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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_16-0190

Applicant Name: Arastou Monjazeb

Property Owner Name: same

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

P#(s): 34468, 34469; 350318-4-003-0005, 350318-4-003-0104; within a Ptn of the S 1/2 of Sec 18, Twp. 35, Rge 3.

Lot Size: approximately 45 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

X **IS**, the minimum lot size required for the Rural Reserve zoning district in which this portion of 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 this portion of the lot is located, and does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for residential development permits.

The subject parcel is not eligible for land division on the zoning boundary line in accordance with SCC 14.16.850(7) and 14.18.700(2)(c)(ii).

Authorized Signature: *Mark Roeder*

Date: 4/25/2016

See attached map for Lot of Record boundaries.

