



202009080211

09/08/2020 03:57 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 20-0370

Applicant Name: Janet Koopsen

Property Owner Name: Igor & Irina Bula

The Department hereby finds that Lot 28, Plat of Presentin Ranch, recorded under AF 200408090115,

Parcel Number: P121862; 4839-000-028-0000; within a Ptn of the NW ¼ of the SE ¼ of Sec. 8, Twp 35, Rge 8. Approximately 1.5 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

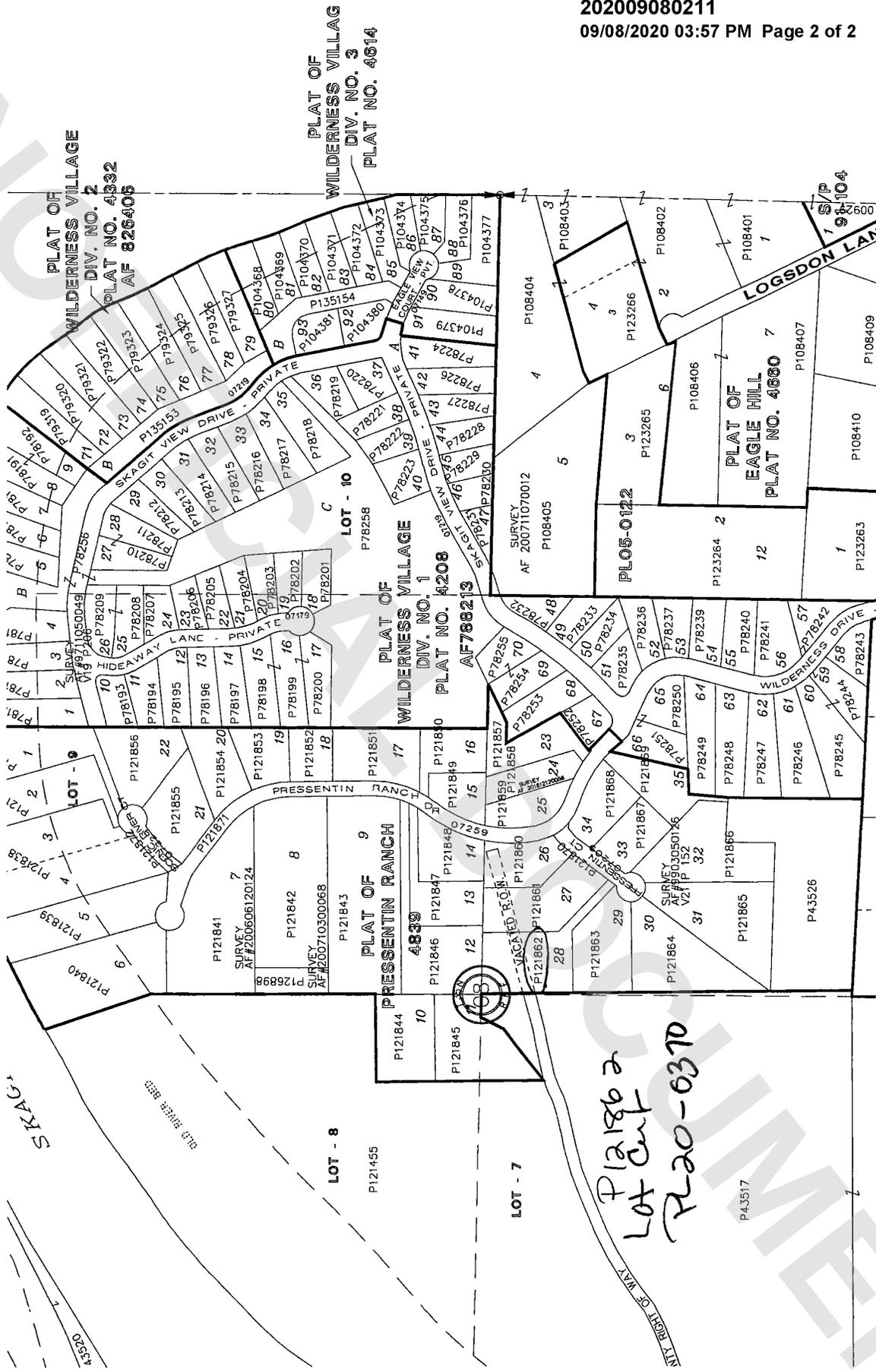
IS the minimum lot size required for the _____ zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.

- IS NOT**, the minimum lot size required for the Rural Reserve Residential zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) 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: 9/4/2020



P121862
Lot Cont
P20-0370

P43517

SKAG

4350

DRAFT