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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL12-0427

Applicant Name: Christine Wilson

Property Owner Name: Christine Wilson

The Department hereby finds that the parcels bearing Skagit County Parcel Numbers
P#s P64252 & P64251

Lot 174 & 173 Plat of Cedargrove on the Skagit within a portion of the SE¼ of the NE ¼ of
Section 15, Township 35 North, Range 08 East, W.M.,

1. CONVEYANCE

- ARE** Lots of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore IS eligible for conveyance. (*per AF# _____*)
- 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.
- ARE NOT**, the minimum lot size required for the zoning district in which the lots are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore ARE eligible to be considered for development permits.

Authorized Signature: *[Signature]*

Date: 1/30/13

See attached map for Lot of Record boundaries

