



200710010208

Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL\_07-0770

Applicant Name: \_ Richard Stearns

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): \_35075; 350331-0-011-0105; within a Ptn of the NW of the NE 1/4 of Sec. 31, Twp. 33, Rge 3. Per attached Legal Description.

Lot Size: \_approximately 1.23 acres

1. CONVEYANCE

X 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

X IS, the minimum lot size required for the \_Rural Village Residential 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 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 \_\_\_\_\_ 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. However, is eligible for Agricultural Buildings.

Authorized Signature: \_\_\_\_\_ Date: \_10/01/2007\_

See attached map.



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**PARCEL C**  
LOT CERTIFICATION  
LEGAL DESCRIPTION  
FOR  
RICHARD & LINDA STEARNS  
OF  
A VACATED PORTION OF THE PLAT OF BAYVIEW,  
(MCKENNA & ELLIOTT'S 2<sup>ND</sup> ADDITION)

August 29, 2007

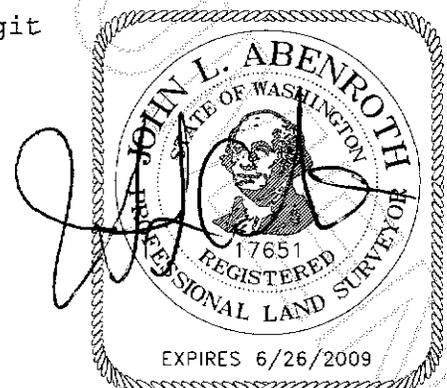
That portion of Government Lot 1 in Section 31, Township 35 North, Range 3 East, W.M., described as follows:

Beginning on the north line of B Street at a point which is intersected by a line drawn parallel to and 355 feet westerly of the centerline of 5<sup>th</sup> Street as said streets are set forth in the PLAT OF BAYVIEW, (MCKENNA & ELLIOTT'S 2<sup>ND</sup> ADDITION), as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington; thence northwesterly along said line which is parallel to and 355 feet westerly of the centerline of Fifth Street to the north line of Government Lot 1; thence westerly along the north line of said Government Lot 1 to the east line of Third Street as shown on the plat of A. SIEGFRED'S FIRST PLAT OF BAYVIEW PADILLA BAY, filed in Volume 1 of Plats, page 3, records of Skagit County, Washington; thence southeasterly along said east line to the north line of said B Street; thence northeasterly along the north line to the point of beginning of this description.

TOGETHER WITH the northwesterly half of B Street lying adjacent to the above described parcel that was vacated under Commissioner's file #2663, records of the Skagit County Commissioner's office.

Situate in Skagit County, Washington.

Containing 1.23 acres.



9/7/07



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