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02/03/2020 01:09 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

Re-record AF 201207230060 to reflect BLA PL13-0063, AF 201303200036. Also to reflect name change.

File Number: PL_20-0011 (replaces PL12-0221 issued to Rob Janicki)

Applicant Name: David Kinney

Property Owner Name: David R. Kinney & Janel R. Kinney

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

P#(s): 29853, 16154, 16164; 340436-0-009-0005, 330401-0-005-0001, 330401-2-002-0000; within a Ptn of Govt Lot 5, within a Ptn of the SW ¼ of the SW ¼ of Sec. 36 Twp. 34, Rge 4; Govt. Lot 4, within a Ptn of the NE ¼ of the NW ¼ of Sec. 1, Twp. 33, Rge 4; within a Ptn of Govt. Lot 5, within a Ptn of the NW ¼ of the NW ¼ of Sec. 1, Twp. 33, Rge 4.

Lot Size: approximately 32 acres (total): Approximately 30 ac – RRv; Approximately 2 ac - RVR

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

X **IS**, the minimum lot size required for the Rural Reserve zoning districts in which the lot is located and therefore IS eligible to be considered for development permits. If the Portion of P16154 that is located in the Rural Village Residential is in fact 2 acres and has access to Big Lake Sewer and PUD water, that area may be eligible for separation by land division from the Rural Reserve designation and may be further eligible for two 1-acre tracts.

Authorized Signature: David R. Kinney

Date: 2/3/2020

See attached map for Lot of Record boundaries.

