

Return Name & Address:



Skagit County Auditor
1/23/2017 Page

1 of

\$75.00

3 12:52PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_16-0471

Applicant Name: Colleen Van Buren

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): 21168, 21170, 20291, 20292; 340307-0-006-0004, 340307-0-009-0001, 340212-0-002-0002, 340212-0-003-0001; within a Ptn of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 7, Twp. 34, Rge 3; also within a Ptn of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 12, Twp. 34, Rge. 2

Lot Size: approximately 98 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 Agricultural-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

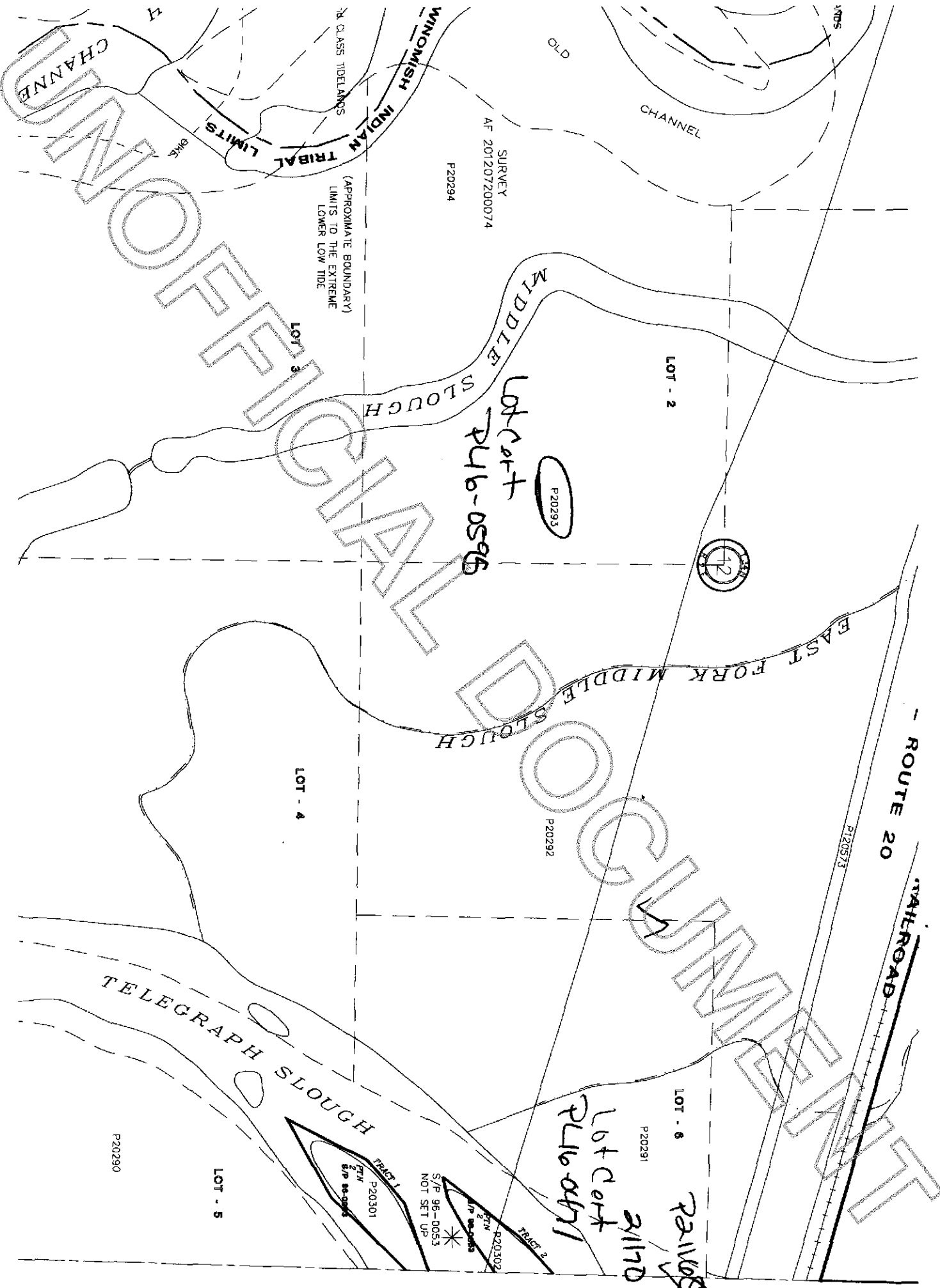
IS NOT, the minimum lot size required for the zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: 

Date: 1/10/2017

See attached map for Lot of Record boundaries.

[illegible]



SURVEY
AF 201207200074

P20294

(APPROXIMATE BOUNDARY)
LIMITS TO THE EXTREME
LOWER LOW TIDE

LOT 3

MIDDLE SLOUGH

Lot Cont
P46-0596

P20293

LOT - 2



EAST FORK MIDDLE SLOUGH

P20292

LOT - 4

TELEGRAPH SLOUGH

P20290

LOT - 5

LOT - 6

P20291

Lot Cont
P46-0471
Railroad

TRACT 1
P20301

PTN
S/P 96-0053

NOT SET UP

TRACT 2
P20302

PTN
S/P 96-0053

ROUTE 20

RAILROAD