

Return Name & Address:



200708240142

Skagit County Auditor

8/24/2007 Page 1 of 2 2:35PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0124

Applicant Name: Ray Jensen, Livestock, Inc.

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): 35373, 107503, 107502, 35374, 35376; 350335-2-003-0008, 350335-2-003-0400, 350335-2-003-0300, 350335-2-003-0107, 350335-2-004-0007, within a Ptn of the W 1/2 of the NW 1/4 of Sec. 35, Twp 35, Rge 3. All as one parcel.

Lot Size: approximately 78 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.

2. DEVELOPMENT

- ☒ **IS**, the minimum lot size required for the Bayview Ridge Urban Reserve 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 _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(C) and therefore IS eligible to be considered for development permits.

- ☒ **IS NOT**, the minimum lot size required for the Agricultural – Natural Resource Land 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. (P107503 has both Bayview Ridge Urban Reserve and Agricultural-Natural Resource Land zoning.)

Authorized Signature: Joel Roeder

Date: 8/21/2007

See attached map for Lot of Record boundaries.

JOSH WILSON ROAD

5/P 99-045

10' EASEMENT
DIKE DIST #14
P35165

AF#2000005250077
KABALO HEIGHTS
4753

TRACT B

UNP/ITC/

P 35360
-852

P116830 17
P116827

PM 682B

21

116820

017 0607-0666

35375
35636
11627

PA 35373
107503
107502
35374
35376

✓ C
p107-0124



200708240142
Skagit County Auditor