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Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 20-0180

Applicant Name: Kevin Bruce and Dianne Donna Echols

Property Owner Name: Echols Living Trust, Kevin Bruce & Dianne Donna Echols Trustees

The Department hereby finds that Lot 173, Block 1, Subdivision 3, Plat of Lake Cavanaugh recorded in Volume 6, Pg 25-31, June 9, 1948, AF 420716

Parcel Number: P66945; 3939-001-173-0009; within a Ptn of the SW ¼ of the SE ¼ of Sec. 22, Twp 33, Rge 6. Approximately 0.89 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: _____

Grace Roeder

See Attached Map

Date: 5/29/2020

