



201904300071

04/30/2019 09:52 AM 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_19-0185

Applicant Name: __Donald Koenig

Property Owner Name: ___A. Burton Koenig and Diane Koenig

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

P#(s): _P48817; 360404-0-008-0010; within a Ptn of NE ¼ of the NW ¼ of Sec. 4, Twp 36, Rge 4.

Lot Size: _approximately 2.8 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

- 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(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: *Marc Roeder*

Date: _4/26/2019

See attached map for Lot of Record boundaries.

