



201803140039

Skagit County Auditor
3/14/2018 Page

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\$75.00

2 12:38PM

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 99-0838

Applicant Name: Keith Hoyer

Property Owner Name: Hoyer Homes, LLC

The Department hereby finds that Lots 11-13, Block 135, Fidalgo City, together with vacated alleys and roads as would attach by operation of law. Recorded in Volume 2, Pg. 113 – 115, November 7, 1889. Parcel Number: P73161; 4101-0135-013-0009, within a Ptn of the SW ¼ of Sec. 18, Twp 34, Rge 2. Approximately 0.44 acres. As reflected by Boundary Line Adjustment PL09-0418, AF 200911130060.

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 Rural Intermediate zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(iv) 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 development permits.

Authorized Signature: _____

Handwritten Signature

See Attached Map

Originally approved:

Date: 7/19/1999

Block 135,
Lot cont PL99-012-6
P73140

Uo+Cent PL99-0838
P73161

Lot Cent PL99-0839
P73102

Lot Cat PL 99-0840
P 73165

Lot Cut PL 99-0841
P73167

Lot Cont PL99-0842
P115493

FAULT 4-1
14 13
VACATED

14 13
P3354
SURVEY
9508020061
V187P143

71
P73

VEY
200307010142

1000

	F732
	73

12

236