

Return Name & Address:

Skagit County
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-5625



201703100010

Skagit County Auditor

3/10/2017 Page

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL17-0104

Applicant Name: Merlene Buller

Property Owner Name: Merlene Buller

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P51966 - 361132-0-006-0001 - 361132

Lot Size: 5.94 Description: THAT PORTION OF GOVERNMENT LOT 3 SECTION 32 TOWNSHIP 36 NORTH RANGE 11 EAST WM DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 7.5 CHAINS 495 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 3; THENCE EAST 17.51 CHAINS 1155.66 FEET TO ROAD; THENCE SOUTHWEST 3.75 CHAINS 247.5 FEET ALONG SAID ROAD; THENCE WEST TO THE WEST LINE OF SAID LOT 3; THENCE NORTH TO THE POINT OF BEGINNING, EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE NORTH 50 RODS, 825 FEET OF SAID LOT 3, EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DECREE ENTERED FEBRUARY 18 1977 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO 37406.

1. CONVEYANCE



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.



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

Authorized Signature: Burns Buller

Date: March 8, 2017

See attached map for Lot of Record boundaries.

10+ Certification →