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09/07/2018 01:16 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_18-0468

Applicant Name: Derek W. Rice

Property Owner Name: same

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

P#(s): 102869; 340302-4-002-2200; within a Ptn of the Southwest ¼ of the Southeast ¼ of Section 2, Township 34, Rge 3, E., W.M. As reflected by Boundary Line Adjustment PL12-0307, AF 201208280049

Lot Size: approximately 1.8 acres

1. CONVEYANCE

- ☒ **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.

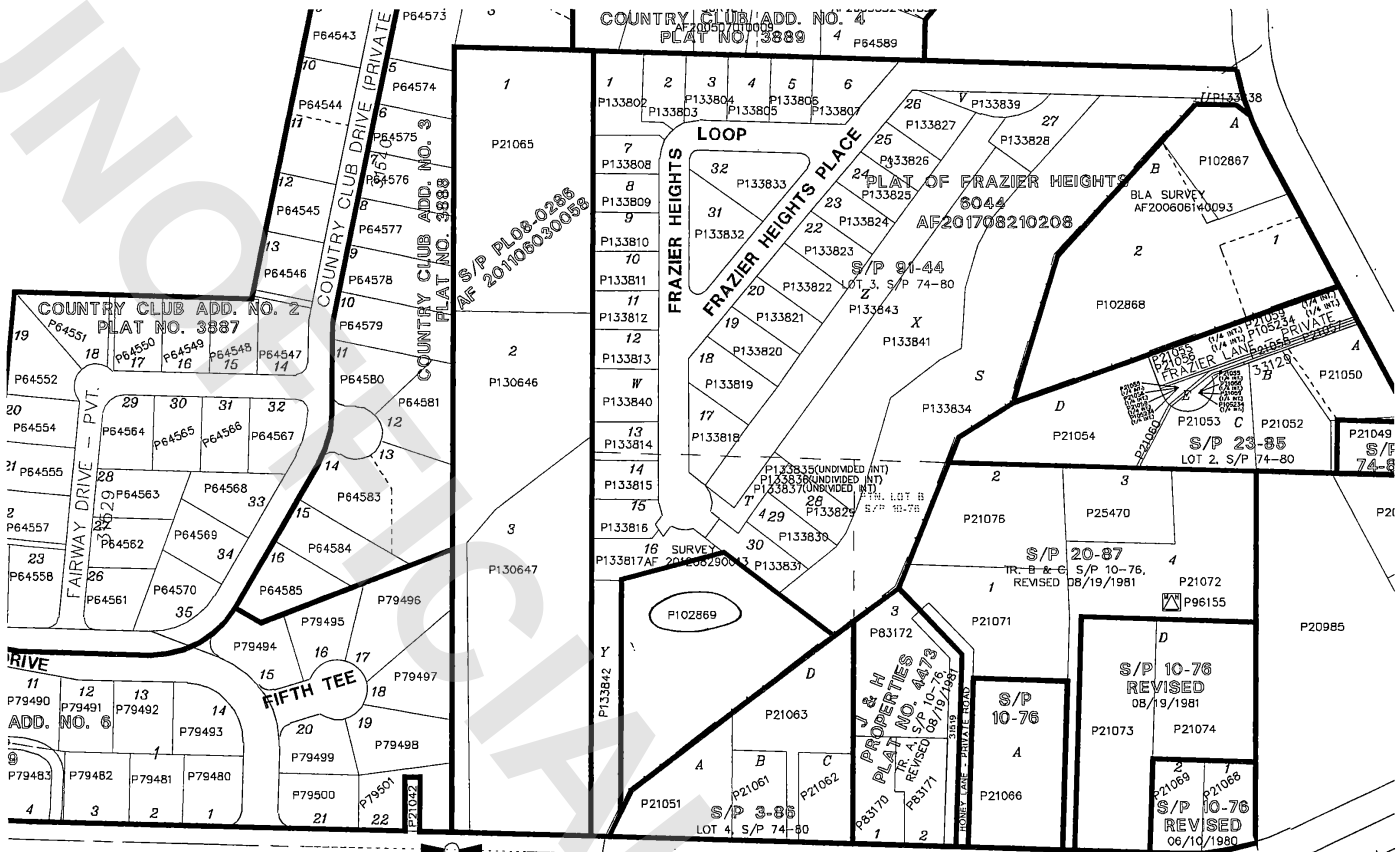
2. DEVELOPMENT

- ☒ **IS**, the minimum lot size required for the Bayview Ridge Residential zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- IS**, the minimum lot size required for the R-5 zoning designation within the City of Sedro Woolley (2.7 acres) in which the lot is located, therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: 9/7/2018

See attached map for Lot of Record boundaries.



Lot Cut
PL 18-0468