

Return Name & Address:



200902190012

Skagit County Auditor

2/19/2009 Page

1 of

12 9:08AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL96-0696

Re-record AF 200805200090

To reflect only Lot 110

Applicant Name: Charles Scheid

Property Owner Name: same

The Department hereby finds that Lot 110, Block 3, Subdivision # 2, Lake Cavanaugh, recorded in Volume 5, Pg 49-54, September 9, 1946; AF 396262

Parcel Number: P66760; 3938-003-110-0002; LOT 110 ONLY; within a Ptn of the SE ¼ of the SW ¼ of Sec. 27, Twp 33, Rge 6. Approximately 12,900 sq. ft.

**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 (viii)(A) 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, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Gow Roder

Date: 12/15/2008

See Attached Map



# PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS  
Administrative Coordinator

TIM DEVRIES, CBO  
Building Official

December 15, 2008

Mr. & Mrs. Charles Scheid  
7917 NE 203rd  
Kenmore, WA 98028

RE: Lot of Record Certification PL96-0696  
Parcel P66760

Lot of Record Certification PL96-0697  
Parcel P66761

Dear Mr. & Mrs. Scheid:

Lot Certification PL96-0696 was recorded in May, under AF 200805200090, certifying Lots 110 and 111, Block 3, Subdivision 2 as "one Lot of Record". The May 20, 2008 recording was simply a validation of the original 1996 approval.

In 1996, each of Lots 110 and 111 were substandard to the zoning designation of Residential Reserve. The 1996 Residential Reserve zoning designation had a minimum lot size of 1 acre. In 1996, contiguous, substandard parcels were required to be aggregated or combined in accordance with Skagit County Code 14.04.190(5) (copy enclosed). In 1996, individually, Lots 110 and 111 were not recognized as being eligible for residential development.

Enclosed please find the invoice for \$ 47.00 for the initial May 20, 2008 recording of Lot Certification PL96-0696. This \$ 47.00 is still in arrears, please remit at your earliest convenience.

In May 2005, the Zoning Ordinance was amended to allow Skagit County to resolve certain Growth Management land use issues. As part of the 2005 amendment the review for Lot Certification was changed to a two-stage process.



Mr. Charles Scheid  
December 15, 2008  
Page Two

Currently, the first question is: a) is the parcel a "lot of record"?; and the second question: is the "lot of record" eligible for residential development?

Currently and in compliance with 2008 regulations, Lots 110 and 111 are each recognized as a valid "lot of record", the Lake Cavanaugh Plat having been recorded in 1948. Each of Lots 110 and 111 are substandard to the current zoning designation of Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of 1-acre with community water or 2.5 acres with on-site water (well).

The 2005 Zoning Ordinance Amendment allows each lot to be recognized as a "lot of record". The amendment allows development **only** if lots 110 and 111 are aggregated or combined. Please refer to Section 14.06.045(b) and Section 14.16.850(4)(a)(i).

At this time, in order for development to occur on either parcel, it will be necessary to aggregate or combine lots 110 and 111 through the Boundary Line Adjustment process. Either or both parcels may be conveyed individually or as a single unit. However, no development permits will be issued until such time as the lots are recombined to a single unit.

Lot Certification PL96-0696, for lot 110 as an individual, will be re-recorded with this letter as an attachment. The fee for that re-recording will be \$ 51.00. A new Lot Certification, PL96-0697 for lot 111 as an individual lot will be recorded, also with this letter as an attachment. The fee for recording PL96-0697 will be

Enclosed please find an unrecorded copy of each of Lot Certifications PL96-0696 and PL96-0697.

The total amount owed is \$ 153. This amount includes the original recording fee for PL96-0696 of \$ 47; re-recording fee for PL96-0696 of \$ 53; and the recording fee for the new Lot Certification PL96-0697, for Lot 111, of \$ 53. At such time as the total amount is received, the originals of the Lot Certifications will be forwarded to the Skagit County Auditor's Office for



200902190012  
Skagit County Auditor

Charles Scheid  
December 15, 2008  
Page three

recording. When the recorded originals are received by this office from the Auditor, they will be forwarded to you.

