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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0404

Applicant Name: Michael Donaldson

Property Owner Name: Donald Family LLC

The Department hereby finds that Lot(s) 49 & 50 Skagit River Colony recorded in Volume 8, Pgs 65 & 66, January 23, 1963 as a total unit

Parcel Number(s): P69501, 69502; 4011-000-049-0002, 4011-000-050-0008; within a Ptn of the NW ¼ of Sec. 20, Twp. 35, Rge 9. Approximately .8 ac.

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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 Rural Reserve zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vi)(C) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: *David Roeder*

Date: 5/4/2007

See Attached Map

