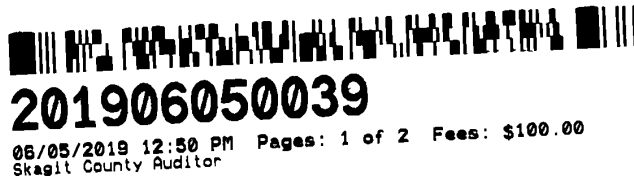


Return Name & Address:



SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_19-0283

Applicant Name: Theodore Junkheer

Property Owner Name: Jonkheer Lake Property 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): 29935, 109147; 340436-3-058-0021, 3862-000-003-0400; within a Ptn of the SW ¼ of Sec 36, Twp. 34, Rge 4. As a single unit.

Lot Size: approximately 0.25 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 Village Residential 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:  Date: 6/5/2019

See attached map for Lot of Record boundaries.

