

Return Name & Address:

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Skagit County Auditor  
11/9/2016 Page

1 of

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_16-0488 \_\_\_\_\_

Applicant Name: Keyan & Emily Price

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): 36328; 350412-4-008-0021; within a Ptn of the NW ¼ of the SE ¼ of Sec 12, Twp. 35, Rge 4.

Lot Size: approximately 9.4 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)(viii)(B) therefore IS eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

Date: 11/9/2016

See attached map for Lot of Record boundaries.

SMITH DRIVE - PRIVATE

64019

1  
P36296

S/P 92-18  
LOT 1 S/P 25/83

P101775

2

P36286

1

P36291

2

66039

100230

UNION SQUARE LANE - PRIVATE



UNOPENED COUNTY R.O.W.

SURVEY  
AF 200010250014

P36337

P36297

P36322

P118146

P36323

P36324

P36325

P36339

S44

P36341

ROAD

UNOPENED COUNTY R.O.W.  
FREDERICKSON RD

Lot Cent P116-0488

P36328

PL02-0221  
AF 200310060073  
SURVEY  
1 AF 201306280929

P36234

P120877

MISSISSAUGA LAKE

P36228

P36234