



202003200113

03/20/2020 02:38 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: PL_20-0090

Applicant Name: _Marla Molskness

Property Owner Name: __Richard Pickens

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

P#(s): 48672; 360335-0-004-0026; within a Ptn. of the SW ¼ of the SW ¼, lying Southwesterly of Burlington Northern Railroad, of Sec. 35, Twp. 36, Rge 3

Lot Size: _approximately 0.70

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

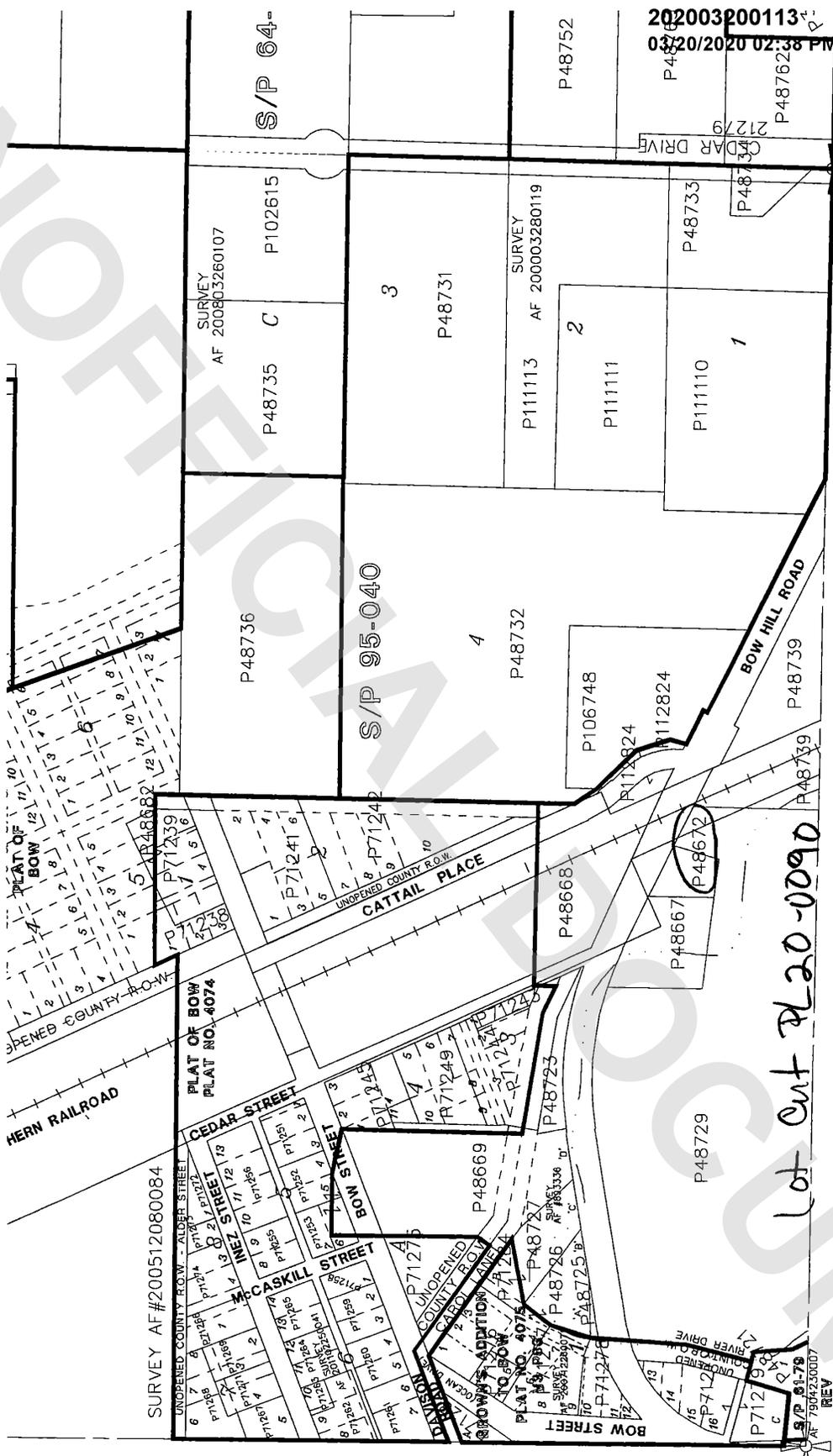
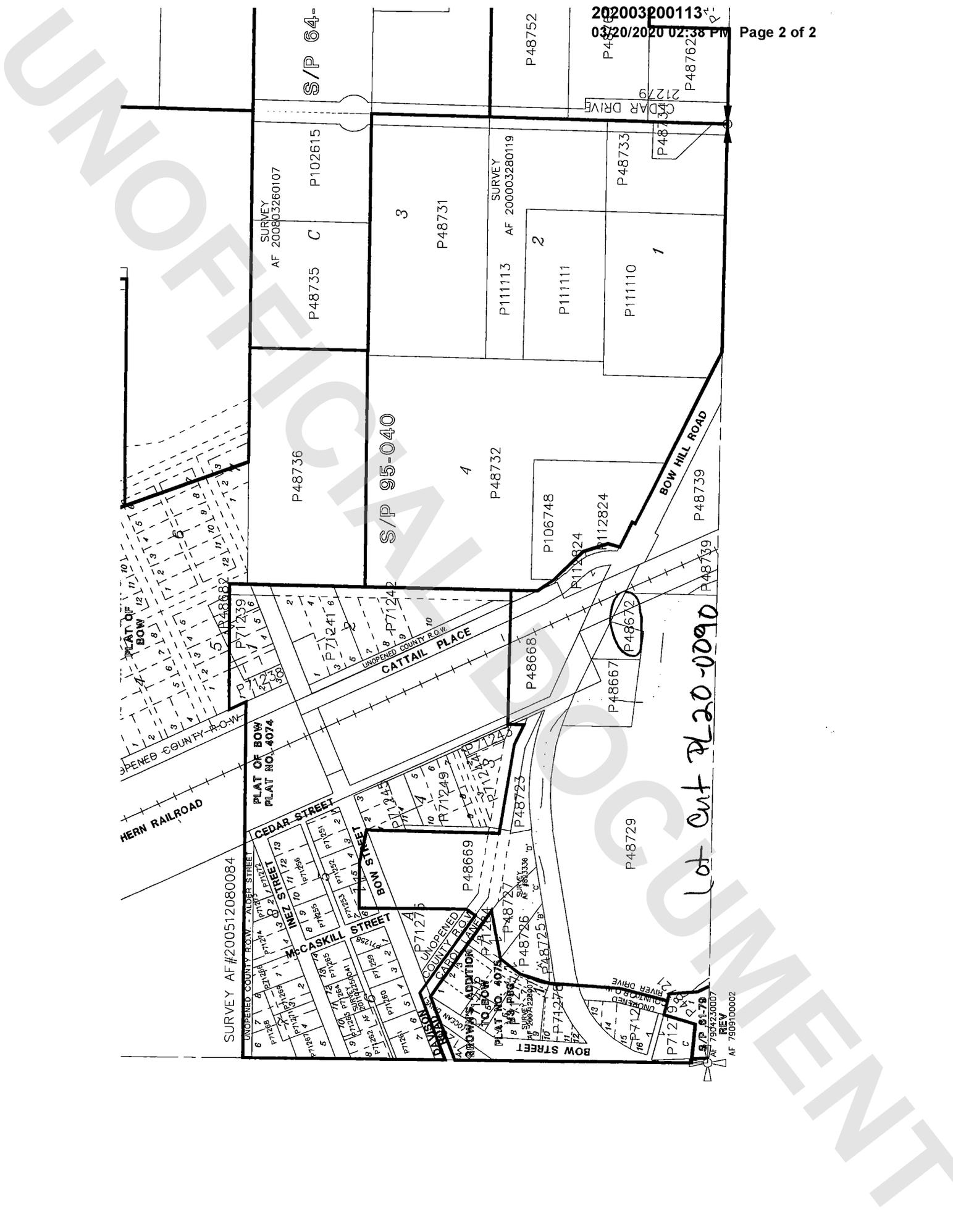
IS, the minimum lot size required for the ___ zoning districts in which the lot is located and therefore IS eligible to be considered for development permits.

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)(viii) and therefore IS eligible to be considered for development permits.

Authorized Signature: Harold Roeder

Date: _ 3/19/2020

See attached map for Lot of Record boundaries.



202003200113
03/20/2020 02:38 PM
P48736
P48733
P48732

SURVEY AF#200512080084

PLAT OF BOW
PLAT NO. 4074

UNOPENED COUNTY R.O.W. - ALDER STREET

UNOPENED COUNTY R.O.W. - CEDAR STREET

UNOPENED COUNTY R.O.W. - INEZ STREET

UNOPENED COUNTY R.O.W. - MCASKILL STREET

UNOPENED COUNTY R.O.W. - BOW STREET

UNOPENED COUNTY R.O.W. - BOW STREET

UNOPENED COUNTY R.O.W. - BOW STREET

S/P 95-040

S/P 64-

Lot Cont PL 20-0090

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