

Return Name & Address:



200806260066

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0277

Applicant Name: Michael Hughes

Property Owner Name: same

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

P#(s): P49349, 49350; 360417-3-010-0007, 360417-3-012-0005; within a Ptn of the SW ¼ of Sec. 17, Twp 36, Rge 4. See Boundary Line Adjustment PL08-0025, AF 200801240077.

Lot Size: approximately 8.3 acres, with existing residence. Exact area not determined.

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 Intermediate 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)(vii)(A) and therefore IS eligible to be considered for development permits.

IS NOT the minimum lot size for the _____ zoning district and 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: 6/23/2008

See attached map for Lot of Record boundaries.

IRON PIPE AS PER
CORD OF SURVEY
NO. 839983,
L 1, PAGE 185

N 87°50'59" W

791.29

411.12

N 87°50'59" W

1513.46

18

17

FRANKIE - BOB RD.

N 02°39'00" E (C)(LBI)(NSC)
2684.05 (C)(LBI)(NSC)

671.02

30'

30'

1171.69

197.13

500.68

P49283

Parcel B

478.10

N 88°09'50" W

470.32

N 88°09'50" W

1320.24

P.O.B.

P.O.B.

P49287
NORTH 3 ACRES
BY AREA

OLD HIGHWAY 96 N.
(S.R. NO. 11)

34.05

S 88°33'58" E

34.89

N 88°09'52" W

523.27

35.71

S 88°22'20" E

70.29

Area to be
Adjusted to
P49349 &
49350

P49349

Parcel A

341.92
N 75°12'19" E

1/2" REBAR & CAP
NO. 8992, 0.3(S)
OF CALC. POSITION

R.O.S.

VOL 6, PG. 132 (LBI)

FRIDAY CREEK RD.

N 15°01'58" W

431.00

720.55

N 88°28'30" W

1327.05

11.0(W) x 8.5(S) OF
PROPERTY LINE

P49350

606.8 (D)
594.8 (NSC)
594.79 (C)

S 77°50' W (D)
N 79°06'01" E (C)(NSC)(NWS)

275.54

N 15°02'00" W

238.19

LOT 1

LOT 2

LOT 3

SP 64-72

RECORDING NO.
1972

A

479.78

N 74°58'02" E

C

204.82

N 74°58'01" E

541.99

33.7' WEST OF
PROPERTY LINE

250.01

N 74°58'00" E

617.93

SP 91-019

887.78

N 20°51'43" W

798.99

353.40

643.57

N 23°38' W

345.63
N 70°39'58"

345.64
105° E



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