



200801150018

Skagit County Auditor

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Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-1006

Applicant Name: _ Babbitt Properties, LLC _____

Property Owner Name: Scott Babbitt

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

P#(s): _31050; 341019-0-005-0002; within a Ptn of the NW ¼ of the NW ¼ of Sec.19, Twp. 34, Rge 10.

Lot Size: _approximately.58 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) _____ and therefore IS eligible to be considered for development permits.

- IS NOT**, the minimum lot size required for the _Secondary Forestry-Natural Resource Land 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: Gravel Rode Date: _1/14/2008_

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

January 14, 2008

Scott Babbitt
1615 Buck Way
Suite A
Mount Vernon, WA 98273

RE: Lot of Record Certifications:

PL07-0153, Parcel P31049

PL07-1006, Parcel P31050

PL07-1007, Parcels: P30969, 31033, 31063

Dear Mr. Babbitt:

Thank you for your patience during the lengthy review of the above noted Lot of Record Certification Applications.

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 Lot Certification Applications and based on information submitted the following determinations have been made:

Lot of Record Certification PL07-0153, Parcel P31049:

Lot Certification PL07-0153 is comprised of the legal description associated with Parcel P31049. The current zoning is Secondary Forestry-Natural Resource Land. This zoning designation has a minimum lot size of 20 acres, at approximately .57 acres this Lot of Record is considered substandard in size to the zoning designation.

It is indicated in Section 14.06.045(1)(b) Development:

....To be considered for development permits, the Lot of Record must either meet the minimum lot size requirements of the zoning district in which it is located, or, if the Lot of

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Record does not meet the minimum lot size requirements of the zoning district in which it is located (a "Substandard Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It is indicated in Section 14.16.850(4)(c)(viii)(C) that a minimum lot size of 10 acres is required in order to be eligible for individual residential development in Secondary Forestry.

This Lot of Record may be conveyed individually, or in combination with Parcel P31050 associated with Lot of Record, PL07-1006; or Parcel P31063, only, of Lot of Record PL07-1007; or all three could be combined in order to be eligible for non-residential development. However individually, this Lot of Record is not eligible for any type of development.

Lot of Record PL07-1006, Parcel P31050:

Lot Certification PL07-1006 is comprised of the legal description associated with Parcel P31050. The current zoning is Secondary Forestry-Natural Resource Land. This zoning designation has a minimum lot size of 20 acres, at approximately .58 acres this Lot of Record is considered substandard in size to the zoning designation.

It is indicated in Section 14.06.045(1)(b) Development:

....To be considered for development permits, the Lot of Record must either meet the minimum lot size requirements of the zoning district in which it is located, or, if the Lot of Record does not meet the minimum lot size requirements of the zoning district in which it is located (a "Substandard Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

It is indicated in Section 14.16.850(4)(c)(viii)(C) that a minimum lot size of 10 acres is required in order to be eligible for individual residential development in Secondary Forestry.

This Lot of Record may be conveyed individually, or in combination with Parcel P31049 associated with Lot of Record, PL07-0153; or could be combined with both Parcel P31049 and Parcel P31063, only, of Lot of Record PL07-1007 in order to be eligible for non-residential development. However individually, this Lot of Record is not eligible for any type of development.

Lot of Record PL07-1007, Parcels P30969, 31033, 31063:

Lot Certification PL07-1007 is comprised of the legal descriptions associated with Parcels P30969, 31033, and 31063. The current zoning of Parcel 30969 and 31033 is Rural Resource. The Rural Resource zoning designation has a minimum lot size of 40 acres. These parcels have a combined acreage of approximately 20 acres. Although, considered substandard to the Rural Resource zoning designation, as a total unit they comply with the minimum lot size exemption of 10 acres as indicated by Section 14.16.850(4)(c)(viii)(C). Parcel P31063 is zoned Secondary Forestry-Natural



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Resource Land. This zoning designation has a minimum lot size of 20 acres, at approximately 5.7 acres this Lot of Record is considered substandard in size to the zoning designation.

As a total unit, this Lot of Record may be conveyed individually, or Parcel P31063 may be combined with Parcels P31050 and 31049. If combined in this manner the total acreage of approximately 6.8 acres with Secondary Forestry zoning would be eligible for some type of non-residential development. However, even if these three parcels were combined, the 6.8 acres would not be eligible for individual residential development.

In summary, only Parcels P30969, 31033 and 31063, or P30969 and 31033, as a single unit, if P30969 were combined with P31049 and 31050, is eligible for residential development. It will be necessary to apply for and receive a Boundary Line Adjustment in order to combine any of the referenced parcels.

Enclosed please find copies of unrecorded Lot of Record PL07-0153, 1006, and 1007. All of 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 additional application and recording fees will be forwarded.

