



200811200002

Skagit County Auditor

Return Name &amp; Address:

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## SKAGIT COUNTY PLANNING &amp; DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_08-0653

Applicant Name: \_\_\_ Claude Davis, Darlene Kerr, Fabyn Hanson, Elizabeth Joyner

Property Owner Name: same

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): \_39897; 350519-3-013-0002; within a Ptn of the NE ¼ of the SW ¼ of Sec. 19, Twp. 35, Rge 5. Legal description as reflected by BLA PL08-0652, AF 200810230054.

Lot Size: \_approximately 2 acres

**1. CONVEYANCE**

**X** *IS*, a Lot of Record as defined in Skagit County Code (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 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.

**X** *IS NOT*, the minimum lot size required for the Urban Reserve Residential, as part of Sedro Woolley Urban Growth Area zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(v) and therefore IS 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 certain development permits.

Authorized Signature: *How Rorden*

Date: \_10/15/2008\_

See attached map for Lot of Record boundaries.

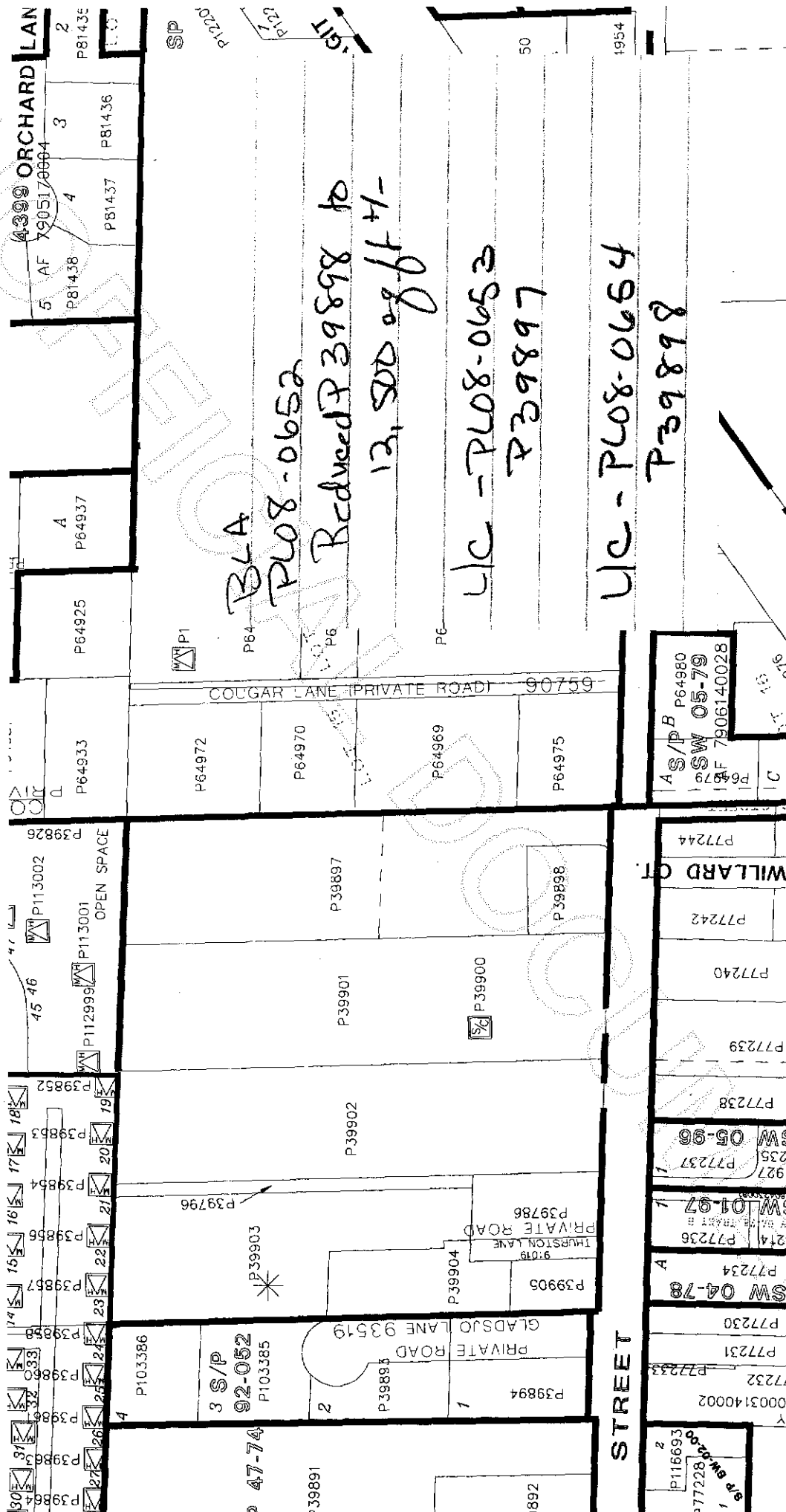
LEGAL DESCRIPTION  
FOR  
FABYN HANSON  
OF  
REMAINDER TRACT OF HANSON PROPERTY EXCLUDING HOUSE TRACT  
(AFTER BOUNDARY LINE ADJUSTMENT)

September 17, 2008

The east half of the east half of the southeast quarter of the northeast quarter of the southwest quarter of Section 19, Township 35 N., Range 5 East, W.M.;

EXCEPT commencing at the southwest corner of said east half of the east half; thence N 02°50'20"W along the west line of said east half of the east half, a distance of 34.95 feet to the north line of the existing right of way of East State Street and the point of beginning of this description, said right of way line being 30 feet north of the centerline of East State Street; thence continuing N 02°50'20"W along the west line of said east half of the east half, a distance of 105.38 feet; thence N 87°16'53"E, a distance of 116.22 feet to a point on the west line of the east 50 feet of said east half of the east half; thence S 02°43'07"E along the west line of said east 50 feet, a distance of 95.20 feet to the point of curvature of a curve to the right having a radius of 15.00 feet; thence along said curve through a central angle of 92°44'42", and an arc distance of 24.28 feet to a point on the north line of said East State Street right of way; thence N 89°58'25"W along said north line, a distance of 100.40 feet to the point of beginning of this description;  
AND EXCEPT East State Street right of way.





