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04/03/2019 02:26 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

This Lot Certification supersedes all previous issued/recorded Lot Certifications. This Lot Certification reflects Boundary Line Adjustment PL16-0276, AF 201606140073.

File Number: PL_19-0048_____

Applicant Name: __Hoedemaker Pfeiffer LLC

Property Owner Name: __Richard & Louisa Yarmuth

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

P#(s): _P48716, 116959; 360335-3-001-0007, 360335-3-001-0100; within a Ptn of the SW ¼ of Sec. 35, Twp 36, Rge 3. AKA Lot 1, Short Plat 97-0012, and a Ptn. of Lot 2 also of Short Plat 97-0012 AF 200007280006. Lot Size: _approximately 7.5 acres. As a single unit.

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 the _Rural Reserve 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: _4/1/2019

See attached map for Lot of Record boundaries.

