

Return Name & Address:

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201301140111  
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_12-0394

Applicant Name: Barbara Peterson

Property Owner Name: Mount Erie Estates, LLC

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

P#(s): 19301; 340112-2-002-0009; within a Ptn of the SE ¼ of the NW ¼ of Sec. 12, Twp. 34, Rge 1.

Lot Size: approximately 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 Rural Reserve zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

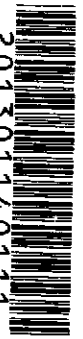
**IS NOT**, the minimum lot size required for the zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: How Roeder

Date: 1/10/2013

See attached map for Lot of Record boundaries.

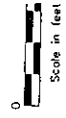
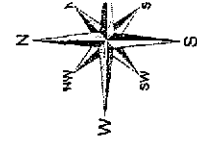
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|----|----|----|----|
| 18 | 17 | 16 | 15 |
| 19 | 20 | 21 | 22 |
| 20 | 29 | 28 | 27 |
| 31 | 32 | 33 | 34 |

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**ATTENTION:**  
 THIS MAP CONTAINS A P.P.  
 THAT HAS BEEN PLACED  
 BEST AVAILABLE INFORMATION.  
 EXACT LOCATION OF THIS  
 IS UNKNOWN.



These maps were created from  
 records of the Survey of the  
 State of Washington. The  
 information contained herein is  
 intended to provide a "best fit"  
 of the information contained  
 therein. In this process, maps from  
 other sources are used to the  
 extent possible to provide a  
 more complete and accurate  
 picture of the land. This map  
 is not a substitute for a  
 survey.

| DATE     | DRAWN BY        |
|----------|-----------------|
| 09/23/07 | H/14/07         |
| 09/23/07 | REVISION        |
| 09/23/07 | PLOTTED         |
|          | MAP PRODUCED BY |