



LEGAL LOT DETERMINATION

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<p>Staff Use Only</p> <p style="text-align: center;">Label</p>	<p style="text-align: center;">Date Stamp/Staff Initials</p>
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1. Application Submittal Checklist - All items listed are required at the time of application. Incomplete applications will not be accepted.

- Master Application
- Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- One Site Plan - See Site Plan Submittal Requirements on page 3
- Assessors field book pages for each parcel. These are available at the Thurston County Assessor's Office.
- Copies of all deeds to each parcel(s) that establish ownership from July 1974 to present. Information is available at the Thurston County Auditor's office.
- Supporting Documentation as applicable. See item #3 below

2. Project Description (Attach separate sheet if necessary):

3. Supporting Documentation:

Thurston County will presume the validity of a lot if it was created through any one of the criteria listed below. It shall be the responsibility of the applicant to provide the necessary information to clearly show the method of lot creation. Provide any additional information that you believe supports your legal lot contention. Attach additional sheets or documentation if necessary. Legal Lot Criteria is outlined in TCC 18.04.045.

Applicant	Check any of the following that apply to your parcel(s) and attach the supporting documentation.	Staff
<input type="checkbox"/>	A. Surveys for the purpose of land division recorded with the Thurston County auditor from June 9, 1937 through July 28, 1974;	<input type="checkbox"/>
<input type="checkbox"/>	B. Surveys recorded with the Thurston County auditor from June 9, 1937 through September 28, 1981 for any number of lots, all of which are five acres and larger in size with access from an opened county road;	<input type="checkbox"/>
<input type="checkbox"/>	C. Surveys recorded with the Thurston County auditor from June 9, 1937 through September 28, 1981 for four or fewer lots, all of which are over five acres in size with access from a private road or unopened county right-of-way;	<input type="checkbox"/>



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<input type="checkbox"/>	D. Subdivision with more than five lots created from July 29, 1974 through September 28, 1981 through the non-platted-street process as described in Thurston County Ordinance 4748, in which all lots are five acres and larger in size, and where all lots are located on a private road or an unopened county right-of-way;	<input type="checkbox"/>
<input type="checkbox"/>	E. Lots created through a deed recorded with the Thurston County auditor from June 9, 1937 through July 28, 1974;	<input type="checkbox"/>
<input type="checkbox"/>	F. Lots created through a deed for love and affection for which there was no monetary or other valuable consideration exchanged, and that was recorded with the Thurston County auditor from June 9, 1937 through July 29, 1981;	<input type="checkbox"/>
<input type="checkbox"/>	G. Court ordered divisions for adverse possessions or divorces in which the adverse possession or divorce decree is dated August 23, 1993 through September 18, 1995;	<input type="checkbox"/>
<input type="checkbox"/>	H. With the following exceptions, lots created prior to June 9, 1937, whether platted or unplatted, are not legal. Exceptions: Lots created through testamentary division; contiguous lots in different ownership as of July 29, 1974; contiguous lots in the same ownership if each lot was separately developed as of June 9, 1937; or platted lots that are at least five acres or one-one hundred twenty-eighths of a section;	<input type="checkbox"/>
<input type="checkbox"/>	I. Navigable sections of the Black, Chehalis, Deschutes, Nisqually and Skookumchuck Rivers always create legal property boundaries. The ordinary high water mark is the property line;	<input type="checkbox"/>
<input type="checkbox"/>	J. Any public or railroad right-of-way (opened or unopened) creates legal property boundaries. Note: If the right-of-way is vacated and parcels on both sides are in same ownership, the lots are consolidated unless there is evidence of an action or intent to divide prior to the vacation;	<input type="checkbox"/>
<input type="checkbox"/>	K. Lot created through testamentary division (will) or the laws of descent is legal; provided there can be only one lot per heir or devisee.	<input type="checkbox"/>
<input type="checkbox"/>	L. Lots created after June 9, 1937 through the methods set out in the Thurston County Platting and Subdivision Ordinance (TCC Title 18), as amended;	<input type="checkbox"/>
<input type="checkbox"/>	M. Divisions of land exempted by TCC Section 18.04.040 or property transferred to a bona fide innocent purchaser for value pursuant to TCC Section 18.48.030. (Ord. 11398 § 10 (part), 1997) 18.04.045	<input type="checkbox"/>
<input type="checkbox"/>	Exception: Contiguous shoreline lots in the same ownership that were not in conformance with the Shoreline Master Program for the Thurston Region on May 21, 1976 are deemed single, undivided lots; except that if each lot contained a dwelling on that date, they remain separate legal lots.	<input type="checkbox"/>



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4. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 1/2" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- All applicable items noted below shall be addressed on the site plan.

Applicant	Site Plan Checklist	Staff
<input type="checkbox"/>	a. North arrow, site address, tax parcel number and map scale used	<input type="checkbox"/>
<input type="checkbox"/>	b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested.	<input type="checkbox"/>
<input type="checkbox"/>	c. All existing and proposed structures	<input type="checkbox"/>
<input type="checkbox"/>	d. All means, existing vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input type="checkbox"/>	e. All easements encroaching onto the property (for example: utility, road, railroad, etc)	<input type="checkbox"/>
<input type="checkbox"/>	f. Location of all existing and proposed utilities such as septic tanks, drainfields, drainfield reserve areas, sewer lines, water lines, wells, and springs.	<input type="checkbox"/>
<input type="checkbox"/>	g. Location of any critical areas and buffers (example: wetlands, ponds, streams, steep slopes, seasonal drainages, marine bluffs, flood plain, high groundwater, oaks, special habitat, etc)	<input type="checkbox"/>
<input type="checkbox"/>	h. Vicinity Map at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways	<input type="checkbox"/>

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

Additional information may be necessary to make a determination. This could include full delineation and analysis of critical areas by a qualified professional at the applicant's expense.