

Return Name & Address:



200807160106

Skagit County Auditor

7/16/2008 Page

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3 12:48PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL08-0340

Applicant Name: Marvin & Kenneth Portis

Property Owner Name: same

The Department hereby finds that Lots 1-16, and the north 90 feet of Lots 17-32, Block 107, Plot of Townsite of Gibraltar, filed in Vol 1, pages 19-20, December 10, 1890, records of Skagit County; as described on attached Legal Description; Parcel C on attached map  
Parcel Number: P73598, 73599; 4109-107-016-0007, 4109-107-032-0007; within a Ptn of the NE ¼ of the SW ¼ of Sec. 17, Twp 34, Rge 2. Approximately 2.7 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 Intermediate 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 \_\_\_\_\_ 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.

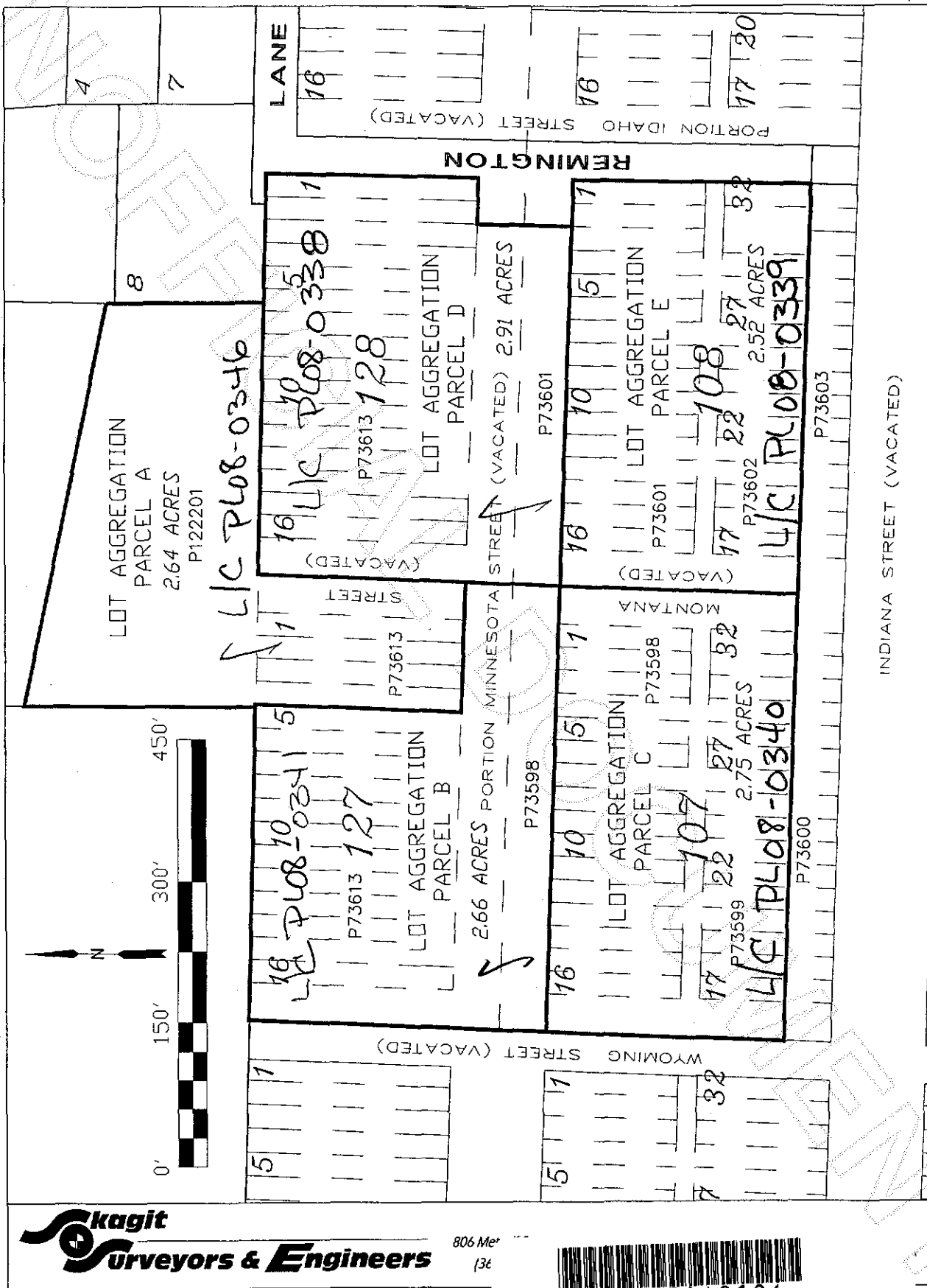
Authorized Signature: Gabe Rocco

Date: 7/15/2008

See Attached Map



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806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

LEGAL DESCRIPTION  
FOR  
MARVIN AND KEN PORTIS  
LOT AGGREGATION  
FOR LOT CERTIFICATION - PARCEL C  
A PORTION OF ASSESSOR'S PARCEL 73598  
AND ASSESSOR'S PARCEL P73599

May 22, 2008

Lots 1 through 16 and the north 90 feet of Lots 17 through 32, Block 107, PLOT OF THE TOWNSITE OF GIBRALTER, filed in Volume 1 of Plats, pages 19 and 20, records of Skagit County Washington;

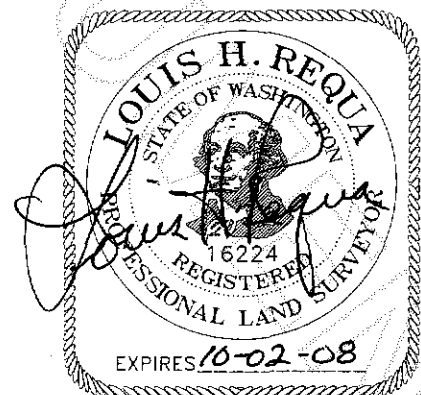
TOGETHER WITH all of the vacated alley in Block 107 of said plat;

AND TOGETHER WITH that portion of the east half of vacated Wyoming Street lying adjacent to and contiguous with the alley, the west line of Lot 16, and the north 90 feet of the west line of Lot 17, all in Block 107 of said plat;

AND TOGETHER WITH that portion of the west half of vacated Montana Street lying adjacent to and contiguous with the alley, the east line of Lot 1 and the north 90 feet of the east line of Lot 32, all in Block 107 of said plat.

Situate in Skagit County, Washington.

Containing 2.75 acres.



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5-30-08