 7, Pages 16 & 17, recorded March 9, 1916.

Parcel Number(s): P 65221; 3910-000-010-0209; within a Ptn of the SW ¼ of the NW ¼ of Section 9, Twp 35, Rge 8.

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.

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 _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore **IS** eligible to be considered for development permits.

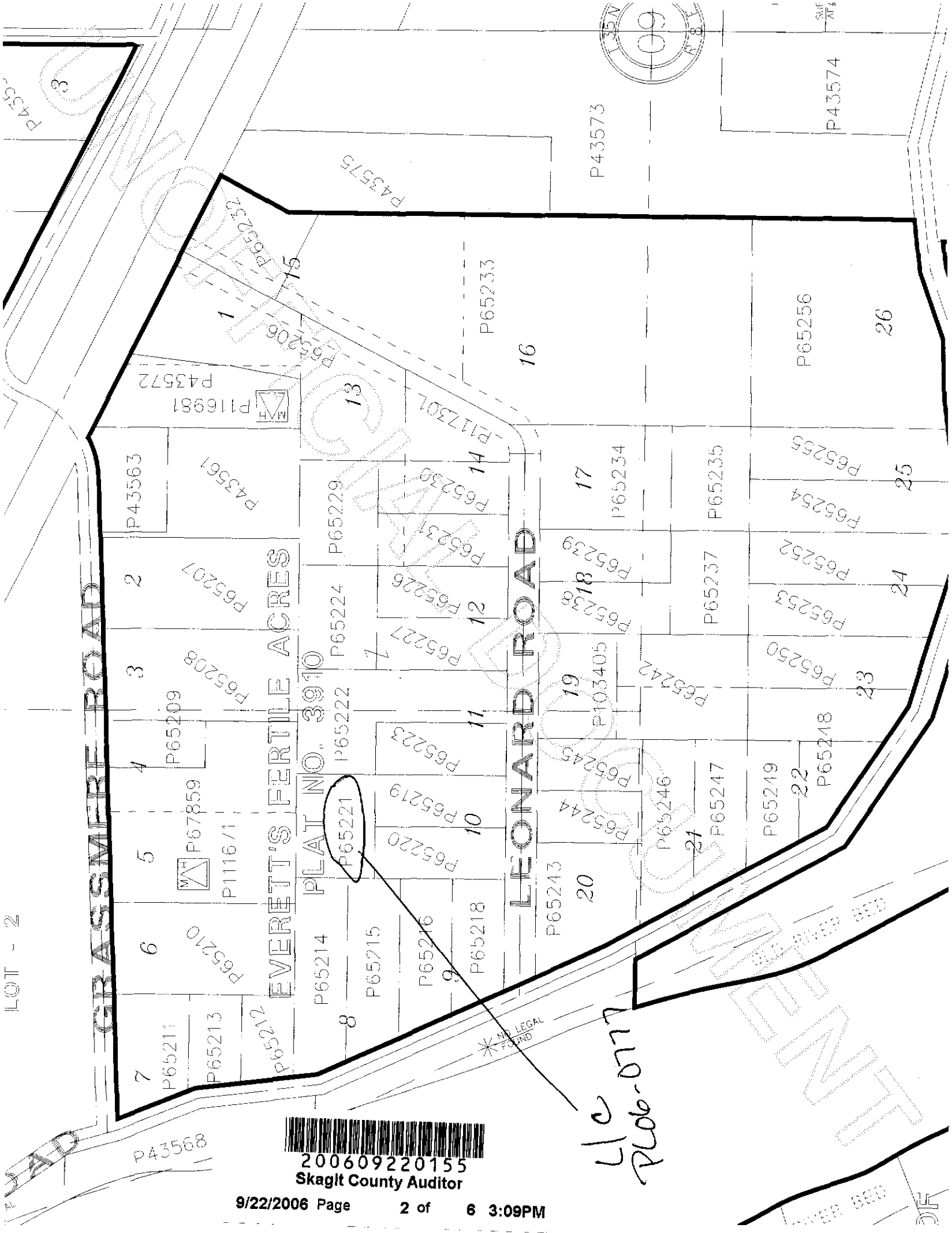
- ☒ **IS NOT** the minimum lot size required for the Rural Reserve zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: How Roeder

