

Return Name & Address:



200910300100

Skagit County Auditor

10/30/2009 Page

1 of

5 2:32PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL09-0427

Applicant Name: Clarence Bradburn

Property Owner Name: same

The Department hereby finds that Lot 27, Block 18, Town of McMurray; recorded in Volume 2, Pg 107, April 4, 1891.

Parcel Number: P75141; 4145-018-027-0009; within a Ptn of the SE ¼ of the SE ¼ of Sec. 25, Twp 33, Rge 4. Approximately 5,800 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. See Innocent Purchaser Declaration.
- ☐ **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**

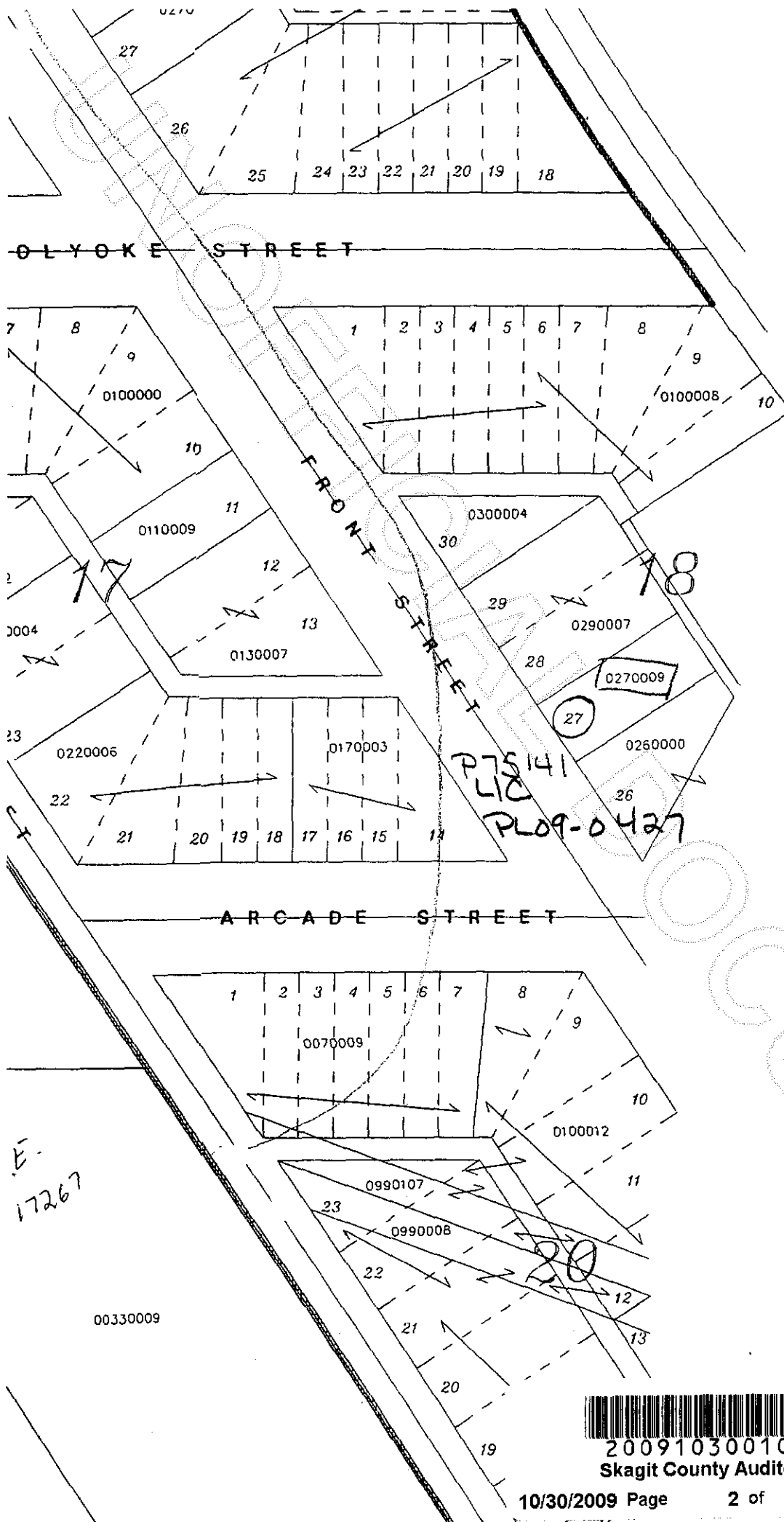
**IS** the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.

