

WHATCOM COUNTY
Planning & Development Services
5280 Northwest Drive,
Bellingham, WA 98226-9097
360-676-6907, TTY 800-833-6384
360-738-2525 Fax



David Stalheim
Director

J.E. "Sam" Ryan
Assistant Director

Lot of Record Confirmation

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: February 19, 2009

1. Applicant: Columbia Investment Company
2. Contact Person: Bill Isenhart
3. Address: 6380 Isenhart Lane City Maple Falls
State WA Zip 98266 Phone (360) 599-1471
Fax () _____ - _____ e-mail _____
4. Legal Property Owners(s) Columbia Investment Company
Address 6380 Isenhart Lane City Maple Falls
State WA Zip 98266 Phone (360) 599 - 1471
5. Site address (if any) or nearest public road: 0 Kendall Road

6. Tax parcel number(s): 400522 450133 0000
7. Acreage/square footage: 5.3 Acres 8. Current Zoning: UR-4
9. Current use: vacant, residential, agriculture, other: Vacant

10. When was the parcel created 1995
(in its current configuration- check deed history)?
11. Have there been any subsequent boundary line adjustments, vacations, dedications, foreclosures, etc.? Yes x No _____
(If yes, please show on map with corresponding auditor's file numbers)
12. Is it a platted parcel? Yes x No _____
If yes, name of plat: Peaceful Valley Division, 2B Tract "A"
13. Has the property ever been surveyed? Yes x No _____
If so when? 1995 (please include record of survey with application). AF# 950203065
14. Does the owner of this parcel own any contiguous property? Yes _____ No x
(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 x
16. Is the parcel subject to any county conditional use permit? Yes _____ No x
If yes, CUP # _____.
17. Is the parcel subject to a Forest Practice Application (FPA) from the State Department of Natural Resources? Yes _____ No x (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?) Yes, Forestry No _____
19. Please list any current county, state, or federal permits affecting the subject property:
None.
20. How many dwelling units (residences) are on the property? None, vacant.
(show on map)
21. Are there any other structures (barns, shops, sheds, garages, etc.) on the property?
(show on map)
No, vacant.
22. Water source: Water District #13 water supply lines
23. Sewage disposal method: Gravity to existing lift station

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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# 950203065 Date: Feb. 3, 1995
 Grantor (From) Columbia Investments Grantee (To) County (Plat)

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

Exe 2008-00127

Ptn to
 Lot 17

Auditor's File# 2081002513 Date: 10/24/2008
 Grantor (From) Columbia Investments Grantee (To) Timothy Engels

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

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

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

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