

Return Name & Address:



200610040053

Skagit County Auditor

10/4/2006 Page

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3 9:53AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL06-0512

Applicant Name: Gerald Rohweder

Property Owner Name: same

The Department hereby finds that "the South 100 ft." of Lot 7 of Everett's Fertile Acres recorded on June 7, 1954, in Volume 7, Page 16, under AF 502474

Parcel Number(s): P65212; 3910-000-007-0105

1. CONVEYANCE

- ☐ **IS/ARE** Lot(s) of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS/ARE** 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/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/ARE NOT**, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) _____ 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, 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: [Signature] Date: 9/27/2006

See Attached Map



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

OSCAR GRAHAM, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

BILL DOWE, CBO
Building Official

September 27, 2006

Gerald Rohweder
P.O. Box 177
Concrete, WA 98237

RE: Lot of Record Certification:
PL06-0512, Parcel P65212

Dear Mr. Rohweder:

Thank you for your patience during the lengthy review of the above noted Lot Certification Application. This office has completed review of the application and based on the review of the information submitted it has been determined that Parcel P 65212 is not a lot of record. The subject property was created in 1975 by the conveyance of the "South 100 ft. of Lot 7 of Everett's Fertile Acres" from George Theodoratus to Lester Tuor.

The conveyance of only a portion of Lot 7 of Everett's Fertile Acres was completed without benefit of a Short Subdivision and therefore not in compliance with Skagit County subdivision regulations in effect at that time. Thus, this parcel is considered an illegal segregation.

This determination not only applies to this particular parcel, but also P65213 and P65211, the two parcels north of P65212, as noted on the enclosed map. All three of these parcels are considered illegal segregations due to not being created in compliance with Skagit County Subdivision regulations.

At this time, Parcel P65212 is not eligible for development permits. Please feel free to contact this office to arrange a meeting to discuss the situation. Enclosed please find an unrecorded copy of the Lot Certification. The original has been forwarded to the Skagit County Auditor for recording. At such time as received by this office, the original will be forwarded to you.

Sincerely,


Grace Roeder, Associate Planner
Planning & Community Development



LOT - 2

L/C PL06-0512

GRASSMERE ROAD

EVERETT'S FERTILE ACRES

PLAT NO. 3910

LEONARD ROAD

7

P65211

P65213

6

P65210

5



P67859

P111671

4

P65209

3

P65208

2

P65207

P43563

P43561

P43572

P116981



P116981

P65206

P43575

P65227

P65226

P65230

P65231

P65233

P117301

P65234

P65235

P65237

P65239

P65240

P65241

P65242

P65243

P65244

P65245

P65246

P65247

P65248

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P65214

P65215

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P65248

* NO LEG FOUND



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