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Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_20-0199

Applicant Name: Michael Tobiason and Wendell Tobiason, Co-PR's

Property Owner Name: Gertrude Tobiason

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

P#(s): 16458, 16468, 16471, 16475; 330407-0-002-0008, 330407-1-004-0004, 330407-1-007-0001, 330407-2-002-0004; within a Ptn. of the S 1/2 of the N 1/2 of Section 7, Twp. 33, Rge 4 E., W.M. AKA LOT 2, Short Plat 45-88, AF 8810130019. Variance, 88-032.

Lot Size: approximately 103 acres . As a single unit.

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

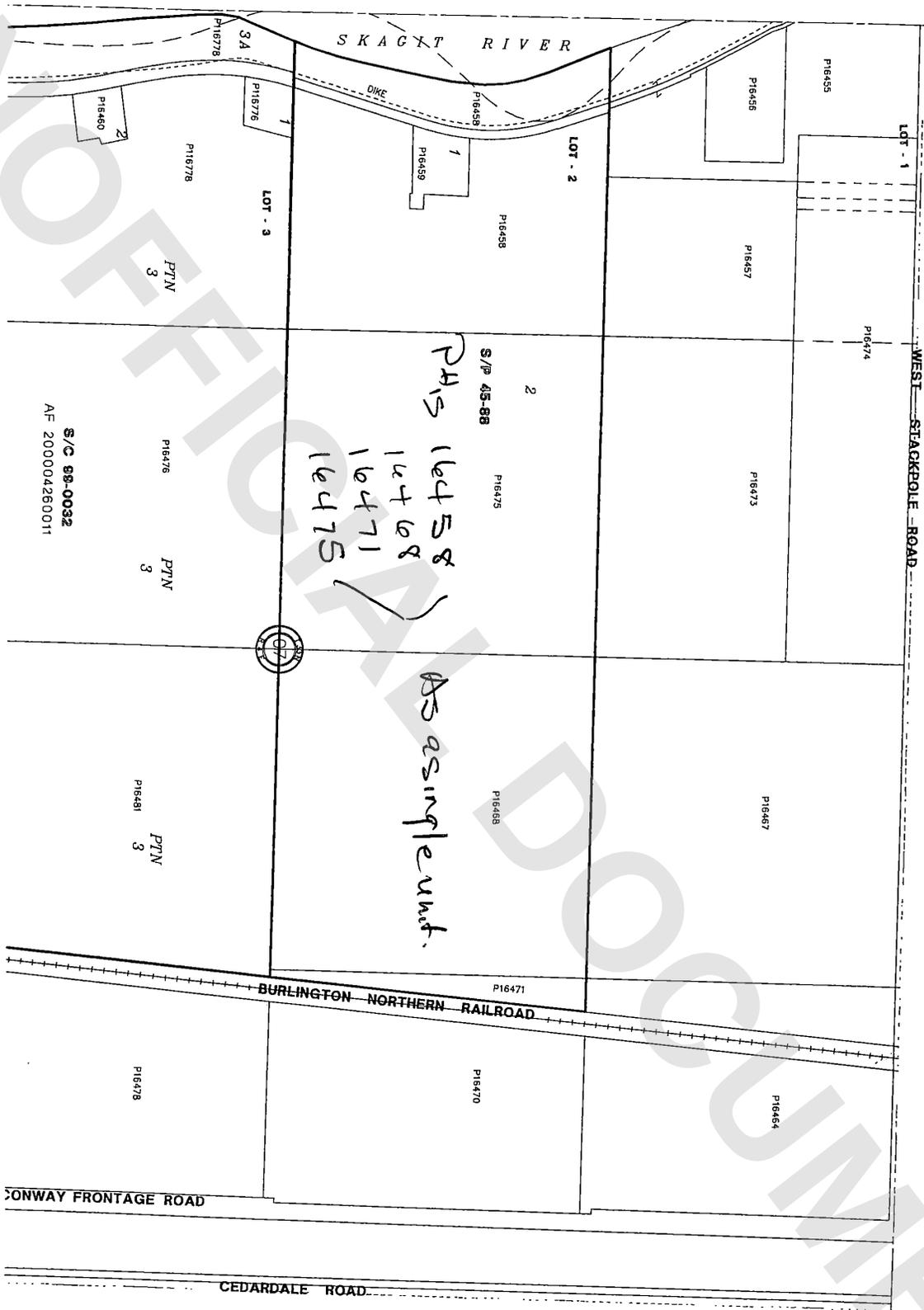
X **IS**, the minimum lot size required for the Agricultural-Natural Resource Land zoning districts in which the lot is located. This Lot of Record is NOT eligible for residential development based on the condition on Variance 88-032.

IS NOT, the minimum lot size required for the 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: Brad Roeder

Date: 6/24/2020

See attached map for Lot of Record boundaries.



UNOFFICIAL DOCUMENT