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08/10/2018 01:59 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_18-0419

Applicant Name: Art Peterson, Architect

Property Owner Name: Walter Groniner

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

P#(s): 31460; 350112-3-001-0007; within a Ptn of SW ¼ of the NW ¼ and a Ptn of the NW ¼ of the SW 1/4 . As reflected by BLA PL15-0418, AF 201508190013. AKA Lot 3 Short Plat 97-0022, AF 200008300074. All in Section 12, Twp. 35, Rge 1, E. W.M.

Lot Size: approximately 32 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 Reserve 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: 8/9/2018

See attached map for Lot of Record boundaries.

