

Return Name & Address:



201603090055

Skagit County Auditor

\$74.00

3/9/2016 Page

1 of

2 2:04PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL__01-0322__ (AKA PL 6-0091)_____

Applicant Name: __Barry McMonagle_____

Property Owner Name: __Lyle Gerrits & Deborah Clough_____

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

P#(s): _117483, 117488, 117489; 360322-3-001-0200, 360322-4-002-0200, 360322-3-001-0300; within a Ptn of the SW ¼ of Sec. 22, Twp. 36, Rge 3. As one parcel

Lot Size: _approximately 15 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 or 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.
This property is not eligible for land division on the zoning boundary line.

Previously approved:

Authorized Signature: _____

Grace Roeder

Date: _4/20/2001_____

See attached map for Lot of Record boundaries.

UNINCORPORATED SURVEY
COLONY MOUNTAIN TRACTS

P48018
SURVEY
AF 20:105:30089

P47994

32

P47993

P47994



P101399

S/P PL06-0288
AF200001050090

P123887

P123888

SURVEY
AF#9806150046
V20 P142

P117489

SURVEY
AF#200105040041

P48064

P117488

SURVEY
AF200406020027

P117485

NOTICE: USE OF THIS MAP
FOR ANY PURPOSE OTHER THAN
THAT FOR WHICH IT WAS
PREPARED IS PROHIBITED

P113090

P113089

P48092

P48093

REMOVED TO CONSERVATION (SURVEY)
S/P 87-0088
AF 200002040101

P118185

COLONY MOUNTAIN DRIVE

26

25

P47998

P48079



P48082

RESERVE EASEMENT
OF NATURAL RESOURCE CONSERVATION SERVICE

3