



Lot of Record Application Short Subdivision

What is a Lot of Record?

WCC 20.97.220 defines "Lot of Record" as "a lot which is described by final plat, short plat, or metes and bounds and is established pursuant to applicable local and state regulations at the date a legal instrument creating the lot is recorded at the Whatcom County auditor's office."

Note: "Lot of Record" is in no way synonymous with "buildable lot", it just means that it was legally created/subdivided.

Note: A COMPLETE DEED HISTORY and CORRESPONDING MAP must accompany this application. You may obtain a deed history of your property from any local title company. Use an Assessor's parcel map from the PDS office (You will need to know your Section, Township, and Range) to show the parent parcel and subsequent division/creation of your lot. Color-code the map, deeds and deed list. Do this by showing the pre- 1972 parcel as one color and each subsequent division or alteration with a different color, both on the map, on the deeds and on the deed history chronology on page three. Depending on the complexity of the deed history, you may need professional assistance to do this.

File # (PDS will assign) _____ Date: _____

1. Applicant: _____

2. Contact Person: _____

3. Address: _____ City _____

State _____ Zip _____ Phone () - _____

Fax () _____ - _____ e-mail _____

4. Legal Property Owners(s) _____

Address _____ City _____

State _____ Zip _____ Phone () _____ - _____

5. Site address (if any) or nearest public road: _____

6. Tax parcel number(s): _____

7. Acreage/square footage: _____ 8. Current Zoning: _____

9. Current use: vacant, residential, agriculture, other: _____

10. When was the parcel created _____
(in its current configuration- check deed history)?
11. Have there been any subsequent boundary line adjustments, vacations, dedications, foreclosures, etc.? Yes _____ No _____
(If yes, please show on map with corresponding auditor's file numbers)
12. Is it a platted parcel? Yes _____ No _____
If yes, name of plat: _____
13. Has the property ever been surveyed? Yes _____ No _____
If so when? _____(please include record of survey with application). AF# _____
14. Does the owner of this parcel own any contiguous property? Yes _____ No _____
(If yes, please show on map)
15. Is the parcel located in the Lake Whatcom or Lake Samish watersheds, or other water resource protection overlay district? Yes _____ No _____
16. Is the parcel subject to any county conditional use permit? Yes _____ No _____
If yes, CUP # _____.
17. Is the parcel subject to a Forest Practice Application (FPA) from the State Department of Natural Resources? Yes _____ No _____ (If so, please submit a copy of the application with your completed lot of record application)
18. Is the parcel within 330 feet of an area designated as mineral resource land, and/or within 660 feet of a pipeline, and/or within one-half mile of land that is designated forestry, and/or land upon which agricultural operations are being conducted? Yes (which?) _____ No _____
19. Please list any current county, state, or federal permits affecting the subject property:

20. How many dwelling units (residences) are on the property? _____
(show on map)
21. Are there any other structures (barns, shops, sheds, garages, etc.) on the property?
(show on map)

22. Water source: _____
23. Sewage disposal method: _____

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Director

J.E. "Sam" Ryan
Assistant Director

DEED HISTORY

List deeds from oldest to most recent.
Color-code your section map, deeds and deed list.

Auditor's File Number (AF#), Grantor And Grantee Of Pre-1970 Parent Parcel:

Auditor's File# _____ Date: _____
Grantor (From) _____ Grantee (To) _____

AF# Of Subsequent Conveyances, Adjustments Or Divisions: (You May Need To Include Additional Pages)

Auditor's File# _____ Date: _____
Grantor (From) _____ Grantee (To) _____

Auditor's File# _____ Date: _____
Grantor (From) _____ Grantee (To) _____

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