

Return Name & Address:



200901300002

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0534

Applicant Name: Suzanne Hahn

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): 27573, 27574; 340422-4-011-0009, 340422-4-011-0108; within a Ptn of the SW ¼ of the SE ¼ of Sec. 22, Twp. 34, Rge 4. All as one parcel.

Lot Size: approximately 8.5 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.

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 Urban Reserve Residential (UGA to Mount Vernon) 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: *Alex Roda*

Date: 1/7/2009

See attached map for Lot of Record boundaries.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

January 7, 2009

Suzanne Hahn
1205 Burlingame Road
Mount Vernon, WA 98274

RE: Lot of Record Certification Application
PL08-0534
Parcels: P27573 & 27574

Dear Ms. Hahn:

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 Application and based on information submitted the following determination has been made:

Lot of Record Certification PL08-0534, Parcels P27573 and 27574 as one unit:

Lot Certification PL08-0534 is comprised of the legal descriptions associated with the area identified by Parcel Numbers P27573 and 27574. The legal description was established in 1955 with the conveyance of the legal description as one total unit of property to George and Ronald Leitner.

In 1984 a partial fulfillment deed was recorded that established an area corresponding to the amount of repayment on the real estate contract. The "partial release" from the real estate contract of a portion of the entire described parcel of property was not, nor is considered a "legal division" of the property. Each Parcel Number is not considered a "lot of record".

The subject property is located within the Urban Growth Area of Mount Vernon and is designated Urban Reserve Residential (URR). The URR zoning designation has a minimum lot size of 5 acres. The subject property is approximately 8.5 acres in size, thus is considered in compliance with the minimum lot size. However, the subject property is not eligible for land division due to not containing the minimum multiple amount of acreage to create two 5-acre parcels.

*Mailing Address: 1800 Continental Plac
Temporary Physical Location: 1700 E
Phone: (360) 336-9410 ♦ 1*



"Helping You Plan and Buil

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Ms. Suzanne Hahn
January 7, 2009
Page Two

Enclosed please find an unrecorded copy of the Lot Certification. The original Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. At such time as the original is received by this office, it will be forwarded. If you have any questions, please feel free to contact this office.

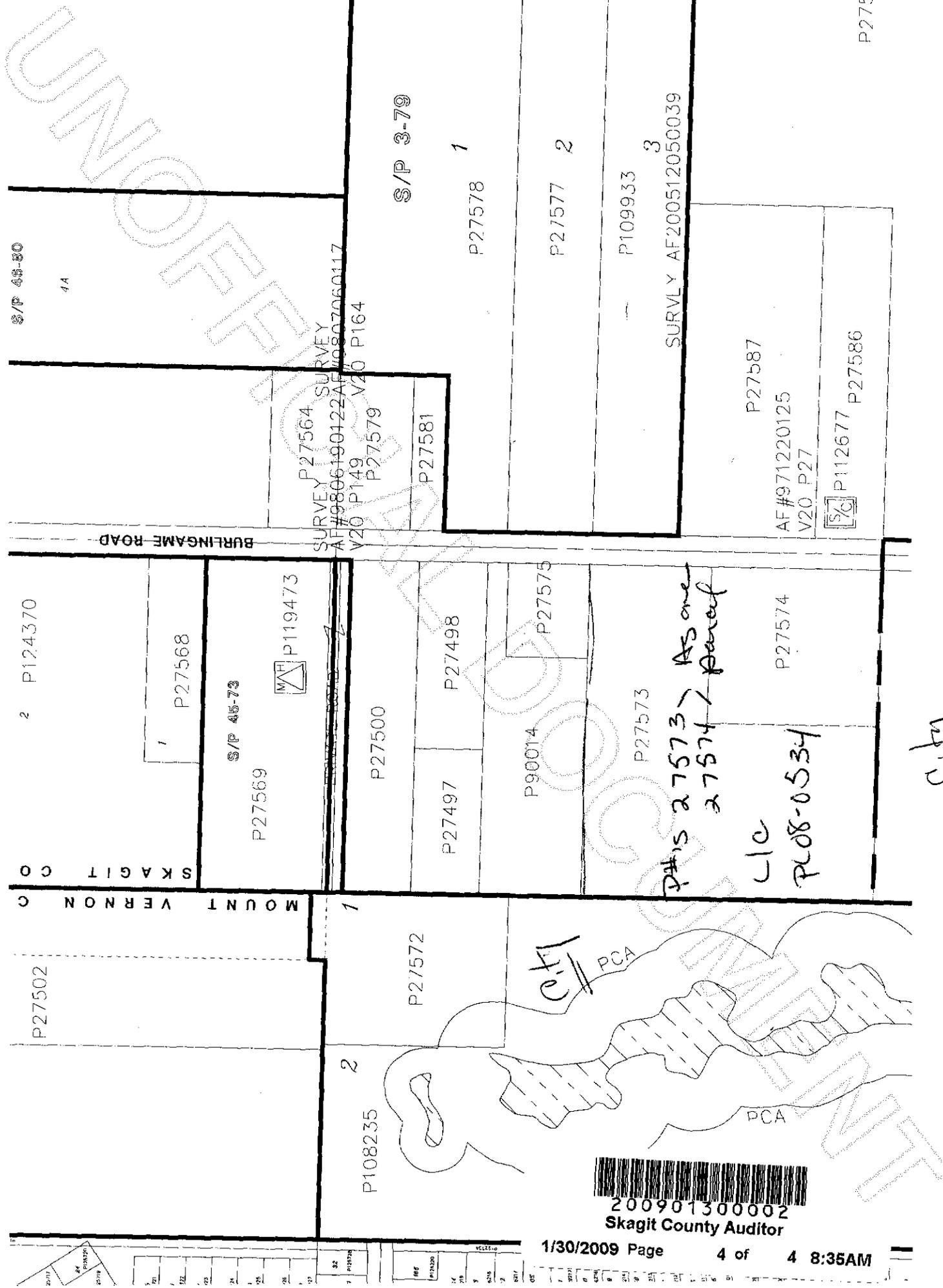
Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

Gr
Enclosures



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Skagit County Auditor



S/P 45-80

4A

S/P 3-79

SURVEY P27564 SURVEY
 AF#98066190122 AF#0807060117
 V20 P149 V20 P164
 P27579

P27581

P27578

P27577

P109933

SURVLY AF200512050039

P27587

AF#971220125

V20 P27



P112677

P27586

P27583

BURLINGAME ROAD

2 P124370

P27568

S/P 45-73

P27569



P119473

P27500

P27497

P27498

P90014

P27575

P27573

*This is 27573 As one
 27574 parcel*

CLC

PL08-0534

P27574

city

MOUNT VERNON C SKAGIT CO

MOUNT VERNON C

P27502

1

P27572

2

P108235

City

PCA

PCA



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