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12/11/2019 01:01 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL19-0682

Applicant Name: David Larsen, Trustee

Property Owner Name: Larsen Revocable Living Trust

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

P#(s): 20360, 131872; 340216-0-001-0017, 340215-3-001-1204; within a Ptn of the NW ¼ of the SW ¼ of Sec 15, and a Ptn of Govt 1 within the SE ¼ of Sec. 16, all in Twp. 34, Rge 2. As reflected by Boundary Line Adjustment PL14-0049, AF 201404090042. AKA Tract A-3, Short Plat PL07-0646, AF 201012150048, as revised by noted AF.

Lot Size: approximately 5 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 Rural Reserve zoning district in which the lot is located.
- 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: _____

Heidi Roeder

Date: 12/10/2019

See attached map for Lot of Record boundaries.

