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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL__14-0286

Applicant Name: __Schacht & Hicks, Inc.

Property Owner Name: __Kelly Ann Siebecke

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

P#(s): _132095; 350714-0-029-1003; within a Ptn of the SW ¼ in Sec. 14, Twp. 35, Rge 7.

Lot Size: _approximately 1.46 acres. See AF 201407240076

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

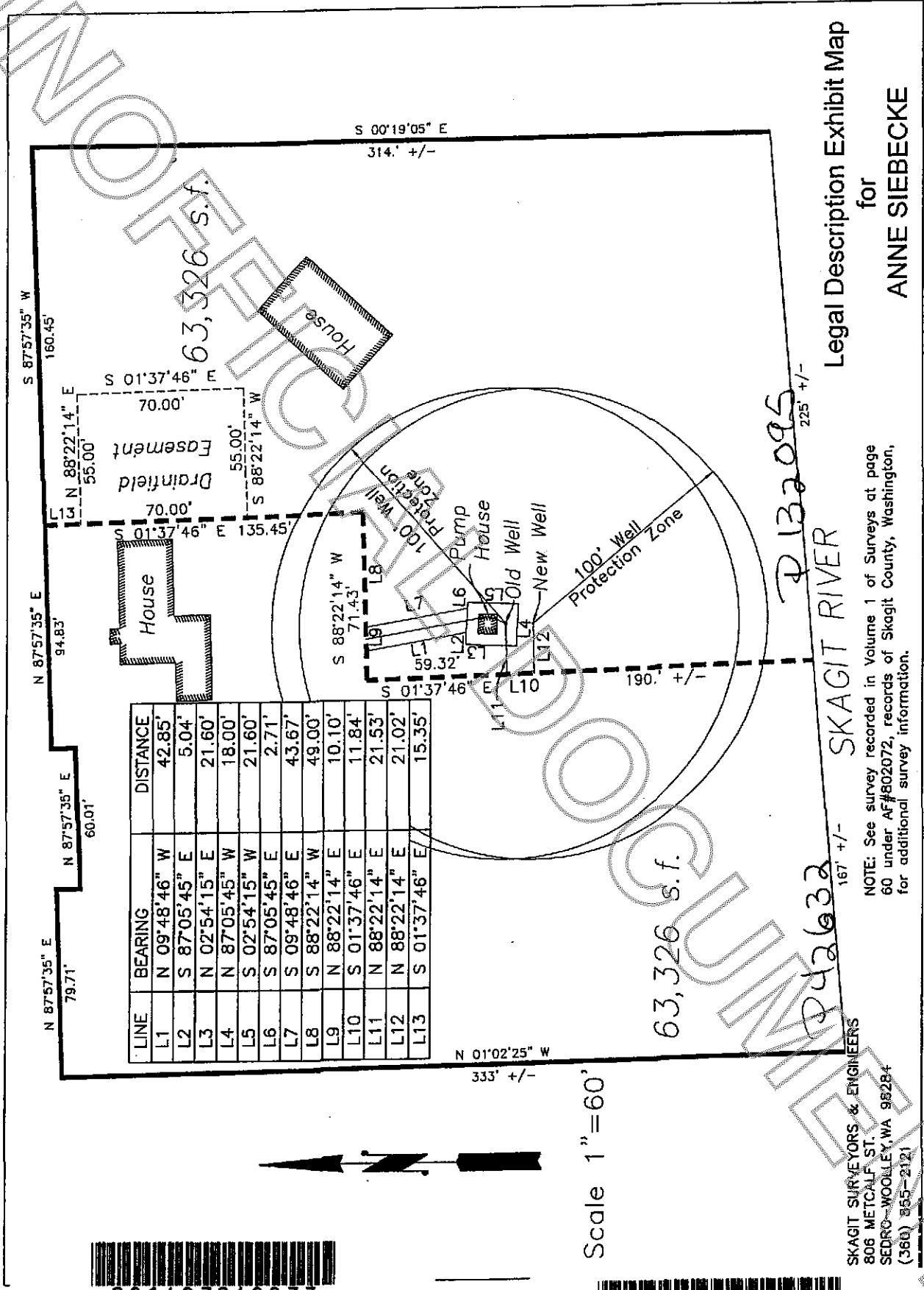
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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

Authorized Signature: *Brad Roeder*

Date: _ 8/8/2014

See attached map for Lot of Record boundaries.



LINE	BEARING	DISTANCE
L1	N 09°48'46" W	42.85'
L2	S 87°05'45" E	5.04'
L3	N 02°54'15" E	21.60'
L4	N 87°05'45" W	18.00'
L5	S 02°54'15" W	21.60'
L6	S 87°05'45" E	2.71'
L7	S 09°48'46" E	43.67'
L8	S 88°22'14" W	49.00'
L9	N 88°22'14" E	10.10'
L10	S 01°37'46" E	11.84'
L11	N 88°22'14" E	21.53'
L12	N 88°22'14" E	21.02'
L13	S 01°37'46" E	15.35'

S 87°57'35" W 160.45'
 S 01°37'46" E 70.00'
 N 88°22'14" E 55.00'
 S 88°22'14" W 55.00'
 S 01°37'46" E 135.45'
 N 87°57'35" E 94.83'
 N 87°57'35" E 60.01'
 N 87°57'35" E 79.71'
 S 00°19'05" E 314. +/-

Legal Description Exhibit Map
 for
 ANNE SIEBECKE

P 132095
 SKAGIT RIVER
 167' +/-

NOTE: See survey recorded in Volume 1 of Surveys at page 60 under AF#802072, records of Skagit County, Washington, for additional survey information.

Scale 1"=60'

