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02/11/2020 01:36 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: PL18-0244 Revised per BLA PL19-0512 AF# 201908300242

Applicant Name: Happy Face Farms

Property Owner Name: Happy Face Farms

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P44659

Lot Size: Approx 1.98 Acres Description: Located PTN NW 1/4 of the SW 1/4 Sec 25 Twn 35 Rng 9

Created for Admin Setback Variance PL20-0038

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 Secondary Forest - Natural Resource Lands (SF-NRL) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vi)(C) and therefore IS eligible to be considered for development permits.

Authorized Signature: *Naureen Clea*

Date: 02/10/20

See attached map for Lot of Record boundaries.