- ☐ **IS/ARE NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) \_\_\_\_\_ and therefore **IS/ARE** 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: Howe Roeder

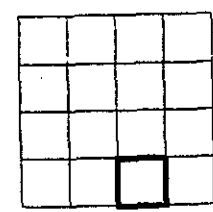
Date: 10/27/2009

See Attached Map



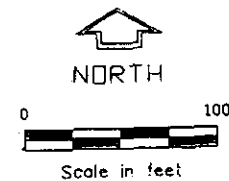
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Section 25

**\* ATTENTION**  
 THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION. THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN.

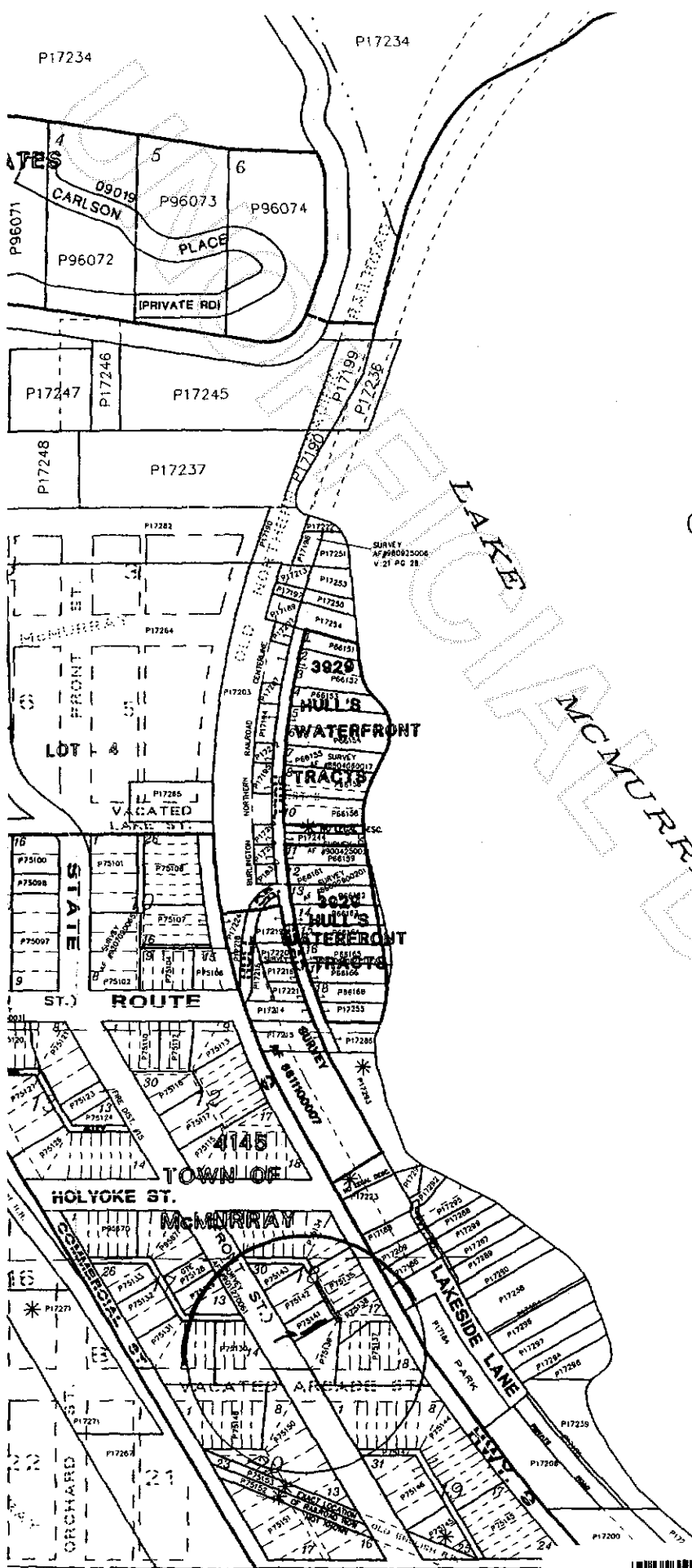


This map is for the purpose of assisting in locating your property and is NOT GUARANTEED to show accurate measurements.

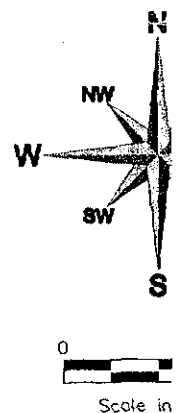
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REVISED	07-30-93	JB
PLOTTED	07-30-93	JB

SW 1/4 of  
 SE 1/4  
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 THIS MAP CONTAINS /  
 THAT HAS BEEN PLACED  
 BEST AVAILABLE INFO  
 EXACT LOCATION OF  
 IS UNKNOWN.



These maps were created  
 records and existing map  
 surveys. Map features are  
 adjusted to achieve a "best  
 the Ownership Parcels map  
 taken in this process, map  
 rarely agree as to the preci  
 features. The relative posi  
 to one another results from  
 sources without field

\* THIS MAP IS NOT A SUBST

DRAWN BY  
 REVISED  
 PLOTTED  
 MAP PRODUCED  
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Section  
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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

October 27, 2009

Mr. Clarence Bradburn  
6032 Spring Valley Road  
Newport, WA 99156

RE: Lot of Record Certification PL09-0427  
Parcel P75141

Dear Mr. Bradburn:

This office has determined, based on the information submitted, that Parcel P75141, is a Lot of Record. However, it should be noted that the Lot of Record Certification is limited to conveyance only and at this time does not include Certification for development.

The determination of Conveyance Only is based on review of Skagit County Code 14.16.850. Enclosed please find a copy of this Section.