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

Sincerely,



Grace Roeder, Associate Planner  
Planning & Development Services



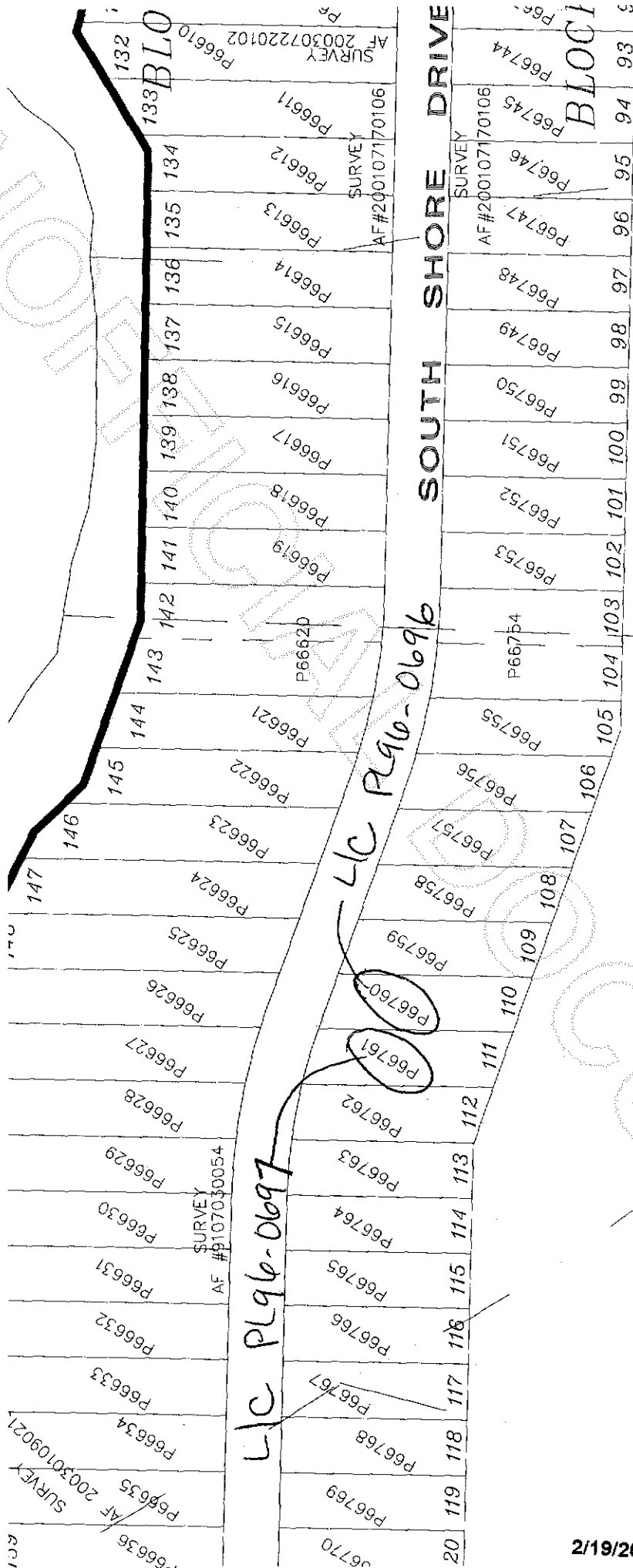
200902190012

Skagit County Auditor

2/19/2009 Page

4 of

12 9:08AM



LAKE CAVANAUGH SUDIVISION

DIVISION NO. 2

PLAT NO. 3938



21006002190012  
Skagit County Auditor

Document Title: Lot Certification

Reference Number:

Grantor(s):

☐ additional grantor names on page \_\_\_\_

1. Skagit County

2.

Grantee(s):

☐ additional grantee names on page \_\_\_\_

1. Charles Scheid

2.

