

Return Name & Address:



200802040166
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0358

Applicant Name: __ Paul McFarland

Property Owner Name: State of Washington, Department of Natural Resources

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

P#(s): _48764; 360336-1-001-0000; within a Ptn of Sec. 36, Twp. 36, Rge 3

Lot Size: _approximately 514 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.

X 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 district 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 _____ 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: _____

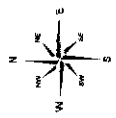
Date: _2/4/2008

See attached map for Lot of Record boundaries.

SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

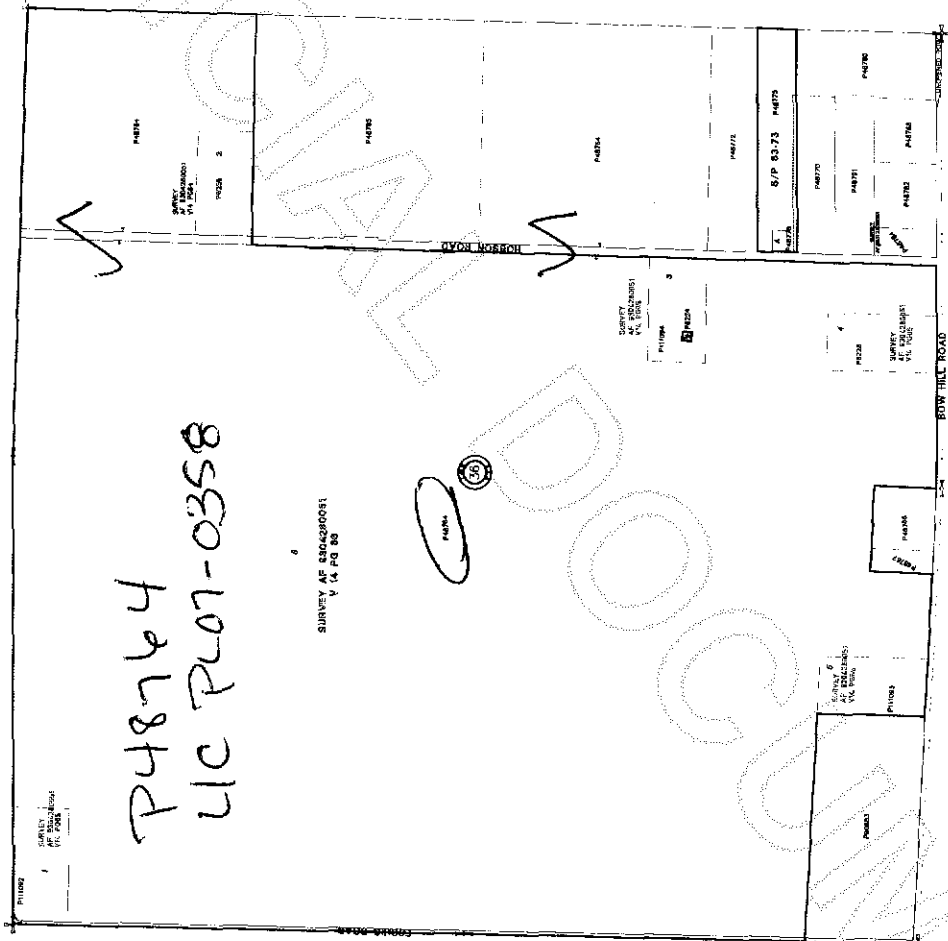
T 36 N R 03 E



THIS MAP WAS MADE BY THE COUNTY ENGINEER FROM A SURVEY MADE BY JAMES H. ...

DATE	INIT.
DRAWN BY	11-11-08
REVISED	11-11-08
FILED	11-11-08
CHECKED	11-11-08
COUNTY ENGINEER	

Section 36
T 36 N R 03 E



P48764
LIC Plot-0358

SURVEY V (14 PG 88)



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

February 4, 2008

Paul McFarland
Northwest Region
Washington State Department of Natural Resources
919 North Township Street
Sedro Woolley, WA 98284

RE: Lot of Record Certification:

PL07-0358, Parcel P48764

Dear Mr. McFarland:

Thank you for your patience during the lengthy review of the above noted Lot Certification. 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 Application and based on information submitted the following determination has been made:

Parcel P48764, located on Hobson Road, Section 36, Township 36N. Rge 3, in Skagit County, at approximately 514 acres, is considered as not having been created in compliance with Skagit County regulations in effect in 1997. This parcel is considered an illegal segregation and is not eligible for any type of development permit, nor is the State of Washington eligible for Innocent Purchaser status, as it was the State that created the situation.

A Record of Survey was completed in 1993 that designated five, 5-acre tracts. Based on that Survey, the State conveyed those 5-acre tracts. However, Skagit County adopted a Subdivision Ordinance in 1965 that governed the division of five or more tracts. By 1993, Skagit County required a formal Subdivision in order to create five or more 5-acre tracts and the remaining 514 acres would have been Lot 6. It should also be noted that the conveyance of a one-acre tract in 1980 to the Skagit Heights Community Club, Parcel P48767 was also out of compliance with Skagit County Subdivision regulations, and is also considered an illegal segregation.

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦ Phone

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Paul McFarland
February 4, 2008
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It appears that there are two remaining tracts, Parcels P111093 and 111092, from the 1993 Survey that have not been conveyed. These two parcels are not "lots of record" and should not be conveyed as individual parcels.

Enclosed please find an unrecorded copy of Lot Certification PL07-0358. The original has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received by this office, the original and an invoice for additional recording fees will be forwarded.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

Enclosure

Cc: Debi VanBuren
Trust Land Sales Program
Asset Management and Protection Division
Washington Department of Natural Resources
P.O. Box 47014
Olympia, WA 98504



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Skagit County Auditor