



201701230175

Skagit County Auditor

\$75.00

1/23/2017 Page

1 of

3 12:53PM

Return Name &amp; Address:

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## SKAGIT COUNTY PLANNING &amp; DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_16-0595\_\_\_\_\_

Applicant Name: Colleen Van BurenProperty Owner Name: Colleen Van Buren & Steven Radich

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

P#(s): 20293; 340212-0-004-0000; within a Ptn of the NE ¼ of the SW ¼ of Sec. 12, Twp. 34, Rge. 2Lot Size: approximately 93 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**

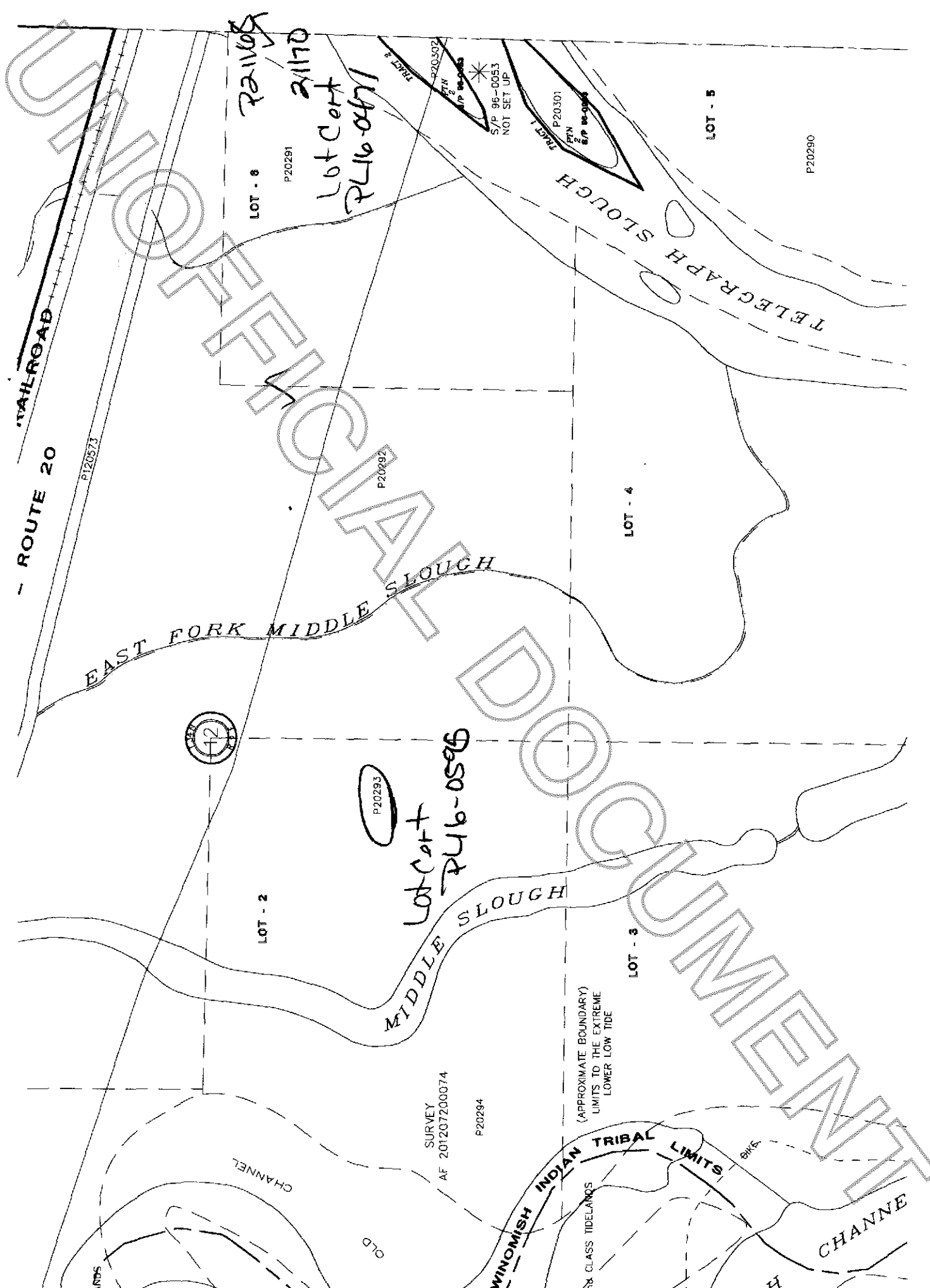
X **IS**, the minimum lot size required for the Agricultural-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

**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.**





RAILROAD - ROUTE 20

P20291

LOT - 2

12

LOT - 3

P20293

Lot Cert  
P20293  
PL16-0596

SURVEY  
AF 201207200074

P20294

(APPROXIMATE BOUNDARY  
LIMITS TO THE EXTREME  
LOWER LOW TIDE)

WINOMISH INDIAN TRIBAL  
LIMITS

LOT - 4

LOT - 5

P20290

TELEGRAPH SLOUGH

EAST FORK MIDDLE SLOUGH

MIDDLE SLOUGH

CHANNEL

CHANNE

2/1/70  
Lot Cert  
P20291  
PL16-0471

TRACT 2  
P20302  
S/P 96-0053  
NOT SET UP

TRACT 1  
P20301  
S/P 96-0053