

Return Name & Address:

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201304290212

Skagit County Auditor \$74.00  
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES  
**LOT OF RECORD CERTIFICATION**

File Number: PL\_13-0145

Applicant Name: Stanley Knutzen

Property Owner Name: same

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

P#(s): 34878, 107500, 34875, 34842, 34845; 350327-4-004-0003, 350327-4-004-0300, 350327-4-001-0006, 350326-3-004-0006, 350326-3-001-0004; within a Ptn of SE ¼ of the SE ¼ and a Ptn of the NE ¼ of the SE ¼; within a Ptn of the W ½ of the W ½ of Sec. 26, all in Twp 35, Rge 3 E.W.M. As a single unit.

Lot Size: Approx. 24 ac of P34878, 34875, 34842, 34845, – approx.. 102 acres; P107500, – approx.. 5.6 acres and approx.. 9 acres of P34878 – approx.. 14.6 acres

- 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**

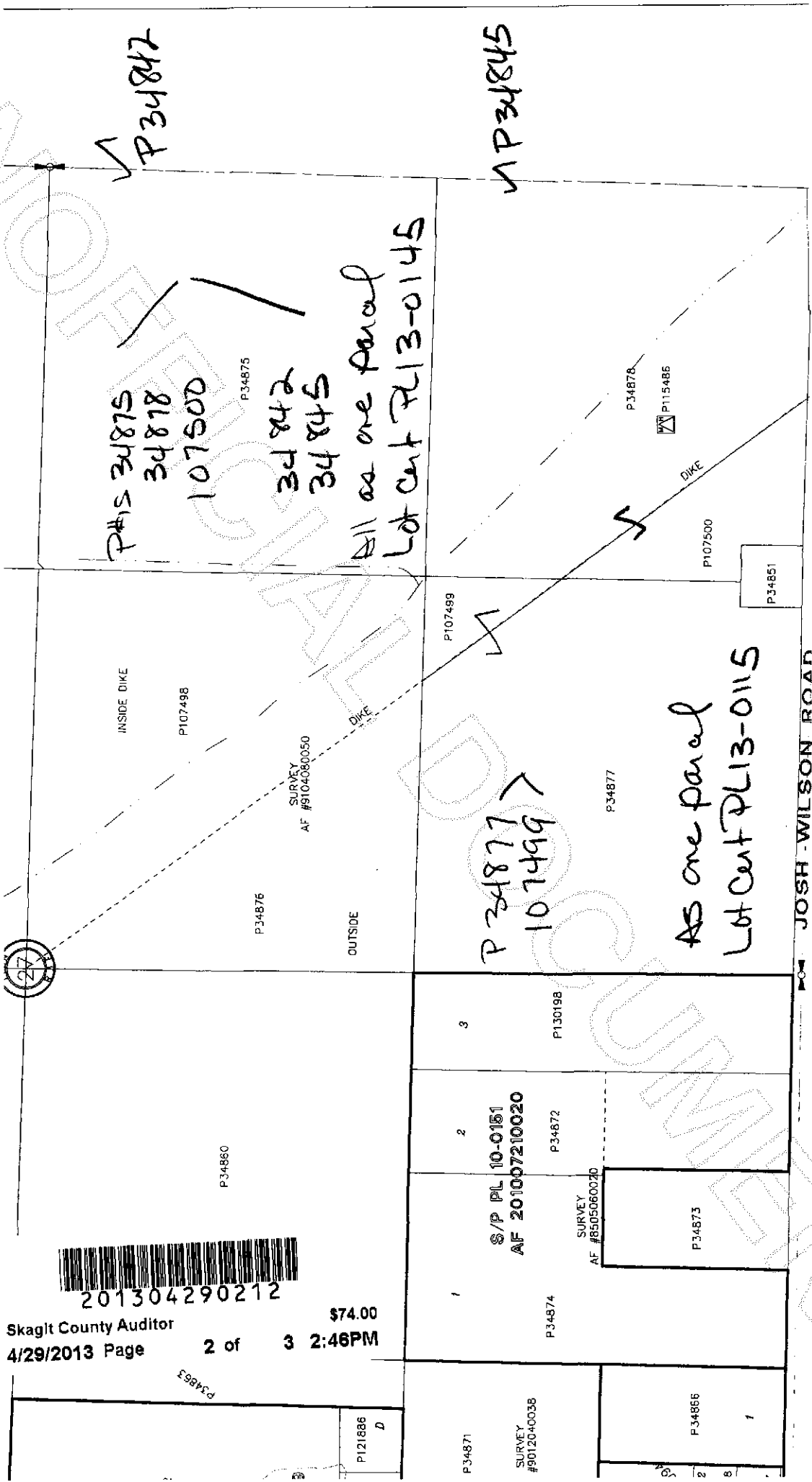
- X *IS*, the minimum lot size required for the Rural Reserve zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- X *IS* the minimum lot size required for the Agricultural-Natural Resource Land zoning district in which the lot is located, however is not eligible for development due to Farm Land Legacy program Conservation Easement.

