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3/9/2015 Page

1 of

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT OF RECORD CERTIFICATION

File Number: PL 15-0042

Applicant Name: Steve Osier

Property Owner Name: Clear Lake Community & Historical Association

The Department hereby finds that Lots 3 & 4 & So. 20 ft. of Lot 2, Block 1, First Mountain View Clear Lake, Vol 3, Pg 12 of Plats, July 25, 1872; together with the Burlington Northern Railroad Right of Way conveyed under AF 8903280021; except BLA AF 9811240056. As one unit.

Parcel Number: P74931, 23395; 4140-001-004-0007, 340401-0-087-0902; within a Ptn of the SE ¼ of Sec. 1, Twp 34, Rge 1. Approximately 3.5 acres (total)

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 Village Residential zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) 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: Steve Osier

Date: 3/9/2015

See Attached Map

