

Return Name & Address:



200803110094
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-1013

Applicant Name: Young-Soo Kim

Property Owner Name: Bates Revocable Trust, Harold Bates Trustee

The Department hereby finds that Ptn of Block 14 as described in AF 200305160003, Plat of Town of Montborne, recorded in Volume 2, Pg 80, May 21, 1890.

Parcel Number: P74586; 4135-008-018-0003; within a Ptn of the NW ¼ of Sec. 6, Twp 33, Rge 5. Approximately 1.9 acres

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 Rural Village Residential zoning district, provided community/public water is available, 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: *Mark Roeder*
See Attached Map

Date: 2/25/2008

P30555

SA Co

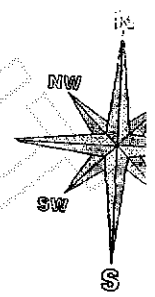
6	5	4
7		9

**PLAT OF THE TOWN
OF MONTBORNE
4135**

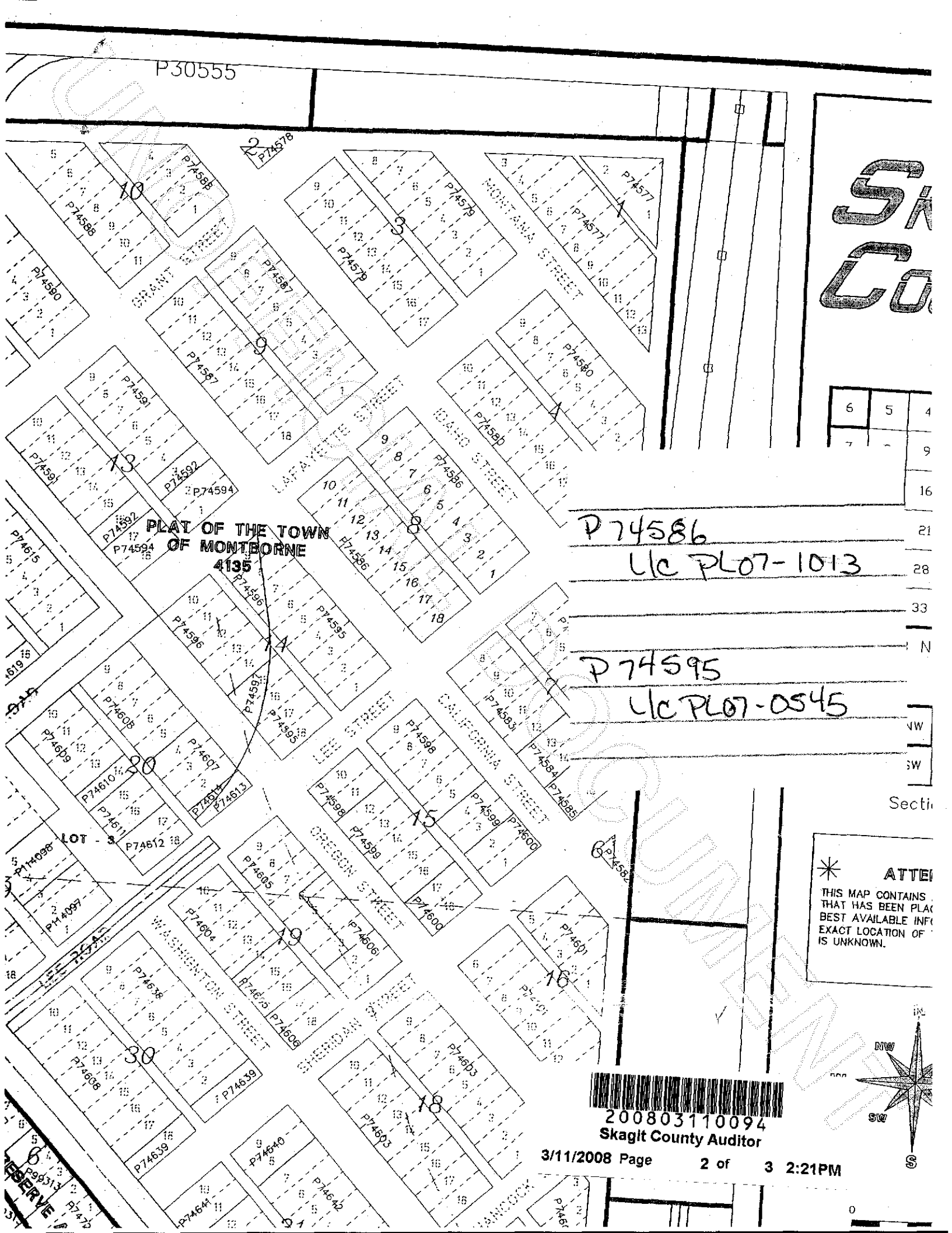
P74586
LC PLOT-1013

P74595
LC PLOT-0545

* **ATTEN**
THIS MAP CONTAINS
THE BEST AVAILABLE INFO
THE EXACT LOCATION OF
IS UNKNOWN.



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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

February 25, 2008

Young-Soo Kim
2218 Old Hwy 99 S.
Mount Vernon, WA 98273

RE: Lot of Record Certifications:

PL07-0545, Parcel P74595

PL07-1013, Parcel P74586

Dear Young-Soo:

Thank you for your patience during the lengthy review time of the above noted Lots of Record. This Department has completed review of the legal descriptions associated with the above noted Parcel Numbers and based on information submitted the following determinations have been made:

Each of the legal descriptions associated with the respective Parcel Number is considered a Lot of Record. The current zoning designation for this area is Rural Village Residential. The Rural Village Residential zoning designation has a minimum lot size of one (1) acre with community/public water and on-site sewage disposal or public sewer; or 2.5 acres with on-site water (well) and on-site sewage disposal or public sewer.

Each "lot" is less than 2.5 acres, thus, if on-site water is proposed, it will be necessary to aggregate the two "lots" to form one single unit in order to be eligible for residential development. This can be accomplished through the Boundary Line Adjustment process.

At such time as development is proposed it will be necessary to indicate the type of water supply proposed.

Enclosed please find copies of the unrecorded Lot Certifications. The originals have been forwarded to the Skagit County Auditor's Office for recording. At such time as the originals are received by this office, the originals and invoices for additional applications and recording fees will be forwarded. If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner

1800 Continental Place • Mount Vernon, WA 98273 • Pho

"Helping You Plan and Build B



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