

Return Name & Address:



200807160108
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL08-0346

Applicant Name: Marvin & Kenneth Portis

Property Owner Name: same

The Department hereby finds that Lots 1-4, Block 127, Plot of Townsite of Gibraltar, filed in Vol 1, pages 19-20, December 10, 1890, records of Skagit County; and a Ptn of Lot 14, Sunrise Estates, Div. 2, AF 9604020065 as described on Correction Deed, Boundary Line Adjustment AF 200806050088; AKA Parcel A as described on attached legal description and shown on attached map

Parcel Number: P73613, 122201; 4109-107-016-0007, 4669-000-014-0100; within a Ptn of the NE ¼ of the SW ¼ and a Ptn of the SE ¼ of the NW ¼ of Sec 17, Twp 34, Rge 2.

Approximately 2.6 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.

Authorized Signature: Graef Roeder

See Attached Map

Date: 7/15/2008



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 A
ASSESSOR'S PARCEL P122201
AND A PORTION OF ASSESSOR'S PARCEL P73613

May 22, 2008

Lots 1 through 4, Block 127, PLOT OF THE TOWNSITE OF GIBRALTER, filed in Volume 1 of Plats, pages 19 and 20, records of Skagit County Washington;

TOGETHER WITH that portion of the west half of vacated Montana Street, lying adjacent to and contiguous with the east line of Lot 1, Block 127 of said plat;

AND TOGETHER WITH that portion of Lot 14 of the Plat of Sunrise Estates, Division No. 2, approved on April 1, 1996 and recorded on April 2, 1996 under Auditor's File No. 9604020065, in Section 17, Township 34 North, Range 2 East, W.M., being more particularly described as follows:

Beginning at the southwest corner of said Lot 14; thence N 01°06'36" W along the west line of said Lot 14, a distance of 242.40 feet; thence S 80°03'14" E, a distance of 435.56 feet to the east line of said Lot 14; thence S 01°32'14" E along the said east line of Lot 14, a distance of 165.37 feet to the southeast corner of said Lot 14; thence S 89°45'26" W along the south line of said Lot 14, a distance of 428.76 feet to the point of beginning.

Situate in Skagit County, Washington.

Containing 2.64 acres.



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5-30-08