See Attached Map

Date: 9/14/2006

LOT - 2



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LLC-0777
P606-0777

DECLARATION OF INNOCENT PURCHASER

I, CARLTON JACK SMITH, declare that pursuant to RCW 58.17.210 and Skagit County Code 14.18.000(9), I am an innocent purchaser of real property for value and I have never received notice that the lot was not legally created as provided by Skagit County Code. In addition, I have not previously been granted innocent purchaser status by Skagit County. I understand that contiguous lots created in violation of Skagit County Code which were under the same ownership at the time of application for innocent purchaser status shall be recognized only as a single lot and combined through a boundary line adjustment.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

EXECUTED at MOUNT VERNON, Washington this 23RD day of AUGUST, 2006.

Carlton Jack Smith
Declarant

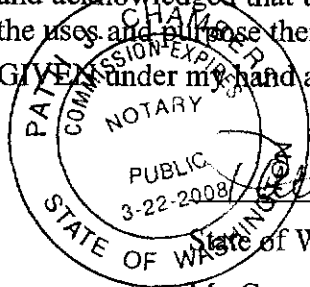
Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)

On this day personally appeared before me CARLTON JACK SMITH, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the 23RD day of AUGUST, 2006.



Patricia Chambers Notary Public in and for the
State of Washington residing at: MOUNT VERNON
My Commission Expires: 3/22/2008



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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

September 14, 2006

Mr. Carlton Jack Smith
1506 40th St.
Anacortes, WA 98221

RE: Lot of Record Certification PL06-0777
Parcel P65221

Dear Mr. Smith:

This office has determined, based on the information submitted, that Parcel P65221 is a Lot of Record with you as the current property owner having Innocent Purchaser standing. However, it should be noted that the Lot of Record Certification is limited to conveyance only and at this time does not include Certification for development.

The determination of Conveyance Only is based on review of Skagit County Code 14.16.850 as amended May 2005. A copy of the complete Amendment is included with the specific code section highlighted.

Skagit County Code now requires processing of a Reasonable Use Application prior to residential development on a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the amended ordinance.

The subject property is currently zoned Rural Reserve. The Rural Reserve zoning designation has a minimum lot size of ten (10) acres. The subject property appears to be approximately 30,000 sq. ft. and is considered substandard to the zoning designation and does not appear to comply with any of the noted exemptions. Thus, in order for residential development to occur the processing and approval of a Reasonable Use Exemption will be necessary.



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Enclosed please find a Reasonable Use Application. The fee for this application is \$ 183.00, plus approximately \$ 100.00 publishing cost, plus approximately \$ 33.00 for the recording of the final document. A list of Parcel Numbers indicating property owners to be notified has been compiled and attached for your convenience.

The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process. The primary criteria for the approval of a Reasonable Use Certification, is if the review of the Lot Certification indicates there has not been contiguous property ownership at any time since July 1990. There does not appear to have been any contiguous property ownership since 1990.

The processing time of a Reasonable Use Application is approximately eight weeks. Included in the processing is notification of all adjacent property owners within 300 ft and two separate notices published in the Skagit Valley Herald. In order to notify the adjacent property owners, the applicant of a Reasonable Use Application is required to provide stamped, addressed envelopes as part of the complete application.

It has been noted during the processing of this review that the following proviso is attached to this parcel:

"Water availability must be confirmed before a residential permit can be approved. The community well for this plat has a moratorium and cannot add any more hookups."

It is not necessary to resolve the noted water situation prior to completion of the Reasonable use Exception process. However, it should be noted that the water situation will be required to be resolved prior to issuance of any residential development permits.


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Enclosed please find the originals of all documents submitted; and an unrecorded copy of the Lot Certification. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. When the original is received by this office from the Auditor, the original will be forwarded to you.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services



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