



200901300015

Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0546

Applicant Name: _ Rochelle McMurray

Property Owner Name: Buraleen Esary

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

P#(s): _34647; 350322-2-001-0005; within a Ptn of the NE ¼ of the NW ¼ of Sec. 22, Twp. 35, Rge. 3.

Lot Size: _approximately 26 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

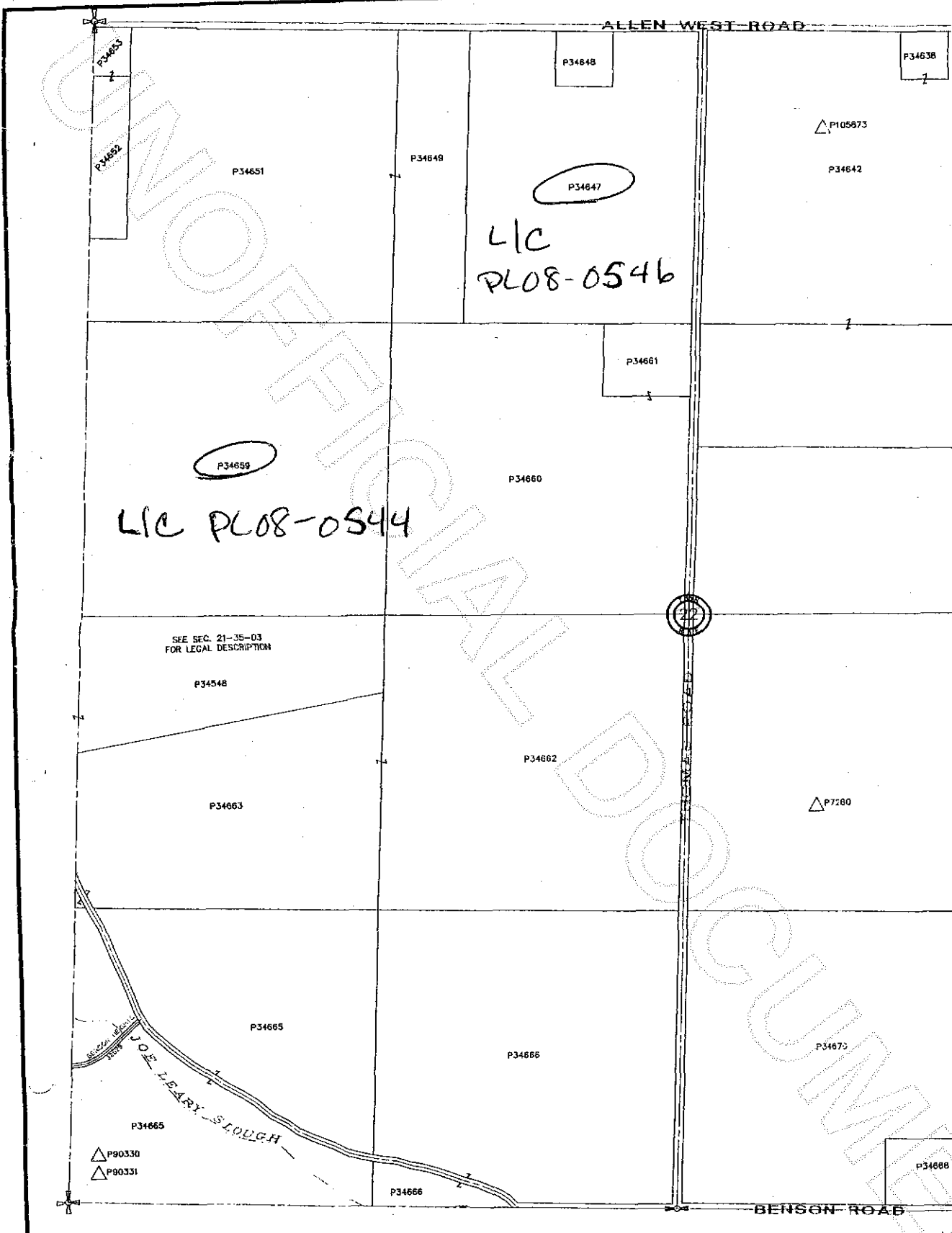
IS, the minimum lot size required for the _____ zoning districts in which the lot is located and therefore IS eligible to be considered for development permits.

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.

X IS NOT, the minimum lot size required for the Agricultural-Natural Resource Land 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: A. J. Rosden Date: 1/14/2009

See attached map.



SEE SEC. 21-35-03
FOR LEGAL DESCRIPTION

LIC
PL08-0546

LIC PL08-0544



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR
BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

January 30, 2009

John Hicks, Attorney
Schacht & Hicks, Inc. P.S.
P.O. Box 1165
Mount Vernon, WA 98273

RE: Lot of Record Application:
PL08-0546
Parcel P34647
Buraleen Esary, c/o Rochelle McMurray

Dear John:

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 PL08-0546, Parcel P34647:

Lot Certification PL08-0546 is comprised of the legal description associated with Parcel P34647. The current zoning is Agricultural-Natural Resource Land. This zoning designation has a minimum lot size of 40 acres, at approximately 26 acres this Lot of Record is considered substandard in size to the zoning designation.

It is indicated in Section 14.06.045(1)(b) Development:

....To be considered for development permits, the Lot of Record must either meet the minimum lot size requirements of the zoning district in which it is located, or, if the Lot of Record does not meet the minimum lot size requirements of the zoning district in which it is located (a "Substandard Lot of Record), it must meet one or more of the exemptions identified in SCC 14.16.850(4)(c).

Mailing Address: 1800 Continental Place • Mount Vernon, WA 98273
Temporary Physical Location: 1700 E.
Phone: (360) 336-9410 • Fa



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"Helping You Plan and Build

John Hicks
January 30, 2009
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It is indicated in Section 14.16.850(4)(e)(i) that only non-residential structures are allowed on substandard parcels located within the Agricultural-Natural Resource Land.

This Lot of Record may be conveyed individually, or boundary adjusted in parts or as an entire unit to any adjacent parcel. However individually, this Lot of Record is not eligible for residential development.

Enclosed please find a copy of the unrecorded Lot of Record PL08-0546. 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, the original will be forwarded.

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

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services

Cc: Rochelle McMurray
1916 18th St, #E-205
Bellingham, WA 98225



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