It should also be noted, that on the Assessor's Map of Section 18, Twp. 34, Range 10, it is indicated that there may be a legal description associated with Parcel P31034, with "no exact location", located within your Parcel P31033. This "Parcel" is indicated as actually owned by the Washington State Department of Natural Resources. Whatever or wherever this legal description is, should be relocated within State ownership and reference within your ownership removed. Please feel free to contact a Title Company to assist in correcting this. This type of correction may require research of adjacent State ownership in order to be located. At such time as this is corrected, please notify this office with information relating to the re-locating, so that the Assessor's and GIS Departments can be notified to correct this situation and re-map this Section. At this time, this situation is considered "a cloud" on the title.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services



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P#15
 30969 (13-34-9)
 31033 (18-34-10)
 31063 (19-34-10)
 As one
 parcel
 LIC
 PLOT-1007

P31049
 LIC PLOT-0153

LOT - 2

P31050
 LIC PLOT-0006

P31047
 WASHINGTON STATE

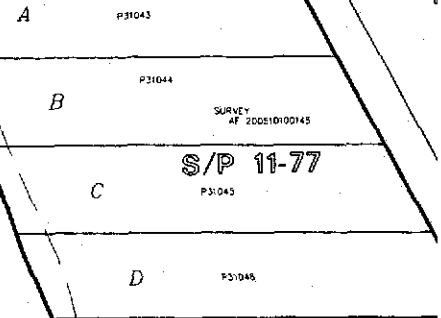
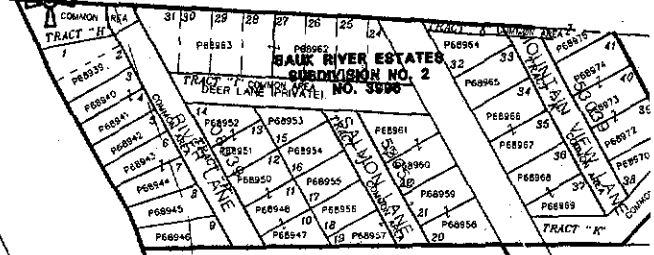
LOT - 3

