

Return Name & Address:



200807090002

Skagit County Auditor

7/9/2008 Page 1 of 4 8:32AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0394

Applicant Name: Richard Mailliard

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): P41250, 41266, 41267, 41268, 41309; 350616-0-001-0004, 350616-0-015-0008, 350616-0-016-0007, 350616-0-017-0006, 350616-4-004-0003; within a Ptn of the NE of the SW, Ptn of the SW of the SW, Ptn of the SE of the SW, a Ptn of the NW of the SE 1/4 of Sec. 16, Twp 35, Rge 6.

Lot Size: approximately 84 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 Agricultural-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits in compliance with SCC 14.34, Floodplain Ordinance.

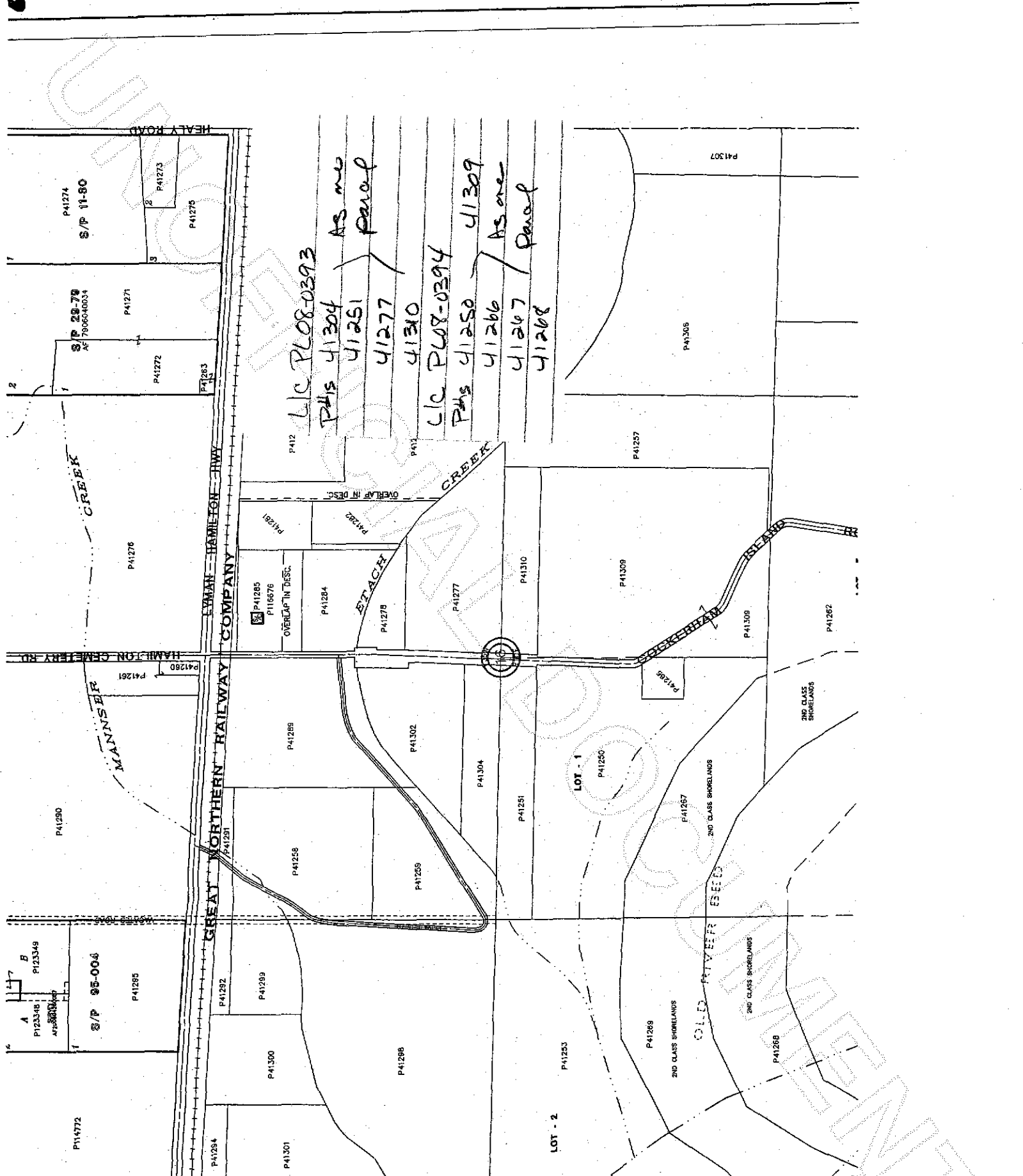
IS NOT, the minimum lot size required for the zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.

IS NOT the minimum lot size 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: 7/7/2008

See attached map for Lot of Record boundaries.



LLC P608-0393
 P412 P41304 AS me Parcel
 P413 P41251
 P414 P41277
 P415 P4130
 LLC P608-0394
 P416 P41250 AS me Parcel
 P417 P41266
 P418 P41267
 P419 P41268



200807090002
Skagit County Auditor



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

July 8, 2008

Richard Mailliard
32648 Cockerham Island Road
Sedro Woolley, WA 98284

RE: Lot Certifications:

PL08-0393
PL08-0394

ATTN: David McLaughlin

Dear Dave:

In reviewing the above noted Lot Certifications the following items should be noted:

Lot Certification PL08-0393:

This Lot Certification, prior to Boundary Line Adjustment, is comprised of the legal descriptions associated with Parcels P#'s 41304, 41251, 41277 and 41310.

The subject parcel is currently zoned Agricultural-Natural Resource Land; is approximately 21 acres in size; is considered substandard in size to the required minimum lot size of 40 acres and is currently vacant.

It should be noted that this parcel, although a Lot of Record, is not eligible for residential development due to being less than 40 acres in size.

Lot Certification PL08-0394:

This Lot Certification, prior to Boundary Line adjustment, is comprised of the legal descriptions associated with Parcels P#'s 41250, 41266, 41267, 41268, and 41309.

The subject parcel is currently zoned Agricultural-Natural Resource Land; is approximately 84 acres in size with one existing residence. The subject property is considered eligible for a land division, creating a total of two parcels. It should be noted, that resulting parcels would not be eligible for residential development due to the subject property being located in the FEMA designated floodway of the Skagit River.

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

Temporary Physical Location: 1700 E. College Way ♦ Mount Vernon

Phone: (360) 336-9410 ♦ Fax: (360)



200807090002
Skagit County Auditor

"Helping You Plan and Build Better"

David McLaughlin
July 8, 2008
Page Two

The proposed Boundary Line Adjustment combines all of the area located on the west side of Cockerham Island Road as one parcel, PL08-0393; and combines all of the area located on the east side of Cockerham Island Road as one parcel, PL08-0394.

The area associated with Lot Certification PL08-0393 is proposed to remain at approximately 21 acres and will remain ineligible for residential development due to being less than 40 acres in size.

The area associated with Lot Certification PL08-0394 is proposed to remain at approximately 84 acres with one existing residence. This area would remain eligible for land division; however parcels resulting from a land division would remain ineligible for residential development.

Although, non-residential structures are technically allowed in a FEMA designated floodway, the actual permitting of such a structure may extremely difficult.

The original Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. The recorded originals will be forwarded upon receipt by this office. If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

Cc: Richard Mailliard



200807090002

Skagit County Auditor