

Return Name & Address:



201608040048

Skagit County Auditor

\$74.00

8/4/2016 Page

1 of

2 12:55PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

As reflected by Boundary Line Adjustment PL07-0670, AF 200708240149

File Number: PL\_16-0364

Applicant Name: Tim Woodmansee

Property Owner Name: Peter Janicki

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

P#(s): 33712; 350302-4-006-0307; within a Ptn of the SE 1/4 of the SE 1/4 of Sec 2, Twp. 35, Rge 3.  
AKA, Tract A, Short Plat 41-77, AF 861565

Lot Size: approximately 1 acre

**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 development permits.

Authorized Signature: Steve Roeder

Date: 8/4/2016

See attached map for Lot of Record boundaries.

UNOFFICIAL  
COMMENTS

P33707

P33711

C

S/P 41-77

P33713

S/P PL06-1052  
AF 200808120115

3

P127845

TRACT A

TRACT B  
WETLAND  
WETLAND BUFFER

P33709

2

P127847

STREAM BUFFER  
STREAM BUFFER

TRACT C A

Lot Cont P416-0364

P53712

SURVEY  
AF 200708240149

TRACT D

ISAACSON SHORT CARD  
S/P PL06-1028  
AF 200907200141

2

P128597

TRACT C

WETLAND

P128598

TRACT A

WETLAND BUFFER

STREAM BUFFER

STREAM BUFFER

P33705

TRACT B

1