LOT - 7

P31056
 WASHINGTON STATE

LOT - 6

P31055
 WASHINGTON STATE



STATE DEPT OF GAME

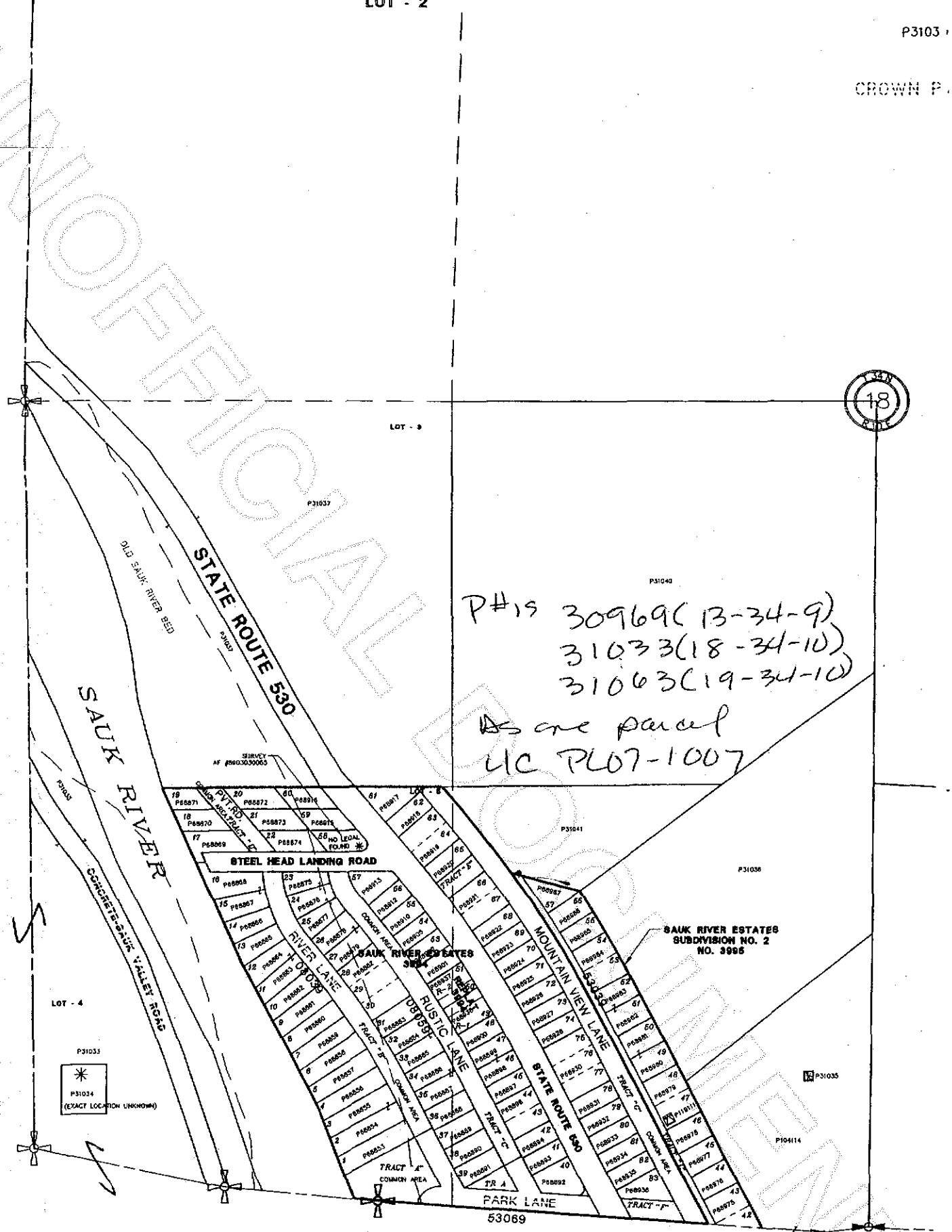
SAAK RIVER

CONCRETE-SAAK VALLEY ROAD



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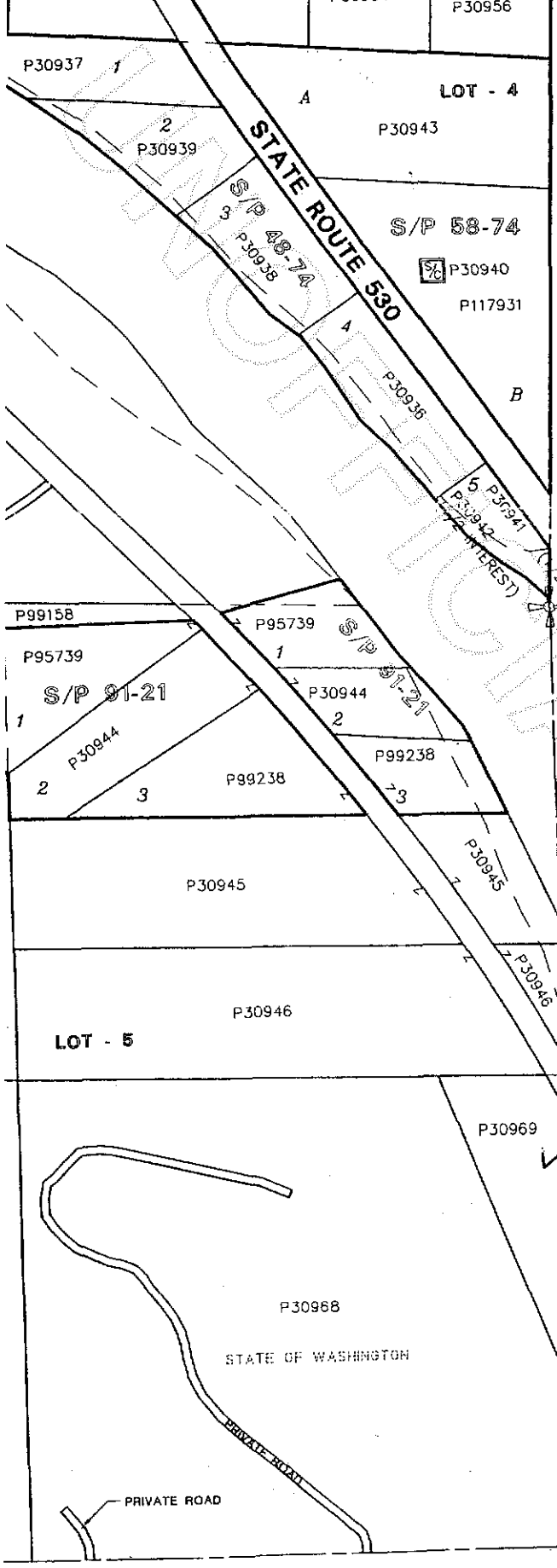
UNOFFICIAL



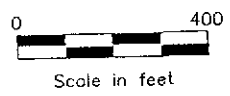
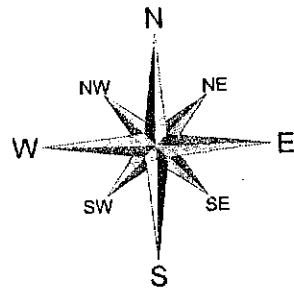
P#s 30969(13-34-9)
 31033(18-34-10)
 31063(19-34-10)
 as one parcel
 LIC PLO7-1007



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PA's 30969
 31033
 31063
 As one parcel
 LIC
 PLOT-1007



These maps were created from available public records and existing map sources, not from field surveys. Map features from oil sources have been adjusted to achieve a "best fit" registration to the Ownership Parcels map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing".

• THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY •

	DATE	INIT.
DRAWN BY	04/10/96	KAS
REVISED	04/27/01	SLC
PLOTTED	04/27/01	SLC

MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES

Section 13
 T 34 N R 09 E

