

Return Name & Address:



200507180021

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL 04-0670 / BP 05 - 0666

Applicant Name: Michael & Lisette Mast

Property Owner Name: Michael & Lisette Mast

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

P#(s): P67346

Description: Lot 32 Madrona Estates

Zoning: Rural Reserve (10 ac)

1. CONVEYANCE

- ☒ **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. (*per AF#* _____)
- ☐ **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 district in which the lot is located and therefore IS eligible to be considered for development permits.
- ☒ **IS NOT**, the minimum lot size required for the **RRv** zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) 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: _____

Trina Wright

Date: _____

7-5-05

See attached map for Lot of Record boundaries.

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	DATE	INIT.
DRAWN BY	8/29/95	KAS
REVISED	01/07/04	RS
PLOTTED	06/13/01	SLC

MAP PRODUCED BY SHAGRI
COUNTY MAPPING SERVICE

These maps were created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Osmersville Parcel map. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of maps features to one another results from combining different maps and sources without field ground truthing.