



200806100011

Skagit County Auditor

Return Name & Address:

6/10/2008 Page 1 of 4 9:00AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0105

Applicant Name: Jodi Brown

Property Owner Name: Graemel & Berta Reid

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

P#(s): 123013; 350710-0-010-0300; within a Ptn of the NW ¼ of the SW ¼ of Sec 10, Twp. 35, Rge 7.

Lot Size: approximately .32 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. AF 830666, April 11, 1973.

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)(i) 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: Howe Roeder Date: 6/9/2008

See attached map.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

June 9, 2008

Jodi Brown
P.O. Box 154
Lyman, WA 98263

RE: Lot of Record Certification Application
PL08-0105, Parcel P123013

Dear Ms. Brown:

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 PL08-0105, Parcel P123013:

Parcel P123013, as it currently exists appears to have been created by some type of delineation by the Skagit County Assessor's Office. This delineation created Parcels P123013 and 123012. There were no conveyance documents or any type of supporting documentation to indicate why this was accomplished or what type of request predicated the delineation. That said Parcels P123013 & 123012 by legal description were originally Parcel P42354 until 2005.

Parcel P42354 was created in 1973 by AF 830666 with a "gift" conveyance from Wayne Lamb to Wilfred J. and Mae E. Richmeyer.

In 1973, in order to create one or more parcels intended for development, it was necessary to apply for and receive an approved Short Subdivision. The non-compliance with the subdivision process created two parcels that are considered illegal segregations. The original resulting parcel of the conveyance from Lamb to Richmeyer, P42354, now P123013 is currently vacant and as a result of the 1973 conveyance is not eligible for any type of development permit application.

Mailing Address: 1800 Continental Place ♦ Mount Vernon, WA 98273

Temporary Physical Location: 1700 E. College

Phone: (360) 336-9410 ♦ Fax: (360)



200806100011
Skagit County Auditor

"Helping You Plan and Build Better"

Jodi Brown
June 9, 2008
Page Two

In addition, it should be noted that Parcel P123012 (East 25 ft of original P42354), currently indicated by the Skagit County Assessor's Office as being owned by Wilfred Richmeyer, by legal description and conveyance, in 1973 from Charlotte Bust to Wilfred Gary Richmeyer, is actually a portion of P123013. There does not appear to be a conveyance document that conveys the East 25 ft. back to Richmeyer. The referenced East 25 ft. was continuously conveyed as part of the legal description of P42354 until 2005, when the delineation occurred. At the time of delineation of the two parcels by the two Parcel Numbers, P123013 and P123012, P123012 appears to have inadvertently been separated and shown under a different ownership, thus creating a separate Parcel Number.

The current zoning of the subject property is Rural Intermediate. The Rural Intermediate zoning designation has a minimum lot size of 2.5 acres. Thus, there is no ability to create smaller tracts.

Further investigation indicates that Parcels P42351 and P42352 appear to be under your ownership. A consideration to correct the illegal segregation of Parcel P123013 and P123012 would be the Boundary Line Adjustment process to attach P123013 and P123012 to P42351 to result in one total parcel. The resulting parcel would still not be large enough to subdivide; however, it would correct the illegal segregation situation. As a total unit, the subject property would then be eligible for the appropriate development permit applications. As it is right now, neither P123013 nor P123012 are eligible for anything.

Enclosed please find an unrecorded copy of the Lot Certification. The original has been forwarded to the Skagit County Auditor for recording. At such time as received by this office, the original will be forwarded.

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

Sincerely,


Grace Roeder, Associate Planner
Planning & Development Services



200806100011
Skagit County Auditor



200806100011
Skagit County Auditor