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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

As reflected by Boundary Line Adjustment PL17-0037, AF 201702010006

File Number: PL_17-0039

Applicant Name: __Helping Hands__

Property Owner Name: __City of Sedro Woolley

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

P#(s): _39773; 350519-0-159-0002; within a Ptn of the SW ¼ of the NE ¼ of Sec 19, Twp. 35, Rge 5.

Lot Size: _approximately 3.84 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 _ Urban Reserve Residential - UGA to Sedro Woolley 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: *David Roder*

Date: _ 4/24/2017

See attached map for Lot of Record boundaries.

