

**201911210070**

11/21/2019 01:01 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: PL19-0651

Applicant Name: Tanner McCoy

Property Owner Name: Tanner McCoy

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P113726

Lot Size: 2.53 Description: parcel e of short plat no. 96-0088, and being a portion of the southwest 1/4 of the southeast 1/4 of section 11, township 35 north, range 4 east, w.m.

**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.

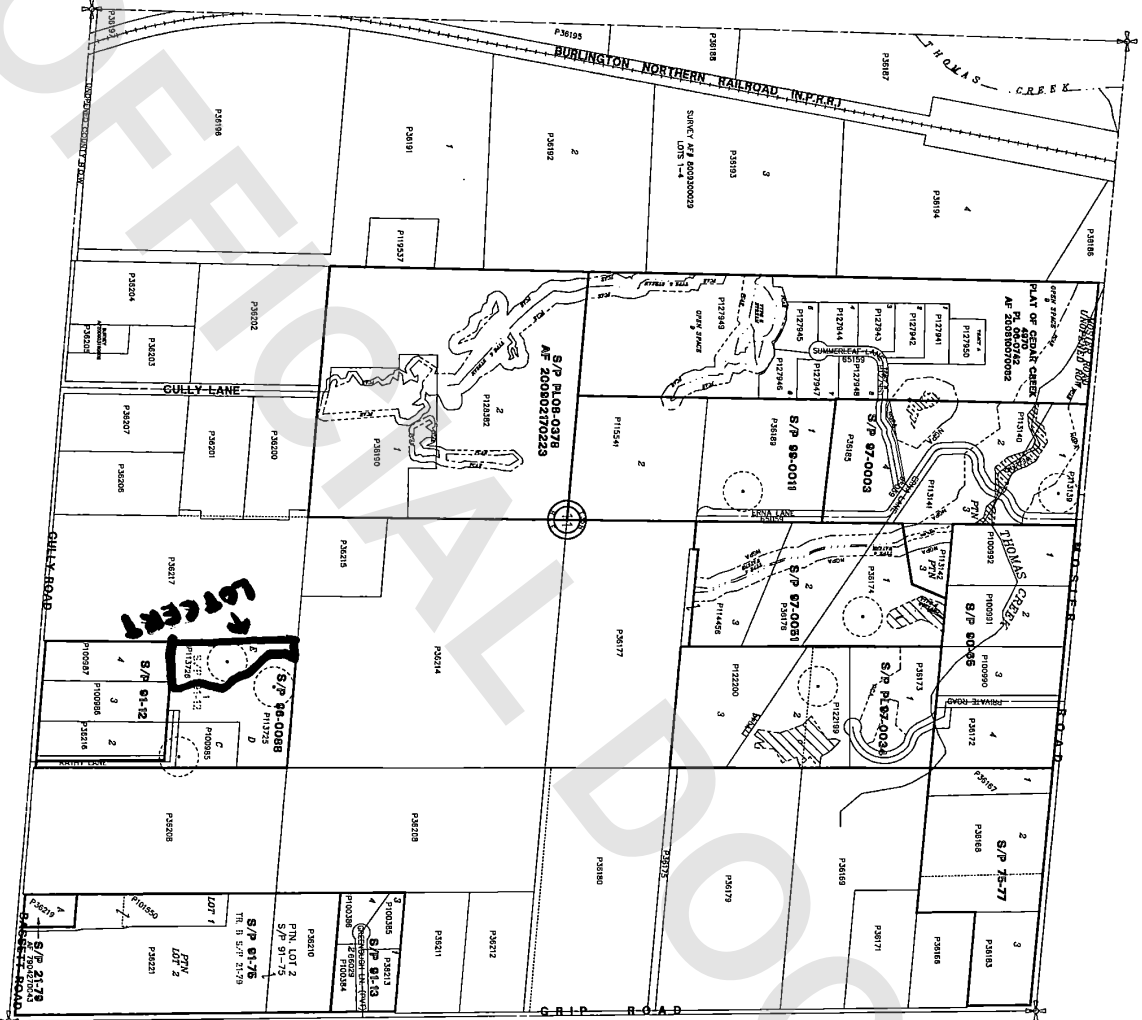
**2. DEVELOPMENT**

- ☐ **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 Rural Reserve (RRv) 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: \_\_\_\_\_

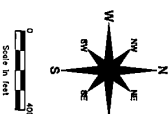
Date: 11/20/19

**See attached map for Lot of Record boundaries.**



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 35 N R 04 E



These maps were created from satellite photos and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" reproduction in the Geographic Position map. While great care was taken to fit the features from different sources together, it is possible that some discrepancies may exist. The maps are not intended to be used for navigation. The maps are not intended to be used for navigation. The maps are not intended to be used for navigation.

	DATE	INIT.
DRAWN BY	4/8/92	KB
REVISED	11/5/93	RV
PLOTTED	11/5/93	RV
MAP PRODUCED BY CADAT COUNTY MAPING SERVICES		

Section 11  
T 35 N R 04 E