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Skagit County Auditor
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_13-0432

Applicant Name: John Hoxeng, PLS; Schemmer-Johnston Engineering

Property Owner Name: Guenther Thomas and Tasso Schielke

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

P#(s): 46396, 46400, 46402, 131750, 131751, 131752; 360110-0-011-0002, 360110-3-005-0004, 360110-3-007-0002, 360110-0-011-1002, 360110-3-007-1002, 360110-3-005-1004; within a Ptn of the S ½ of the S ½ of Sec. 10, Twp. 36, Rge 1. All as one parcel. This Lot Certification supersedes all previously issued Lot Certifications.

Lot Size: approximately 82 acres

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.

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

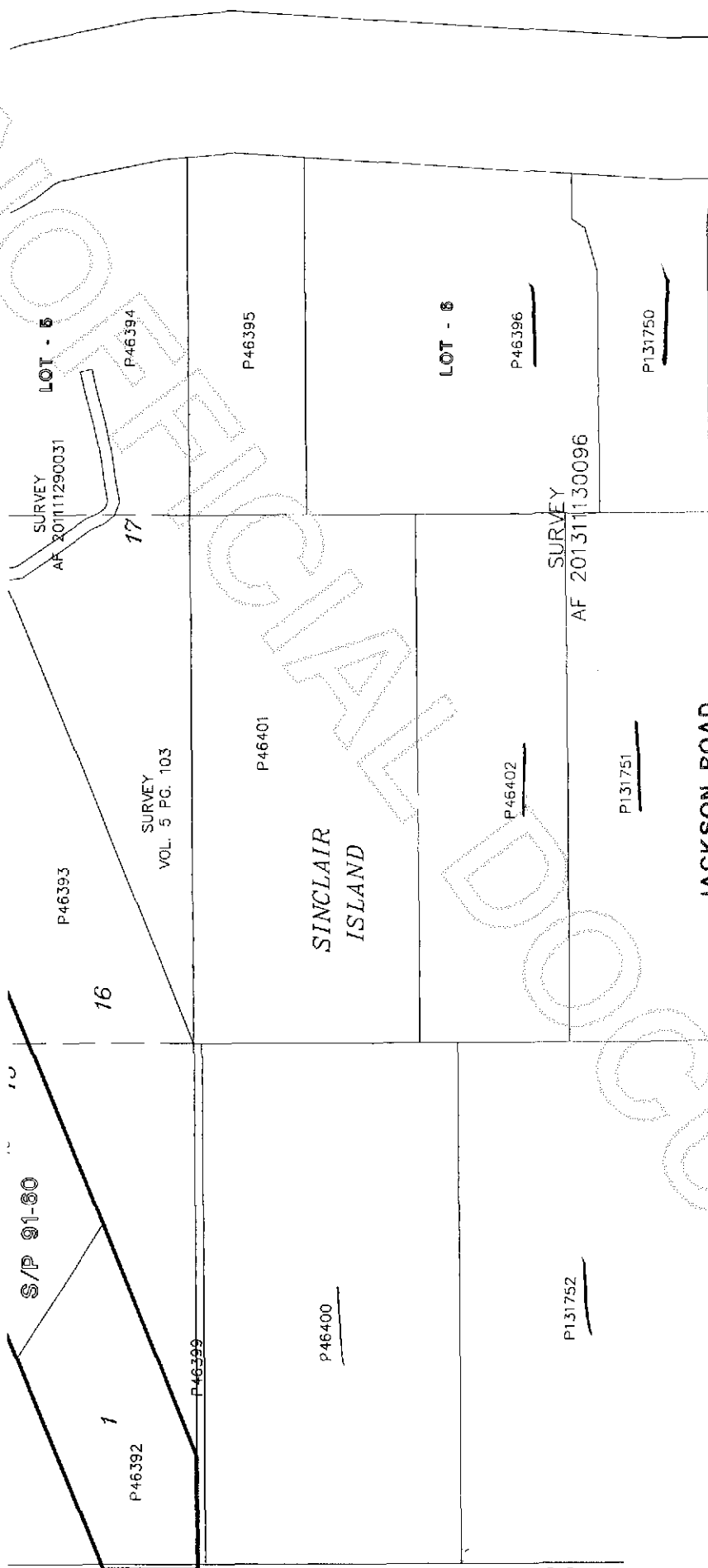
IS NOT, the minimum lot size required for the zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.

Authorized Signature:

How Roeder

Date: 1/6/2014

See attached map for Lot of Record boundaries.



Lot Certification
PL 13-0432

Sec 10 - 36-1

map date 2014

