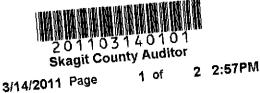
Return Name & Address:

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-5625

360 336-9410



## SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

## Lot of Record Certification

File Number: BP11-0056

Applicant Name: <u>Don Magnuson</u> Property Owner Name: <u>Don Magnuson</u>

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): <u>P17046, P17052, P17061, P17062 & P17058</u> Lot Size: <u>1.41 acres</u> Description: SE quarter of the NW quarter – 3304-21

## 1. CONVEYANCE $\boldsymbol{X}$ 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 **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. X IS NOT, the minimum lot size required for the Rural Intermediate (RI) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(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 certain development permits. Authorized Signature: Date: March 14, 2011

See attached map for Lot of Record boundaries.

