

Return Name & Address:



200601230171
Skagit County Auditor

1/23/2006 Page 1 of 3 1:31PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-0045

Applicant Name: _Russell & Marie Gibbons

Property Owner Name: same

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

P#(s): _22435; 340323-3-005-0207; a portion of the NW ¼ of the SW ¼ of Section 23, Twp. 34 North, Rge 3 E.; aka Tract B, Short Plat # 108-78, as recorded under AF 894654, 1/12/1979.

Lot Size: _approximately .32 acres

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.
- 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.

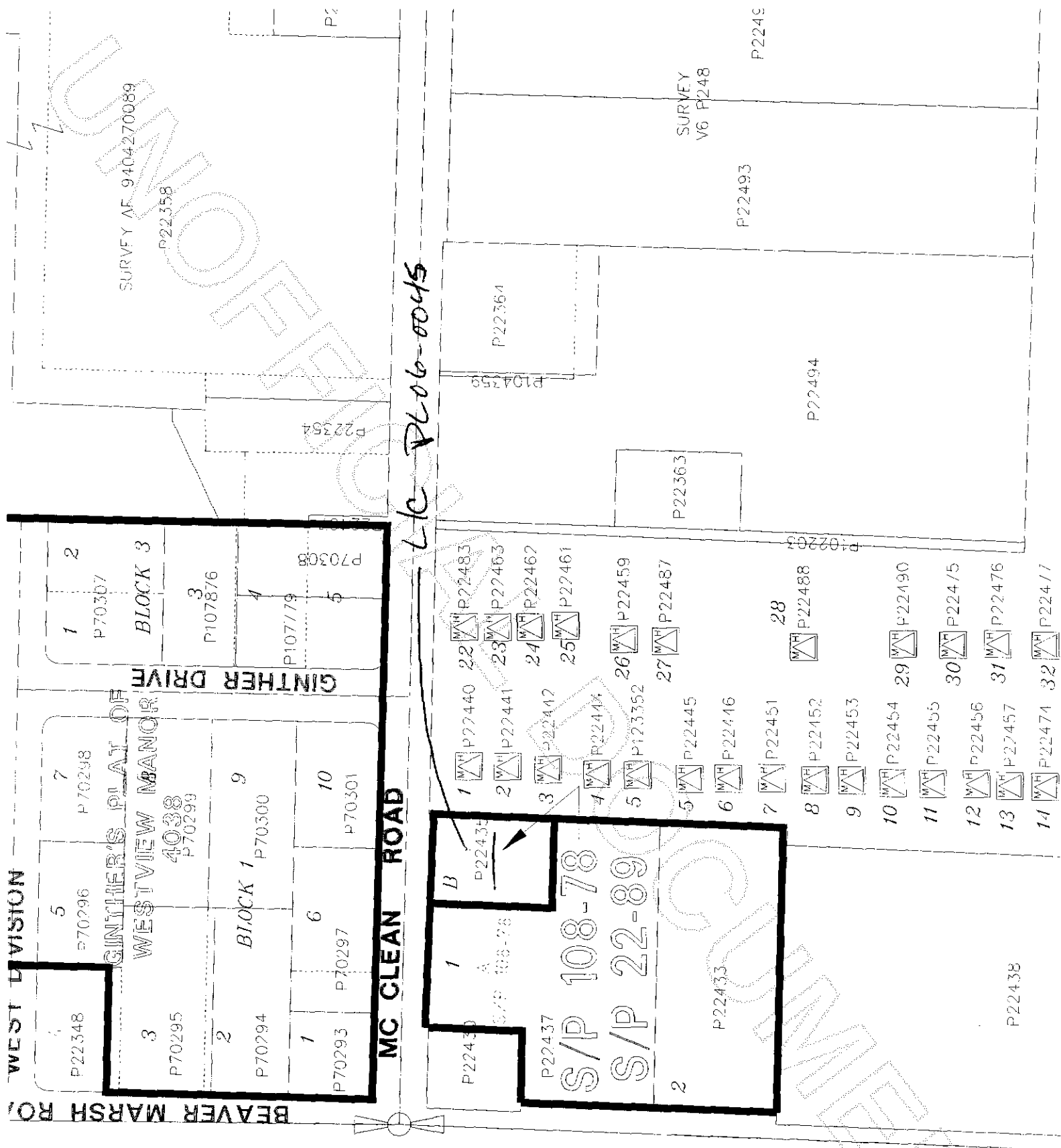
- IS NOT**, the minimum lot size required for the Agricultural-Natural Resource Land zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

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: *Brad Roeder* Date: 1/19/2006
See attached map for Lot of Record boundaries.

WEST DIVISION

BEAVER MARSH ROAD



P2

SURVEY AF 9404270089

P22358

P22354

LIC P206-0045

P22364

P104759

SURVEY V6 P248

P22493

P2249

P102203

P22494

1 P70307
2 P70308
BLOCK 3
3 P107876
4 P107779
5 P70308

GINTHER DRIVE

GINTHER'S PLAT OF
WESTVIEW MANOR
4038
P70299

7 P70298
8 P70299
BLOCK 1 P70300
9 P70301
10 P70301

MC CLEAN ROAD

1 P22430
2 P22437
S/P 108-78
S/P 22-89
2 P22433

- 1 M/W P22440
- 2 M/W P22441
- 3 M/W P22442
- 4 M/W P22444
- 5 M/W P123352
- 6 M/W P22445
- 7 M/W P22451
- 8 M/W P22452
- 9 M/W P22453
- 10 M/W P22454
- 11 M/W P22455
- 12 M/W P22456
- 13 M/W P22457
- 14 M/W P22474
- 15 M/W P22474
- 16 M/W P22474
- 17 M/W P22474
- 18 M/W P22487
- 19 M/W P22488
- 20 M/W P22488
- 21 M/W P22488
- 22 M/W P22483
- 23 M/W P22463
- 24 M/W P22462
- 25 M/W P22461
- 26 M/W P22459
- 27 M/W P22487
- 28 P22490
- 29 M/W P22490
- 30 M/W P22475
- 31 M/W P22476
- 32 M/W P22477



200601230171
Skagit County Auditor

