



200901300006

Skagit County Auditor

Return Name & Address:

1/30/2009 Page 1 of 4 8:38AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_08-0624

Applicant Name: _ Ann Parker

Property Owner Name: Cunningham Crushing

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

P#(s): _42416, 42447; 350711-0-002-0007, 350711-1-005-0002; within a Ptn of the SW ¼ of the NE ¼ of Sec. 11, Twp. 35, Rge. 7.

Lot Size: _approximately 16 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 districts 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 _Rural Resource-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(C) 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: *Howe Road* Date: 1/16/2009
See attached map.



PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

January 16, 2008

Cunningham Crushing
Ann Parker
P.O. Box 8
Hamilton, WA 98255

RE: Lot of Record Certification

PL08-0624
Parcels P42416 and P42447

Dear Ann:

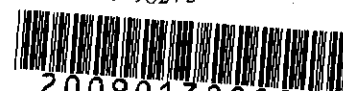
The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description.

This office has completed review of the Lot Certification Applications and based on information submitted the following determination has been made:

Each of the legal descriptions associated with each of the identifying Parcel Numbers is considered a "lot of record". A Lot Certification could be approved and recorded for each of the parcels.

In conversation with you, it was indicated that the request is to simply indicate one "lot of record". Enclosed please find an unrecorded copy of Lot Certification PL08-0624 identifying Parcels P42416 and 42447 as one "lot of record".

Mailing Address: 1800 Continental Place ♦ Hamilton, WA 98273
Temporary Physical Location: 1700 E. Col
Phone: (360) 336-9410 ♦ Fax: (



200901300006
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1/30/2009 Page 3 of 4 8:38AM


Cunningham Crushing
January 16, 2009
Page Two

At such time as requested, the two "lots" could be separated from the one Lot Certification and identified with revised Lot Certifications as two "lots of record". The resulting lots would then be subject to all applicable Skagit County Codes in place at that time.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services


200901300006
Skagit County Auditor
1/30/2009 Page 4 of 4 8:38AM