



LOT STATUS CERTIFICATION CHECKLIST

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

In order to determine if a parcel of property within the City of Marysville is a legally established lot, the legal owner of said property must submit the following materials to the Community Development Department for certification:

- Completed Certification of Lot Status form (attached).
- Complete title report current within 30 days of the date of submittal.
- Site plan (to scale) depicting existing uses, and on-site structures consistent with the Snohomish County Assessor's current lot configuration.

Additionally, a legal building lot must meet the following criteria outlined in Section 22C.010.140 Lot Area – Minimum lot area for construction.

22C.010.140 Lot area – Minimum lot area for construction.

Except as provided for in MMC Chapter 22G.080:

In the Residential (R) zones, a single family dwelling may be established on an existing vacant lot, which cannot satisfy the bulk or dimensional requirements of this chapter, provided the following criteria are met:

- (A)The lot was established by conveyance of record prior to August 10, 1969 and its dimensions have not been modified since said conveyance; or the lot was created by an approved plat and satisfied the bulk and dimensional requirements applicable at the time of its creation; and
- (B)The lot is not less than 4,000 square feet in size, or such greater size as may be required by the Snohomish Health District if an on-site sewage disposal system is involved; and
- (C)Development of the lot will comply with all bulk and dimensional regulations in this chapter relating to setbacks, maximum lot coverage and off-street parking, as such regulations exist on the date of application for development permits.

For assistance completing the attached Lot Status Certification Form, please contact the City of Marysville Community Development Department at 360.363.8100.



LOT STATUS CERTIFICATION FORM

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WARNING: This document should not be construed as authorizing any further division of said lot; any such division is subject to any and all rules and regulations relating to land divisions in effect at the time such a division is proposed.

PART I: OWNER'S CERTIFICATION

I, _____, do hereby certify, from personal knowledge, the following:

- A. That I am the owner of that certain parcel of real property, the legal description of which is attached; and
- B. That I have had said interest since _____, _____.

I understand that any division by sale or lease of this property on or after August 10, 1969 may prevent the issuance of a building or other development permit if such division was, or is not, done in conformance with all City laws relating to land divisions effective at the time of such division.

Signed _____ Date _____, 20____.

PART II: TITLE COMPANY'S CERTIFICATION

_____, the present owner or contract purchaser of that certain parcel of land which bears Assessor's Parcel Number _____, and whose legal description is attached hereto, has been asked by the City of Marysville to verify the status of the above parcel. Your assistance would be greatly appreciated.

- A. The above parcel was created by transfer of ownership in its present configuration:
 - Prior to August 10, 1969. (Date of creation: _____). _____ (Initials of undersigned).
 - On or after August 10, 1969. (Date of creation: _____). _____ (Initials).
- B. Access to this parcel is by easement or private road having the following characteristics:
 1. The access easement is _____ feet wide.
 2. The access easement was created _____, _____. _____ (Initials).
 3. The access easement is (exclusive)(common). **Please circle one.** _____ (Initials).

C. If the above parcel is subject to, or adjoined by, any access easements, please attach copies, description or sketches.

Please transmit copies of documents involving the creation of the parcel.

I hereby certify that the above information is based on records held on file by our office and is true and correct to the best of my knowledge.

Signed _____ Date _____, 20____.

PART III: COMMUNITY DEVELOPMENT DEPARTMENT

Having reviewed the information provided in Part I and/or Part II above, I hereby find that the parcel bearing Assessor's Parcel Number _____, is a legal lot for building purposes under the City of Marysville's Zoning and Subdivision Codes. Furthermore, this certification is subject to revocation if it is determined that the information upon which it is based is erroneous.

Authorized Signature _____ Date _____, 20____.