



202006150094

06/15/2020 09:11 AM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

Return Name & Address:

Skagit County PDS

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL96-0185

Applicant Name: Trevin Westhoff

Property Owner Name: Trevin R. Westhoff & April D. Cooper

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P49042 / 360407-0-022-0001

Lot Size: 7.59 Description: SW quarter, S07, T36, R04

**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.
- 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**

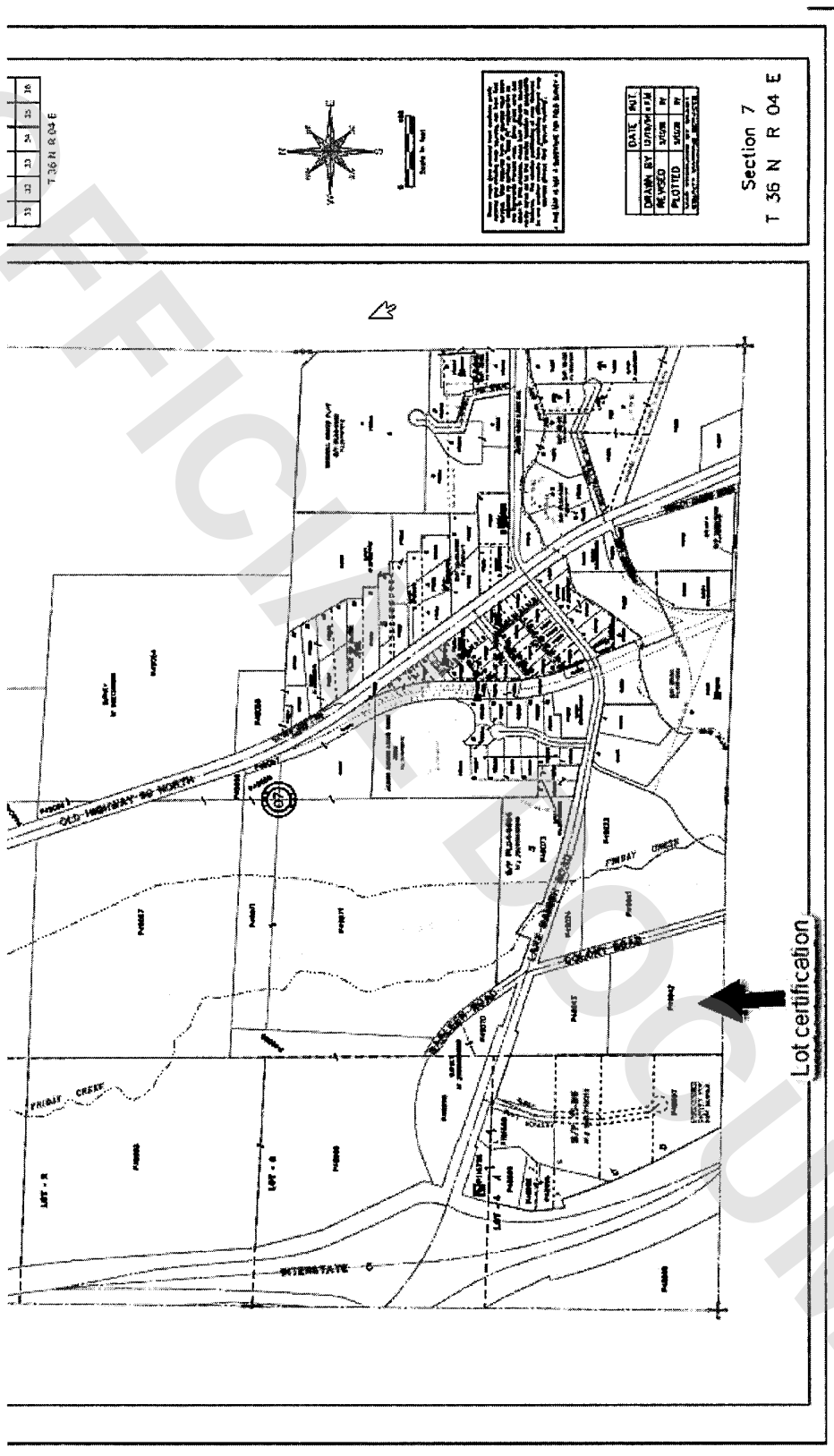
- IS**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lot is located, but does meet an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

Authorized Signature: Robin Tempest

Date: 06.12.2020

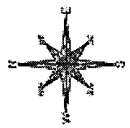
See attached map for Lot of Record boundaries.

Previously approved by Marge Swint 07.09.1996



31	32	33	34	35	36
----	----	----	----	----	----

T 36 N R 04 E



Scale 1/4" = 100'

THIS PLAT IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AND OTHER INTERESTS SHOWN HEREON AND TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE PLATTEE ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR THE VALIDITY OF THE PLAT. THE PLATTEE WARRANTS THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED AND THAT THE PLAT IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS. THE PLATTEE WARRANTS THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND DESCRIBED AND THAT THE PLAT IS IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

DATE	BY	REVISION

Section 7  
T 36 N R 04 E

Lot certification