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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_13-0197_

Applicant Name: Sam Hobson

Property Owner Name: Prevedell 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): 40855; 350608-2-001-0000; within a Ptn of the NE ¼ of the NW ¼ in Sec. 8, Twp. 35, Rge 6.

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 Resource-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits. The subject property is not located in a designated Fire District. All development will be required to comply with SCC 14.16.850(6).

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) and therefore IS eligible to be considered for development permits.

Authorized Signature:

Date: 6/17/2013

See attached map for Lot of Record boundaries.

