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Skagit County Auditor \$73.00
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

Revision to Previously Issued Lot Certification PL02-0559
File Number: PL_14-0096

Applicant Name: Melanie Bruch

Property Owner Name: Emerald Partnership Etal & Melanie Bruch Living Trust

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

P#(s): 48571; 360333-3-036-0004; within a Ptn of the SW ¼ of the SW ¼ in Sec. 33, Twp. 36, Rge 3.

Lot Size: approximately 1.0 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 Village Residential 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:  Date: 3/19/2014

See attached map for Lot of Record boundaries.

CUMMINGS

VACATED 07-05-1921

P48591

MAP OF PAT SMITH'S
ADDITION TO EDISON
PLAT NO. 4100

SMITH ROAD

P96217

17	9
16	8
15	7
14	6
13	5
12	4
11	3
10	2
9	1

GILKEY AVENUE

P72950

P72949

P72948

P72947

P72946

P72945

P72944

P72963

P72965

P72962

TOWN PLAT OF
EDISON
PLAT NO. 4089

MACCOY'S COURT

CAIN'S COURT

EWING'S COURT

SKAGIT COURT

GILMORE AVENUE

DOZER STREET

P48593

P48526

P48528

P73010

P73003

P73008

P73007

P73006

P73004

MAETAGGART AVENUE

MAIN AVENUE

EDISON

P72957

P72998

P6099

15

12 3 4

8 P73001

7

6 P73000

5

4 16

3 P72999

2

1

SURVEY AF #9401030085

SURVEY AF200402230123

SURVEY AF #847711
P48506

P48514

P48571

Lot Cert PL14-0096