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North half  
P39898  
(previously  
P39897)

South half  
P39898



STATE STREET

BOUNDARY LINE ADJUSTMENT  
EXHIBIT MAP  
FOR FABYN HANSON  
BEFORE ADJUSTMENT

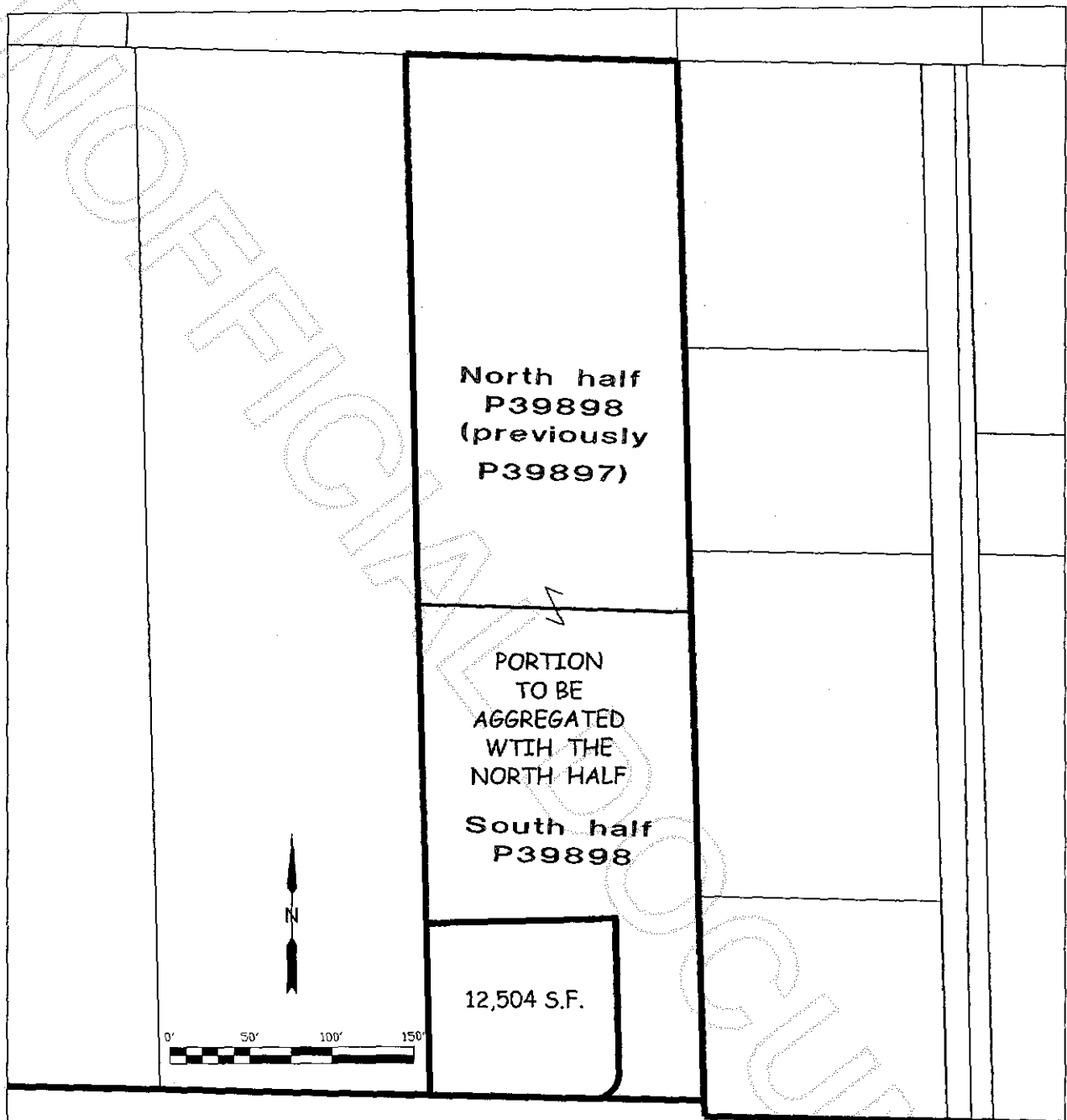
SOUTHWEST 1/4, SECTION 19,  
TOWNSHIP 35 NORTH,  
RANGE 5 EAST, W.M.



806 Metcalf Street Sedro-Woolley, WA 98284  
(360) 855-2121 Fax (360)



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STATE STREET

BOUNDARY LINE ADJUSTMENT  
EXHIBIT MAP  
FOR FABYN HANSON

SOUTHWEST 1/4, SECTION 19,  
TOWNSHIP 35 NORTH,  
RANGE 5 EAST, W.M.

**skagit**  
**Surveyors & Engineers**

806 Metcalf Street Sedro-Woolley, WA 98284  
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