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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL10-0160

Applicant Name: Wendy McDaniel

Property Owner Name: same

The Department hereby finds that Tract C of Survey AF 200910210063; aka Ptn of Lot 19, all of Lots 14-18, Ptn of Lot 13, Ptns of Lots 6-10, Block 3, all in Hamstrom's Add to Grassmere; recorded July 7, 1909, Vol 3, Pg 82; as reflected by BLA PL09-0437;

Parcel Number: P71049; 4067-003-018-0006; within a Ptn of the SW ¼ of the NE ¼ of Sec. 9, Twp 35, Rge 8. Approximately 0.78 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 Urban Reserve Residential zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) 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 development permits.

Authorized Signature: *How Roeder*

Date: 4/23/2010

See Attached Map