Abbreviated legal description:

☐ full legal on page(s) \_\_\_\_

Lots 110 & 111, Block 3, Subdivision # 2, Lake Cavanaugh  
Within a Ptn of the SE 1/4 of the SW 1/4 of Sec. 27, Twp 33, Rge 6

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page \_\_\_\_

P66760, 3938-003-110-0002

P66761, 3938-003-111-0001

As one Parcel



200902190012

Skagit County Auditor

# SKAGIT COUNTY PERMIT CENTER

DATE STAMP

## LOT CERTIFICATION APPLICATION

700 SOUTH 2ND STREET • ROOM 204 • MOUNT VERNON, WA • (360)336-9410 • FAX 336-9416

Applicant/Contact Name: Charles and Jennifer Scheid - Chris & James

Address: 7917 N.E. - 203rd St. Phone: 206-483-8385

PLEASE MAIL TO: Bothell, Wa. 98011

PL 96-0696

Property Owner's Name: as per above

Assessor (Tax) Account #'s: 3938-003-110-0002-66760

AND 3938-003-111-0001-66761

Property ID No. P#(s):

Lot Size/Dimensions: on load 125 x 207 - Both lots 25,875 sq ft  
lots 110 and 111, Block 3 Subdivision #2

### COUNTY USE ONLY - BELOW THIS LINE

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

3938-003-110-0002 P# 66760 As one

3938-003-111-0001 P# 66761 parcel

P#

Ptn SE 1/4 SW 1/4 P#

Sec 27, TWP 33, R96.

☒ IS, a legal lot of record for building purposes under the Skagit County Zoning Ordinance and Subdivision codes and in compliance with RCW 58.17.210.

☐ IS NOT, a legal lot of record for building purposes under the Skagit County Zoning Ordinance and Subdivision codes and in compliance with RCW 58.17.210.

Date: 11/14/96

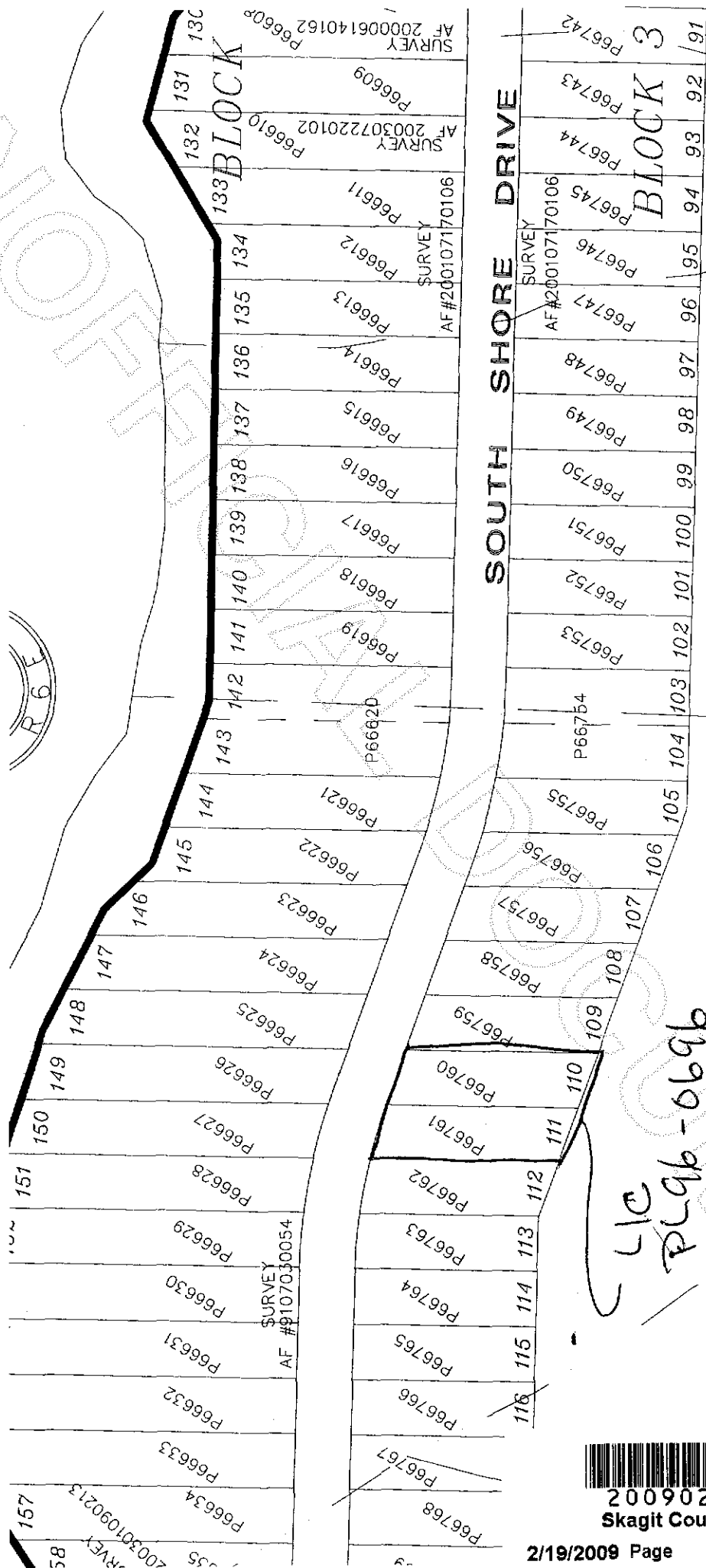
Authorized Signature: [Signature]

