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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_10-0479

Applicant Name: ___ Skagit County Public Works

Property Owner Name: ___ Edwin Lipsey

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

P#(s): _41230; 350615-2-003-0009; within a Ptn of the SW ¼ of the NW ¼ of Sec. 15, Twp 35, Rge 6.

Lot Size: _approximately 36 acres (subdivisional 40 acres)

1. CONVEYANCE

X *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

X *IS*, the minimum lot size required for the _Agricultural-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits. IT SHOULD BE NOTED THAT THIS PARCEL IS LOCATED WITHIN THE REGULATORY FLOODWAY. ALL DEVELOPMENT IS REQUIRED TO COMPLY WITH SKAGIT COUNTY CODE 14.34 AND ALL OTHER APPLICABLE CODES.

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) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Gael Roeder

Date: _11/15/2010

See attached map for Lot of Record boundaries.

