

Return Name & Address:



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Skagit County Auditor \$75.00
4/23/2018 Page 1 of 2 1:10PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 18-0193 ✓

Applicant Name: Allen Rohner

Property Owner Name: same

The Department hereby finds that Lot 7, Plat of Ashley's Valley View Terrace recorded in Volume 7, Pg 4394, August 8, 1955, AF 522134

Parcel Number: P61886; 3859-000-007-0009; within a Ptn of the NW ¼ of the NE ¼ of Sec. 9, Twp 34, Rge 4. Approximately 0.36 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 Urban Reserve Residential - UGA to the City of Mount Vernon zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii) 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: Mark Roeder

Date: 4/20/2018

See Attached Map

UNOFFICIAL

ASHLEY'S VALLEY VIEW TERRACE ADD.

PLAT NO. 3859

TRACT "A"

S / P 92-037

P#61885
LOT C & F
P#18-0192

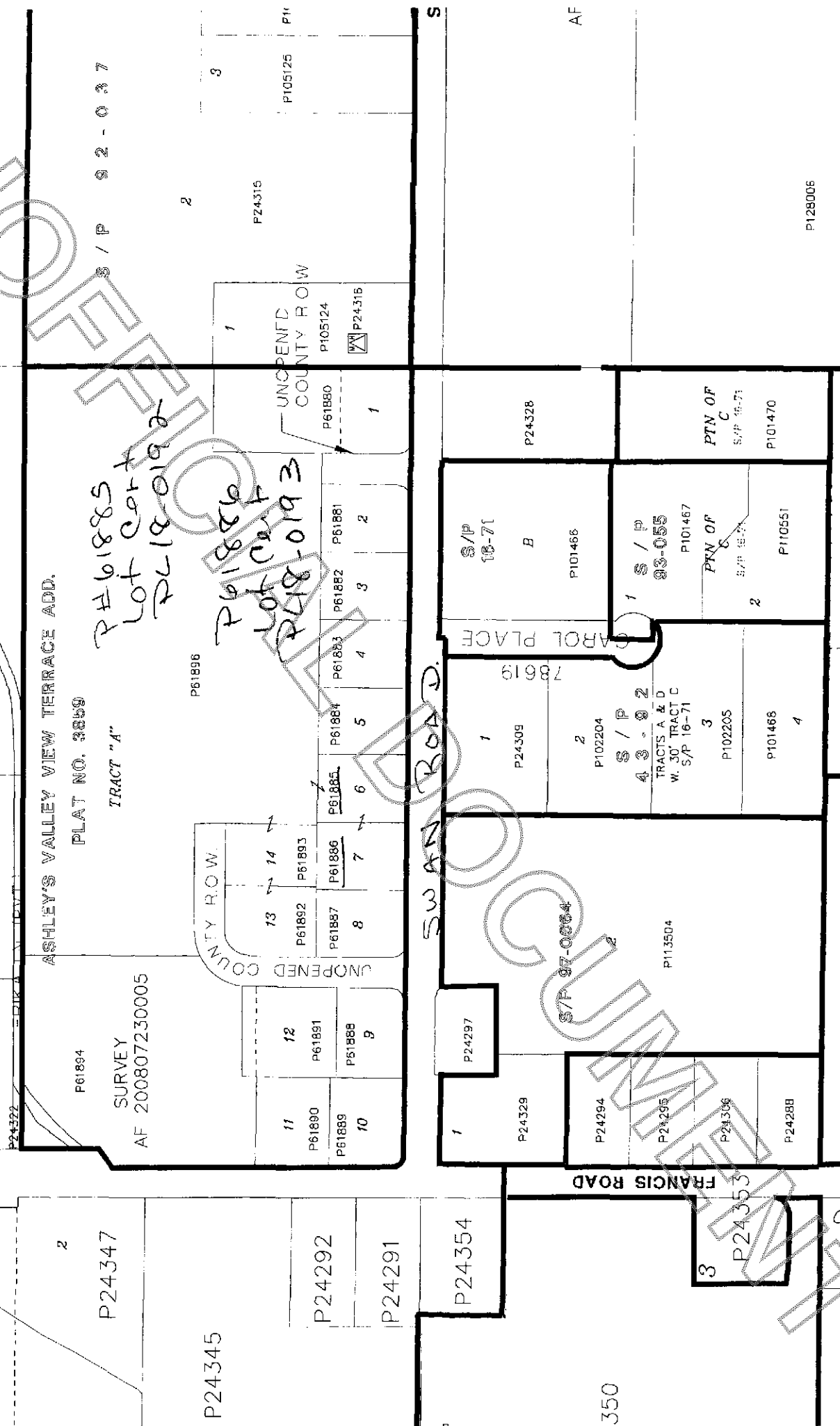
P#61886
LOT C & F
P#18-0193

P61894
SURVEY
AF 200807230005

UNOPENED COUNTY R.O.W.

UNOPENED COUNTY R.O.W.

UNOPENED COUNTY R.O.W.



2

P24347

P24345

P24292

P24291

P24354

350

3

P24353

FRANCIS ROAD

SWAN ROAD

CAROL PLACE

S/P 16-71

78619

S/P 43-02
TRACTS A & D
W. 30' TRACT C
S/P 16-71

P113504

PTN OF C

2

P102205

P101468

P10551

P101470

P128006

AF

S

P105126

P24315

2

3

P105124

P24316

P61880

P61881

P61882

P61883

P61884

P61885

P61886

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