Title: Associate



200902190012

Skagit County Auditor



LAKE CAVANAUGH SUBDIVISION

DIVISION NO. 2



200902190012  
Skagit County Auditor



# LOT CERTIFICATIONS FOR CHARLES SCHEID:

PL96-0687	Lot 4, Blk 3, Sub. 3	P67001
PL96-0688	Lot 13, Blk 3, Sub. 3	P103555
PL96-0689	Lot 14, Blk 3, Sub 3	P103555
PL96-0690	Lot 15, Blk 3, Sub 3	P103555
PL96-0691	Lot 16, Blk 3, Sub 3	P103555
PL96-0692	Lot 17, Blk 3, Sub 3	P103555
PL96-0693	Lot 18, Blk 3, Sub 3	P103555
PL96-0694	Lot 19, Blk 3, Sub 3	P103555
PL95-0358	Lot 20, Blk 3, Sub 3	P103555
PL96-0695	Lot 59, Blk 3, Sub 2	P103555
PL96-0696	Lots 110 & 111, Blk 3, Sub 2, As one unit	P#'s 66760 & 66761
PL98-0575	No. 180 ft. of Lot 26 Blk 3, sub. 3	P67012
PL08-0226	Lot 2, Blk 2, Sub 1	P66342
This parcel will require processing of a Reasonable Use Exemption, prior to development.		
PL08-0227	Lot 3, Blk 3, Sub 3	P67000