Authorized Signature: Howe Roeder

Date: 4/16/2013

See attached map for Lot of Record boundaries.

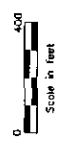
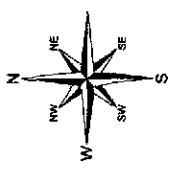
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P34871	SURVEY #9012040038	P34886	1
P34872	S/P PL 10-0151 AF 201007210020	P34887	1
P34873	SURVEY #8505060020	P34888	1
P34874		P34889	1
P34875			
P34876			
P34877			
P34878			
P34879			
P34880			
P34881			

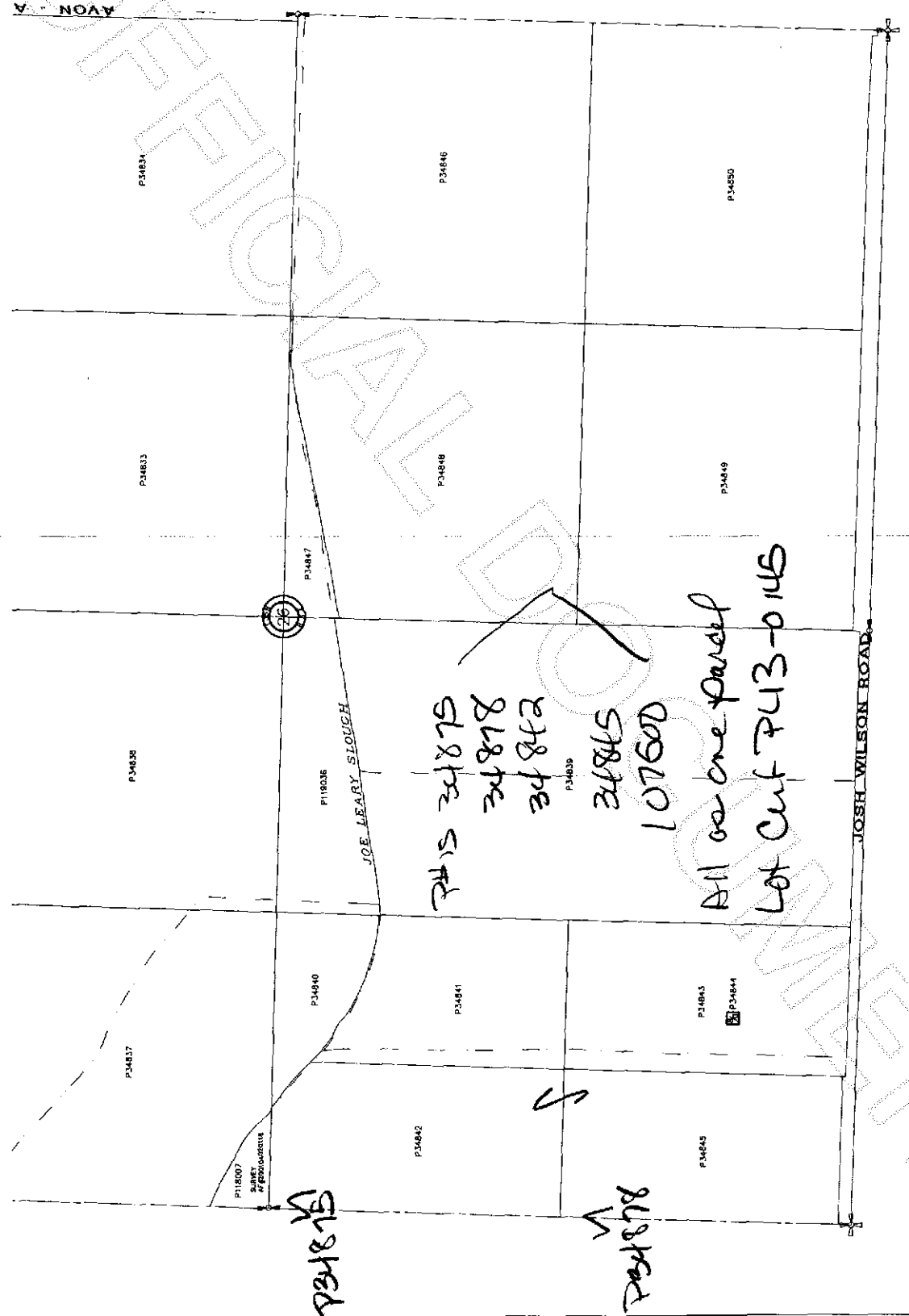
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These notes were verified from available records and field observations. They are intended to provide a general overview of the project. They do not constitute a warranty or a guarantee of accuracy. The user of these notes is responsible for verifying the information contained herein. The user of these notes is responsible for obtaining all necessary permits and approvals from the appropriate authorities. This map is not a substitute for a professional engineering or architectural drawing.

DATE	BY
02-13-11	DRAWN BY
5/27/11	REVISED
5/27/11	PLOTTED
MAP ENCLOSED BY BNA COUNTY MAPS/PLANS SECTION	

Section 2  
T 35 N R C



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