Skagit County Code requires processing of a Reasonable Use Application prior to residential development on a parcel less than the minimum lot size and not qualifying for any of the exemptions noted in the ordinance.

The subject property is currently zoned Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of one (1.0) acre with community (i.e. P.U.D# 1) water or 2.5 acres if a well is required. The subject property appears to be approximately 5,800 sq. ft. in size, is considered substandard to the zoning designation and does not appear to comply with any of the noted exemptions. Thus, in order for residential development to occur it will be necessary to apply for and receive a Reasonable Use Certification.

1800 Continental Place • Mount Vernon, WA 98273 • Phone: (

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Mr. Clarence Bradburn  
October 27, 2009  
Page Two

Enclosed please find a Reasonable Use Application. The current application fee for this application is \$ 300.00, plus approximately \$ 200.00 publishing cost, plus approximately \$ 63.00 for the recording of the final document. The basis for approving or denying a Reasonable Use Certification is the completed Lot Certification process.

The processing time of a Reasonable Use Application is approximately eight weeks. Included in the processing is notification of all adjacent property owners within 300 ft and two separate notices published in the Skagit Valley Herald. In order to notify the adjacent property owners, the applicant of a Reasonable Use Application is required to provide stamped, addressed envelopes as part of the complete application.

Enclosed please find an unrecorded copy of the Lot Certification and a Reasonable Use Exemption Application. The original of the Lot Certification has been forwarded to the Skagit County Auditor's Office for recording. When the original is received by this office from the Auditor, it 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



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Skagit County Auditor