



201811190117

11/19/2018 01:13 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_17-0605_____

Applicant Name: Mark Linnemann_____

Property Owner Name: Ferry Landing LLC

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

P#(s): 31344, 31345, 31346; 350112-0-015-0007, 350112-0-016-0006, 350112-0-017-0005; within a Ptn of the SW ¼ of the SE ¼ of Sec 12, Twp. 35, Rge 1. As a single unit of property.

Lot Size: approximately 2.5 acres (includes areas of Rural Intermediate and Rural Center)

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

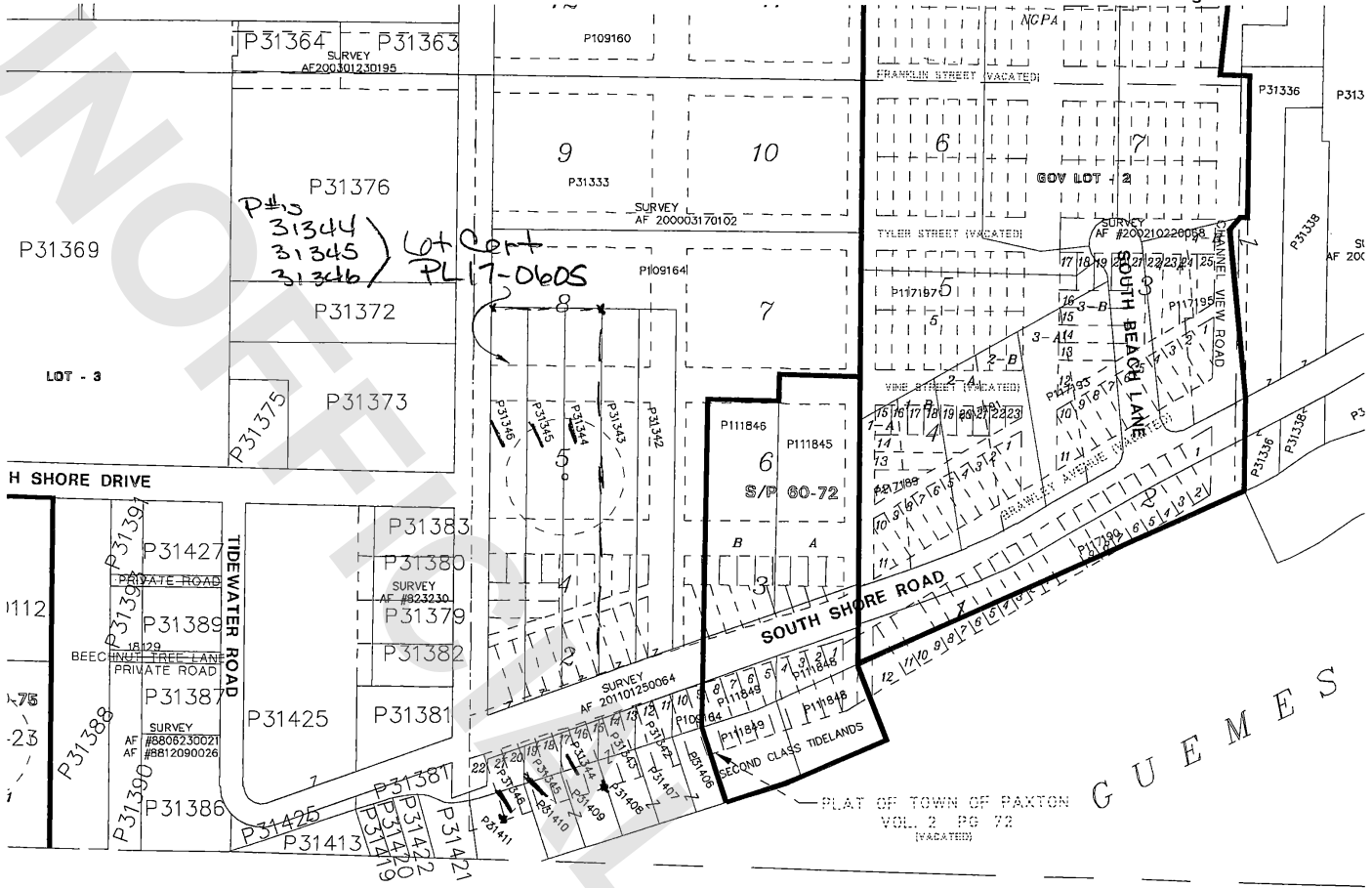
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X **IS NOT**, the minimum lot size required for either the Rural Intermediate or Rural Center zoning designations. The area within the Rural Center zoning designation is at capacity for development. The area within the Rural Intermediate zoning designation may be eligible for non-commercial development. Further review would be required.

Authorized Signature:

Date: 11/16/2018

See attached map for Lot of Record boundaries.



G U E M E S