



200809090006

Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

Re-record AF 200103300164

File Number: PL08-0533 to replace PL99-0479

Applicant Name: Lawrence McKinnon

Property Owner Name: same

The Department hereby finds that the following legal description: RESERVE TO MONTBORNE, ACRES 0.65, PARCEL A OF SURVEY RECORDED UNDER AF#200207220164 AKA LOTS 1 TO 8 INCLUSIVE AND LOTS 13 TO 16 INCLUSIVE, BLOCK 38, PLAT OF THE TOWN OF MONTBORNE, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERMAN STREET ADJACENT TOSAID LOTS 1 TO 4, INCLUSIVE, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW. ALSO LOTS 1, 2, 3, AND 4, BLOCK 10, RESERVE ADDITION TO THE TOWN OF MONTBORNE, TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED SHERMAN STREET ADJACENT TO SAID LOTS 1, 2, AND 3, WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW. EXCEPT LOTS 1, 2, 3 AND 4 OF SURVEY.

Parcel Number: P74736; 4136-010-004-0004; within a Ptn of the NW 1/4 of the NW 1/4 of Sec. 6, Twp 33, Rge 5. Approximately .65 acres; with existing residence

See Survey AF 200808180120

1. CONVEYANCE

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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

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 Rural Village Residential zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: *Greg Roeder*

Date: 9/5/2008

See Attached Map

