

Return Name & Address:



201410170032

Skagit County Auditor
10/17/2014 Page

1 of

\$73.00

2 11:55AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

This Lot Certification replaces all previous issued Lot Certifications for this identified parcel.
File Number: PL__PL14-0446

Applicant Name: __Bruce Johnson

Property Owner Name: __Benson Family 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): _16559; 330408-4-004-0007; within a Pin of the NE ¼ of the SE ¼ in Sec. 8, Twp. 33, Rge 4.
Also known as Tract 2, Short Plat 18-76, AF 843763.

Lot Size: _approximately 8 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

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 _Agricultural-Natural Resource Land_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: Mark Roeder

Date: _ 10/15/2014

See attached map for Lot of Record boundaries.



201410170032

