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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_13-0379 _____

Applicant Name: Avery & Lisa Martin

Property Owner Name: Steve Enter

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

P#(s): 23343; 340401-0-059-0005; within a Ptn of the NE 1/4 of the NW 1/4 of Sec 1, Twp. 34, Rge 4.

Lot Size: approximately .77 acres (as calculated to centerlines of SR 9 & Francis Roads). As reflected by BLA PL16-0419, AF 201602100037

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 Village Residential (as calculated to centerlines of SR 9 & Francis Roads) 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 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:

David Boede

Date: 8/31/2016

See attached map for Lot of Record boundaries.