200902190012  
Skagit County Auditor



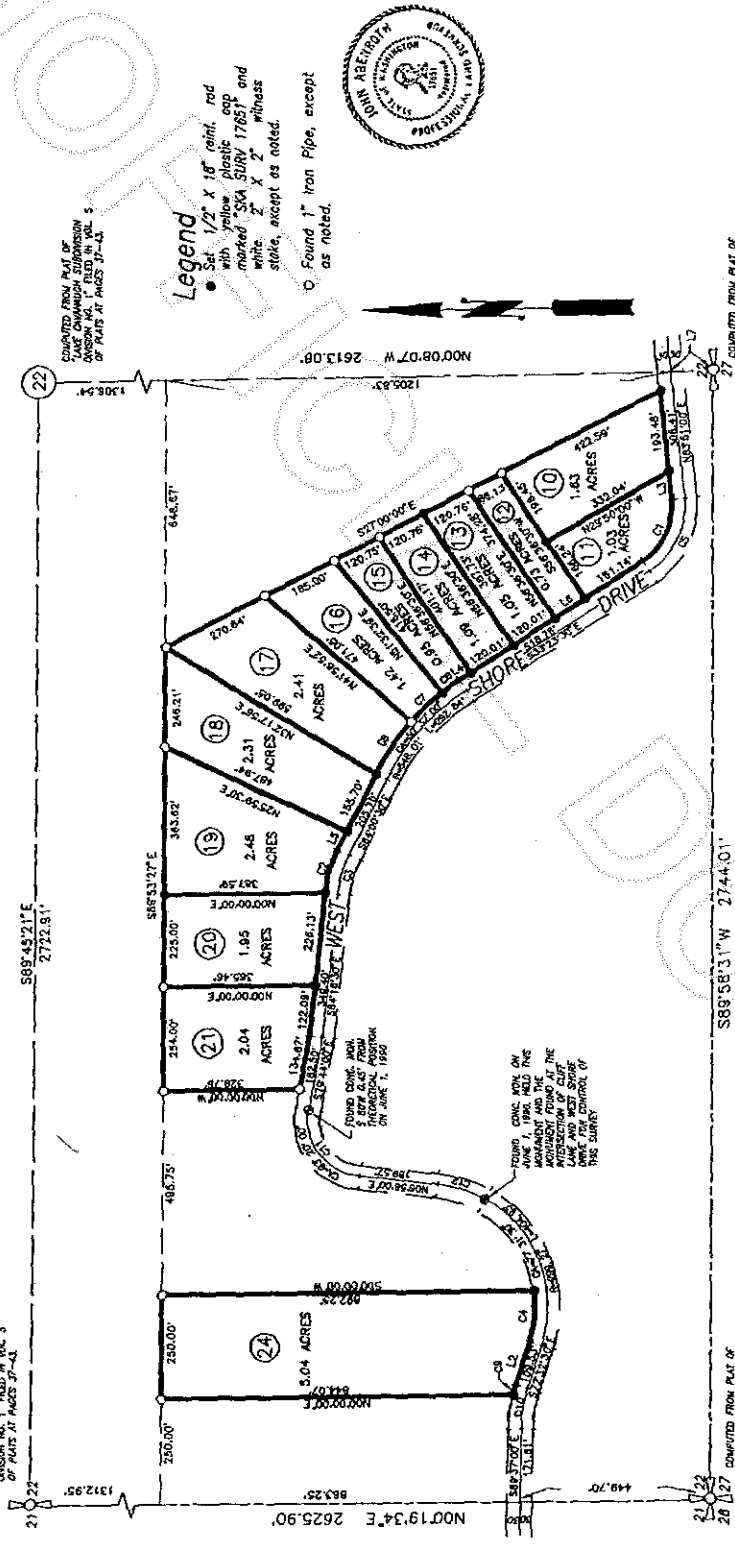
9007160003

Survey in the SW1/4 of the SW1/4 and the SE1/4 of the SW1/4 of Section 22, Twp. 33 N., Rng. 6 E., W.M.

AUDITOR'S CERTIFICATE  
I find for record this 16 day of July 1990 at 12 minutes past 2 o'clock County Auditor of Skagit County, WA.

SURVEYOR'S CERTIFICATE  
I take this map correctly represents a survey made by me or under my direction in accordance with the laws of the State of Washington Act in June 1990 at the request of George Pacific Corp. John L. Hearnish  
Date 7/16/90

SKAGIT SURVEYORS INC. 330 Melville St., Sedro-Woolley, WA 98284, (206) 855-2121



Legal Description

Lots 10 through 21 and Lot 24 of LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3 filed in Vol. 6 of Plats at pages 25-31.

Base-of-bearings - Plat of LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3 filed in Vol. 6 of Plats at pages 25-31.

NOTE: Lots 10 and 11 as shown hereon are per the revised sheet Vol. 6 page 31A which apparently supercedes the sheet Vol. 6 page 31.

This survey was accomplished by field traverse using:  
2 second digital electronic Total Station.



LINE	CURVE TABLE		TANGENT TABLE	
	Δ	RADIUS	Δ	BEARING
C1	166.22	6245.30	171.11	49.57°
C2	306.75	2015.53	108.55	100.00°
C3	276.75	2015.53	123.37	44.33°
C4	284.27	2015.53	200.27	32.03°
C5	154.22	6245.30	103.34	86.58°
C6	374.01	1014.36	154.43	100.71°
C7	274.01	1516.26	154.43	100.71°
C8	345.00	2531.41	34.49	89.24°
C9	333.00	1704.30	89.24	230.53°
C10	141.52	8200.00	230.53	120.13°
C11	294.27	2500.00		

Survey for  
Georgia-Pacific Corporation

Vol. 10 Survey Pg. 54



200902190012  
Skagit County Auditor

