

Return Name & Address:



201206190049
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL12-0192

Applicant Name: Brian Bakke & Nicole Hoekstra

Property Owner Name: Brian Bakke & Nicole Hoekstra

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): 101889

Lot Size: .55 Acres Description: GIBRALTER, BLOCK 4, LOTS 1 THROUGH 4 INCLUSIVE; TOGETHER WITH THOSE PORTIONS OF THE NORTH HALF OF VACATED ALLEY ADJACENT THEREOF; AND THE SOUTH 20 FEET OF VACATED CAROLINA STREET AND THE WEST HALF OF VACATED DAKOTA STREET ADJACENT THERETO AS WOULD ATTACH BY OPERATION OF LAW

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. (*per AF#* AF#)

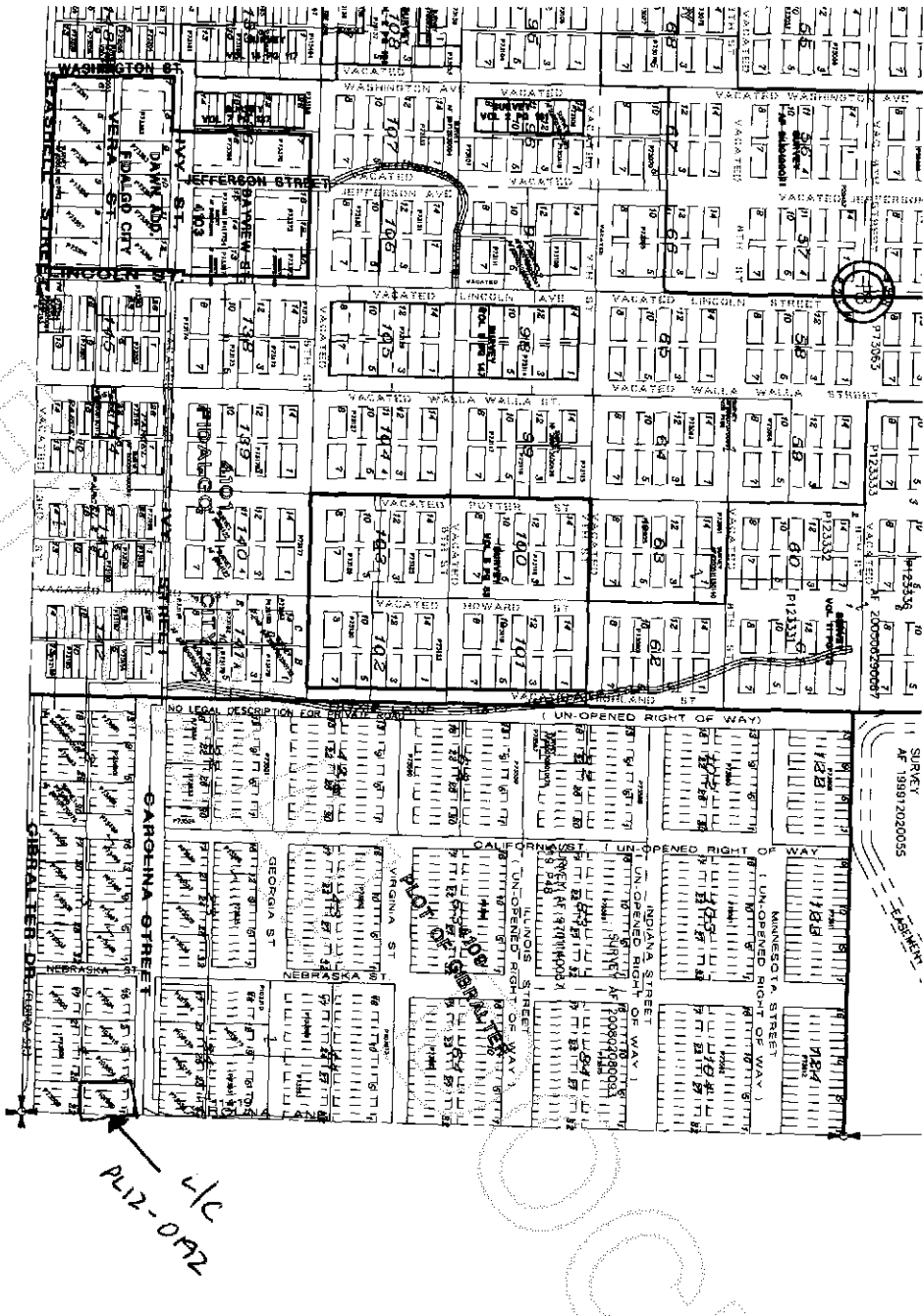
2. DEVELOPMENT

- ☐ *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) (vii)(A) and therefore IS eligible to be considered for development permits.

Authorized Signature: Dawnie Bosman

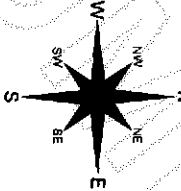
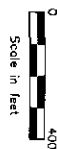
Date: 06/19/2012

See attached map for Lot of Record boundaries.



SURVEY
AF 1989 7020055

4/C
PL12-042



* These maps were created from cadastral maps
of the Skagit County area. The maps are
subject to change. Map sections from all sources have been
checked for accuracy. The maps are not intended to be used
as a substitute for a professional survey. The maps are
intended to be used as a guide only. The maps are not
intended to be used as a substitute for a professional
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be used as a substitute for a professional survey.
* THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY *

DATE	INIT.
DRAWN BY 7/12/96	US
REVISED 2/5/12	DP
PLOTTED 2/5/12	DP
MAP PRODUCED BY SKAGIT COUNTY MAPPING SERVICES	

Section 18
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