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Skagit County Auditor

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10/22/2014 Page

1 of

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 14-0424

Applicant Name: Fred Gervase

Property Owner Name: Jimmy Teegarden

The Department hereby finds that Lots 49 and 50, Cascade River Park No. 2; recorded in Volume 9, Pg. 20 & 21, May 17, 1966, AF 682848. As a single unit.

Parcel Number: P63849, 63850; 3872-000-049-0002, 3872-000-050-0008; within a Ptn of the SW ¼ of Sec. 15, Twp. 35, Rge 11. Approximately 33,000 sq. ft.

1. CONVEYANCE

☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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.

☒ **IS NOT**, the minimum lot size required for the Rural Reserve zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(B) 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, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: [Signature]

Date: 10/16/2014

See Attached Map

