

Return Name & Address:



200804280182  
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_08-0250

Applicant Name: \_\_Joshua Fredrickson

Property Owner Name: Alan Perkes

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

P#(s): \_17895, East ½ P17903; 330505-0-002-0009, 330505-1-001-0008; within a Ptn of the E ½ Gov. Lot 2 and the East ½ of the SW ¼ of the NE ¼ of Sec. 5, Twp. 33, Rge 5. All as one parcel. Based on AF 389105, August 20, 1942

Lot Size: \_approximately 40 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 Resource-Natural Resource Land 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: \_\_\_\_\_

*David Roeder*

Date: \_4/21/2008

See attached map for Lot of Record boundaries.

WALKER VALLEY ROAD

PETER BURNS ROAD

P17898

P17896

P17895

P17891

P17893

P17892

P17896

P17895

P17894

P17896

LOT - 3

LOT - 2

LIC  
PL08-0203

LIC  
PL08-0250

P17903

P17905

P17904

P17907

TRANSMISSION LINES

SURVEY  
AF #9510110050



P17913

P17908

P17914



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P17901



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

April 21, 2008

Alan Perkes  
25406 Walker Valley Road  
Mount Vernon, WA 98274

RE: Lot Certification PL08-0203:  
West 1/2 Government Lot 2, P17896  
West 1/2 of the Southwest 1/4 of the Northeast 1/4 (West 1/2 P17903)

Lot Certification PL08-0250:  
East 1/2 Government Lot 2, P17895  
East 1/2 of the Southwest 1/4 of the Northeast 1/4 (East 1/2 P17903)

Dear Alan:

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 PL08-0203:

Lot Certification PL08-0203 is comprised of the legal descriptions associated with the West 1/2 of Government Lot 2, Parcel P17896 and the West 1/2 of the Southwest 1/4 of the Northeast 1/4, which is the West 1/2 of Parcel P17903 and P17897, a 60 ft. strip of land that had been designated for use as a road, as a total unit. This legal description was established under AF 389107, March 6, 1946.

The subject property as a total unit is considered to be approximately 40 acres in size, based on subdivisional descriptions. There is currently one existing residence and a variety of accessory structures located on the subject property. The current zoning is Rural Resource-Natural Resource Land with a Mineral Resource Overlay. The subject property is in compliance with the required minimum lot size.

1800 Continental Place ♦ Mount Vernon, WA 98273 ♦



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*"Helping You Plan and Build"*

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Lot of Record Certification PL08-0250:

Lot Certification PL08-0250 is comprised of the legal descriptions associated with the East ½ of Government Lot 2, Parcel P17895 and the East ½ of the Southwest ¼ of the Northeast ¼, which is the East ½ of Parcel P17903 as a total unit. This legal description was established under AF 389105, August 20, 1942.

The subject property as a total unit is considered to be approximately 40 acres in size, based on subdivisional descriptions. The current zoning is Rural Resource-Natural Resource Land with a Mineral Resource Overlay. The subject property is in compliance with the required minimum lot size.

Enclosed please find copies of unrecorded Lot of Record PL08-0203, and PL08-0250. 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.

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

Sincerely,

  
Grace Roeder, Senior Planner  
Planning & Development Services

Enclosures

Cc: Joshua Fredrickson  
Northwest Datum & Design, Inc.  
1128 East Fairhaven  
Burlington, WA 98233



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