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03/07/2019 01:00 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_19-0120_____

Applicant Name: Richard Maness, Jr.

Property Owner Name: Richard Maness, Jr. and Abby Maness

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

P#(s): P48969; 360406-3-006-000609; within a Ptn of the SE ¼ of the SW ¼, lying Westerly of the County Road within Sec. 6, Twp 36, Rge 4.

Lot Size: approximately 2.6 acres, with existing house

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.

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 Agricultural-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore IS eligible to be considered for development permits.

IS NOT the minimum lot size required for the Rural Reserve 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 R. Roder

Date: 3/7/2019

See attached map for Lot of Record boundaries.

