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Skagit County Auditor
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1 of 2 1:38PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 17-0112

Applicant Name: Tina Kuna

Property Owner Name: Charles Ruebush

The Department hereby finds that Lot 37, Block 3, Subdivision 2, Plat of Lake Cavanaugh recorded in Volume 5, Pg. 49-54, September 9, 1946; AF 396262

Parcel Number: P66689; 3938-003-037-0002; within a Ptn of the SE ¼ of the SW ¼ of Sec. 26, Twp 33, Rge 6. Approximately 0.25 acres

1. CONVEYANCE

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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.

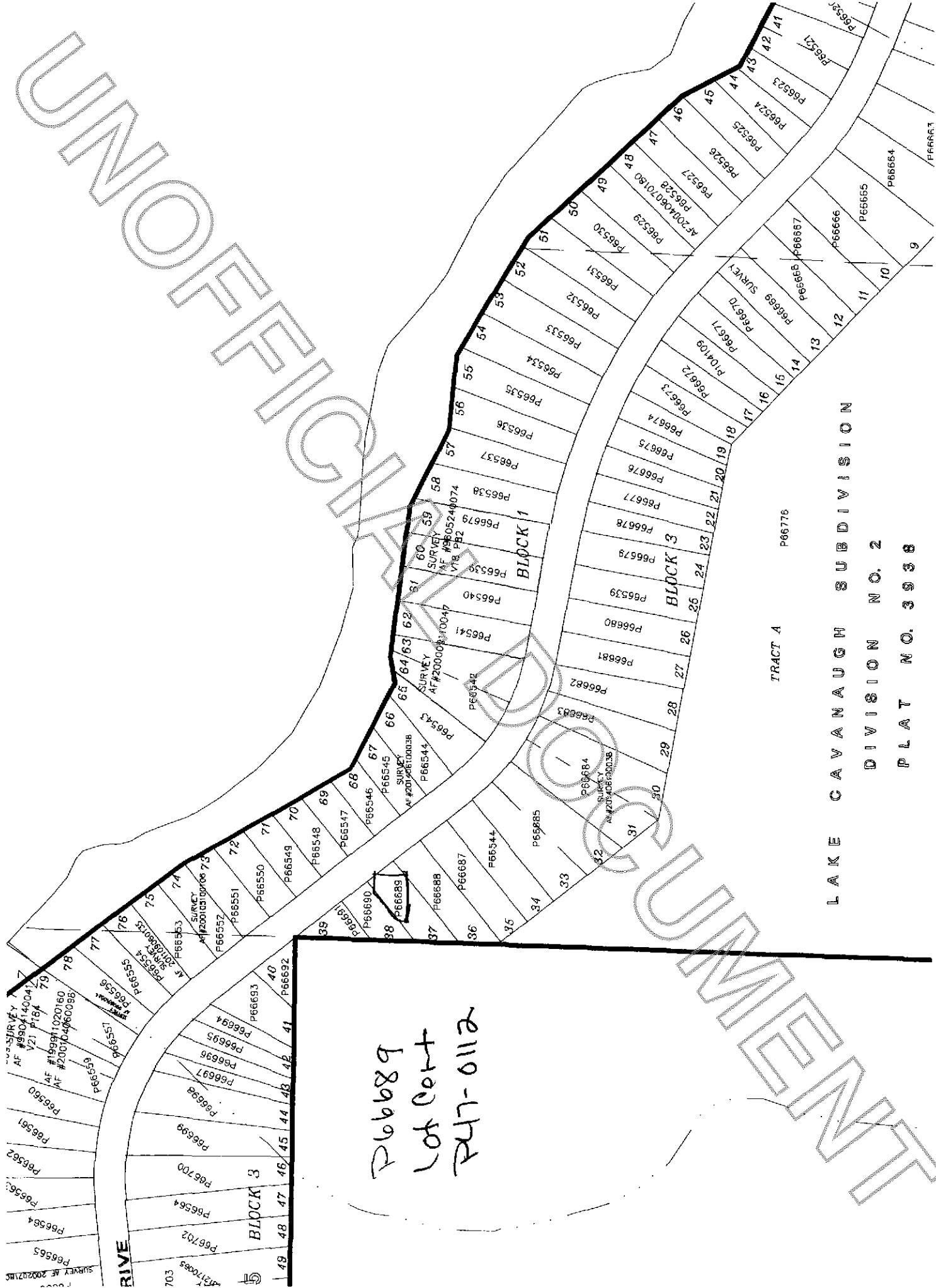
IS NOT, the minimum lot size required for the _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore **IS** eligible to be considered for development permits.

- ☒ **IS NOT** the minimum lot size required for the Rural Village Residential 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 development permits. A Reasonable Use Exception is required for residential development.

Authorized Signature: Howe Rooden

See Attached Map

Date: 4/4/2017



LAKE CAVANAUGH SUBDIVISION
DIVISION NO. 2
PLAT NO. 3938

TRACT A P66776

P66689
Lot Cont
P47-0112