

Return Name & Address:

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-5625
360 336-9410



201103140101
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP11-0056

Applicant Name: Don Magnuson

Property Owner Name: Don Magnuson

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

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.
- ☐ **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 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: Robin Jensen

Date: March 14, 2011

See attached map for Lot of Record boundaries.

SKAGIT COUNTY

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 33 N R 04 E



These maps were compiled from aerial photography and other available information. The County does not warrant the accuracy of the information shown on these maps. The County is not responsible for any errors or omissions on these maps. The County is not responsible for any damages or losses resulting from the use of these maps. The County is not responsible for any claims or lawsuits filed against the County or its employees, agents, or representatives, in connection with the use of these maps.

DATE	INIT.
DRAWN BY	2/23/04 KFM
REVISED	1/6/11 DP
PLOTTED	1/6/11 DP

Section 21
T 33 N R 04 E



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