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05/21/2020 01:02 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

Re-record AF 202004290103 to correct Application Number

File Number:    PL    20-0165   

Applicant Name:    Michael Ruthford   

Property Owner Name:    Bradley Paulson   

The Department hereby finds that Lot 8, Block 4, Seigfreids to Bay View, TGW vacated alley; recorded in Volume 1, Pg 3, April 7, 1884

Parcel Number: P71087; 4068-004-008-0005; within a Ptn of the NE ¼ of Sec. 31, Twp 35, Rge 3.

Approximately 0.17 acres

**1. CONVEYANCE**

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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 Village Residential zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore **IS** eligible to be considered for development permits.

**IS NOT** the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature:         
See Attached Map

Date:    4/29/2020



MONEMMA & LEIGHTY  
 ADDITION TO BAY VIE  
 NO. 407  
 AF 1895..

VACANTE

4TH STREET

LOT 2

20-01165

E STREET 21087

F STREET

21  
 SURVEY 881230072  
 AF P71175  
 P71176  
 P35158  
 106010004

20  
 SURVEY 201406090141  
 AF P71173  
 P71197  
 SURVEY 201406090149  
 P71200

55  
 SURVEY 9301250089  
 AF P71089  
 P71090

