



200710290144

Skagit County Auditor

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Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0850

Applicant Name: _ Allan Redstone

Property Owner Name: Brenton Davey

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): _19530; 340122-0-005-0040, 340115-0-021-0049; within a Ptn of the Northeast ¼ of Sec. 22, Twp. 34, Rge 1.

Lot Size: _approximately 3 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 _ 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 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 certain development permits.

Authorized Signature: Gael Roeder

Date: 10/29/2007

See attached map for Lot of Record boundaries.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR
BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

October 29, 2007

Allan Redstone
Coronado Ventures LLC
11626 Coronado Drive
Anacortes, WA 98221

RE: Lot of Record Certifications:

PL07-0782, Parcel P19580
PL07-0847, Parcel P19557
PL07-0848, Parcel P19571
PL07-0849, Parcels P19574 and P 19474
PL07-0850, Parcel P19530

Dear Mr. Redstone:

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

This office has completed review of the above noted applications and based on information submitted the following determinations have been made:

Lot of Record Certification PL07-0782, Parcel P19580:

Lot Certification PL07-0782 is comprised of Parcel P19580. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres, at approximately 2 acres this Lot of Record is considered substandard in size to the zoning designation. However, due to the location of the existing residence, this parcel is considered an individual lot of record.



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Lot of Record Certification PL07-0847, Parcel P19557:

Lot Certification PL07-0847 is comprised of Parcel P19557. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres, at approximately 9.7 acres this Lot of Record is considered substandard in size to the zoning designation. However, this lot of record complies with Skagit County Code Exemption 14.16.850(4)(c)(viii)(B), which allows a minimum of 5 acres to be recognized as a valid lot of record and eligible for individual residential development.

Lot of Record Certification PL07-0848, Parcel P19571:

Lot Certification PL07-0848 is comprised of Parcel P19571. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres, at approximately 0.28 acres this Lot of Record is considered substandard in size to the zoning designation. This Lot of Record may be conveyed individually, or in combination with parcels associated with Lot of Record, PL07-0782, PL07-0847 and/or PL07-0849. However individually, this Lot of Record is not eligible for residential development.

Lot of Record Certification PL07-0849, Parcels P19574, 19474 and an area labeled "No legal Description, as one total unit:

Lot Certification PL07-0849 is comprised of Parcel P19574, P19474 and an area that is labeled "No legal description" on the Assessor's map. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres. It appears that this total unit may be approximately 10 acres in size and as such is considered an individual lot of record and is eligible for individual residential development. This Lot of Record may also be conveyed in combination with parcels associated with Lot of Record, PL07-0782, PL07-0847 and or PL07-0848. It should be noted, that there may be a legal description for the area labeled "No legal description" within the legal description for Parcel P19574. A title company or licensed land surveyor could research this and possibly get the area identified by the Assessor's Office. However, this particular area is not an individual lot of record and is part of Parcel P19574.

Lot of Record Certification PL07-0850, Parcel P19530:

Lot Certification PL07-0850 is comprised of Parcel P19530. The current zoning is Rural Reserve. This zoning designation has a minimum lot size of 10 acres, at approximately 3.08 acres this Lot of Record is considered substandard in size to the zoning designation. This



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Lot of Record may be conveyed individually, or in combination with the parcel associated with Lot of Record PL07-0782. However individually, this Lot of Record is not eligible for residential development.

It appears that the subject property may be a total of approximately 25 acres in size. Taken as a total unit, the subject property may be eligible for different types of subdivision. Please feel free to contact Marge Swint of this office for more information relating to subdivision.

Enclosed please find copies of all documents submitted for review; copies of unrecorded Lot Certifications PL07-0782, PL07-0847, PL07-0848, PL07-0849 and PL07-0850. The original Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as the originals are received by this office, the originals and invoices for application and recording fees for the additional Lot Certifications will be forwarded.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

Gr
Enclosures



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