

Return Name & Address:

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201801040049

Skagit County Auditor

\$76.00

1/4/2018 Page

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3

1:04PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_17-0649

Applicant Name: \_\_Matt Simons\_\_

Property Owner Name: \_\_Mary Andrak\_\_

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

P#(s): 32826, 134005; 350205-0-002-3803, 350205-0-002-3804; within a Ptn of the NW ¼ of Sec 8, and a Ptn SW ¼ of Sec. 5, all in Twp. 35, Rge 2. As a single unit of property. AKA Lot 10, Carmelo Estates, 5-acre Parcel Map # 115-76, AF 864778. As reflected by Boundary Line Adjustment PL17-0617, AF 201712110133.

Lot Size: approximately 5 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 Rural Intermediate 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.

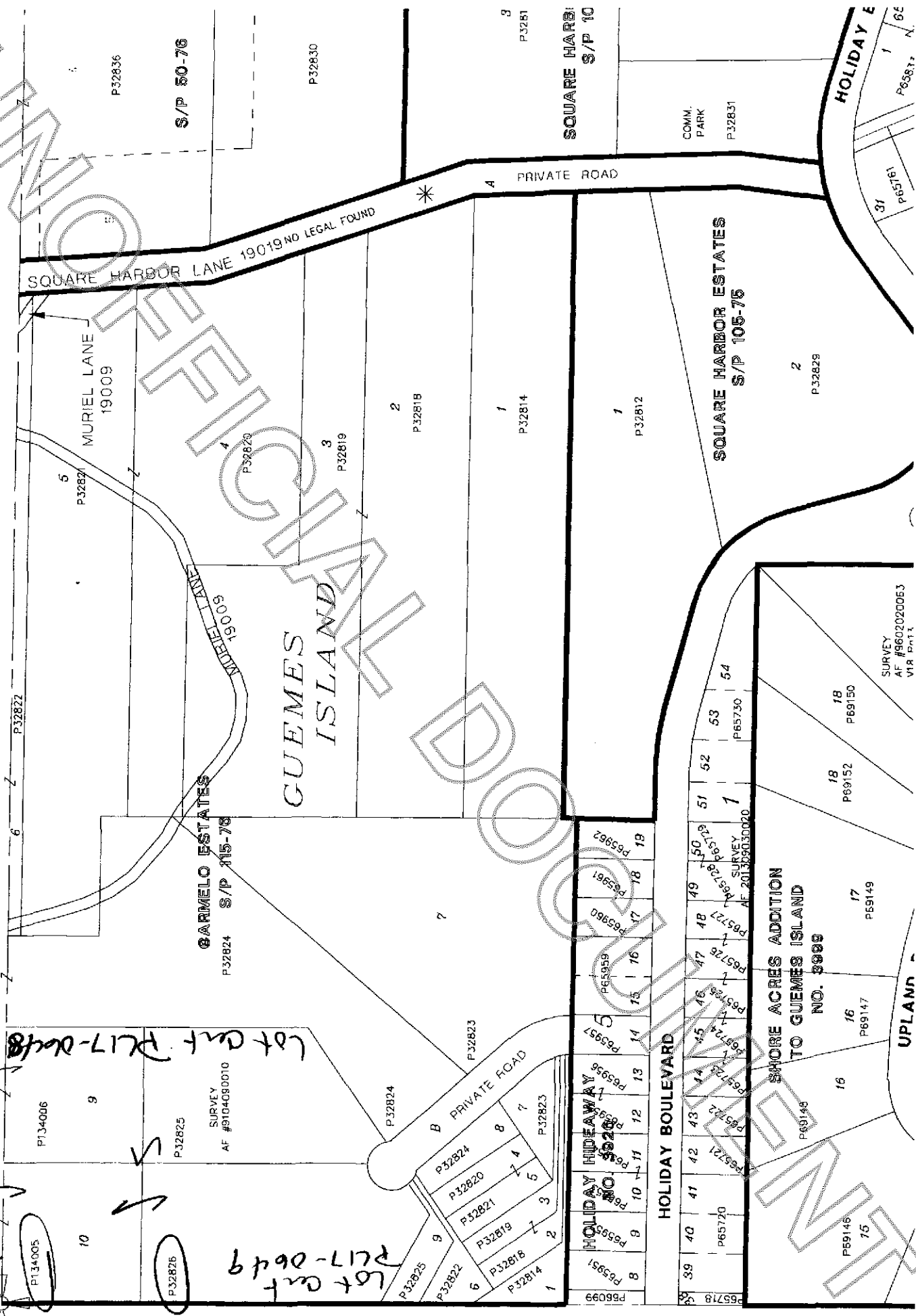
Authorized Signature:

Date: 12/26/2017

See attached map for Lot of Record boundaries.

Sec 8, Twp 35, R. 12

Admin subs  
P134005  
P134006



SQUARE HARBOR LANE 19019 NO LEGAL FOUND

MURIEL LANE 19009

GARMELO ESTATES  
S/P 115-78

GUEMES ISLAND

PRIVATE ROAD A

PRIVATE ROAD B

HOLIDAY BOULEVARD

HOLIDAY HIDEAWAY

SHORE ACRES ADDITION  
TO GUEMES ISLAND  
NO. 3988

UPLAND

HOLIDAY E

SQUARE HARBOR ESTATES  
S/P 105-75

SQUARE HARBOR  
S/P 10

COMM. PARK  
P32831

SURVEY  
AF #9602020053  
VIA Part 1

P32709

P32

P32811

SURVEY #836155 AF #836155 SQUARE HARBOR 20 ACRE TRACTS

P32809

SURVEY AF #8702130043

MURIEL LANE 19009

1

P32813

P32834

ALPINE MEADOWS

SURVEY AF 201507130103

S/P 71-76

2

P32813

P32834

S/P 71-76 (REVISED 2-27-81)

P32828 3-A

3-B

3

P32833

CARMELO ESTATES

6 S/P 115-76

P134006

P134005

9

P32822

PRIVATE ROAD

MURIEL LANE 19009

1

P32816

2

P32817

S/P 50-

3

P32835

SURVEY VOL. 8 PG. 77

4

P32836

P32712

S/P 29-83

NOTE: SEE 083502 FOR LEGAL DESCRIPTIONS ON SHORT PLATS: 50-76, 71-76, 115-76 &

Sec E, Twp 35, R. 9. 2

PMK

PMK

