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Skagit County Auditor
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATIONFile Number: PL 99-0843Applicant Name: James ClausProperty Owner Name: Claus Family Corporation

The Department hereby finds that Lots 1-3, 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: P115494; 4101-0135-003-0000; within a Ptn of the SW ¼ of Sec. 18, Twp 34, Rge 2. Approximately 0.5 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 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: David Rood

See Attached Map

Originally approved:

Date: 7/19/1999

