



**201908190084**

08/19/2019 01:32 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL19-0470

Applicant Name: Dana Brothers

Property Owner Name: Dana Jean Brothers

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P22339; 340323-0-008-0002

Lot Size: 4.85 Description: tax 4a: dr 15: dk 1: that portion of the northeast 1/4 of the northeast 1/4 of section 23, township 34 north, range 3 east, w.m., described as follows: beginning at a point on the east line of said subdivision that is 20 rods north of the southeast corner of said subdivision, which point is also the northeast corner of that certain tract conveyed to gilbert larson by deed dated january 9, 1922 and recorded january 23, 1922, as auditor's file no. 154142; thence north along said east line to the northeast corner of the southeast 1/4 of the northeast 1/4 of the northeast 1/4 of said section 23; thence west 40 rods along the north line of said southeast 1/4 of the northeast 1/4 of the northeast 1/4; thence south to the northwest corner of said gilbert larson tract; thence east along the north line of said gilbert larson tract to the point of beginning; except that portion thereof lying within the right of way of the county road known as the avon-allen road along the east line thereof.

**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. (*per AF# AF#* )

**2. DEVELOPMENT**

- ☒ **IS NOT**, the minimum lot size required for the Agricultural - Natural Resource Lands (Ag-NRL) 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.

Authorized Signature: \_\_\_\_\_

See attached map for Lot of Record boundaries.

Date: 8/19/2019

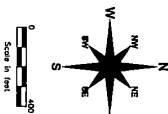


|    |    |    |    |    |    |
|----|----|----|----|----|----|
| 6  | 5  | 4  | 3  | 2  | 1  |
| 7  | 8  | 9  | 10 | 11 | 12 |
| 18 | 17 | 16 | 15 | 14 | 13 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 30 | 29 | 28 | 27 | 26 | 25 |
| 31 | 32 | 33 | 34 | 35 | 36 |

T 34 N R 03 E

## ATTENTION

THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION. THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN.



Three maps were created from accessible public records and existing map sources, and from field surveys. Map locations from all sources have been adjusted to achieve a "best fit" registration to the USGS National Wetlands Inventory (NWI) for the Chemung National Forest. While great care was taken to ensure the accuracy of the maps, some errors may exist as to the precise location of all accessible features. The resulting combination of map features to give another results than combining different maps and source without first "ground truthing".

|                                                  |          |        |
|--------------------------------------------------|----------|--------|
|                                                  | DATE     | INIT   |
| DRAWN BY                                         | 09/28/55 | K.F.W. |
| REVISED                                          | 11/6/16  | RV     |
| PLOTTED                                          | 11/6/16  | RV     |
| MAP PRODUCED BY SHADY<br>COUNTY MAPPING SERVICES |          |        |

Section 23  
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