

Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



201603030061

Skagit County Auditor

\$74.00

3/3/2016 Page

1 of

2 2:14PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_16-0081 \_\_\_\_\_

Applicant Name: \_\_David Hall

Property Owner Name: \_\_Stephen Willson & Joanne Fredrich

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

P#(s): \_113674; 350320-4-002-0400; within a Ptn of the NW ¼ of the SE ¼ of Sec 20, Twp. 35, Rge 3.  
AKA Lot D, Short Plat 97-049, AF 9810010056

Lot Size: \_approximately 5 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 \_Rural Reserve\_\_ 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 non-residential development permits.

Authorized Signature: *David Roeder*

Date: \_2/29/2016

See attached map for Lot of Record boundaries.

UNOFFICIAL DOCUMENT



W

0  
1

These map records and surveys. Map updated to the Ownership Survey in this record. Features in this map are based on one or more sources.

• THIS MAP IS

DRAWN
REVISED
PLOTTED
MAP COUNT

S