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Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

This Lot Certification replaces BP20-0090, AF 202002110062

File Number: PL 20-0391

Applicant Name: Harley Walter Sims

Property Owner Name: same

The Department hereby finds that Lots 36 & 37, Deception Pass Waterfront Tracts, recorded in Volume 5, Pg 26, October 3, 1945, AF 384358

Parcel Number: P64893; 3898-000-037-0006; within a Ptn of the SE ¼ of the SE ¼ of Sec. 24, Twp 34, Rge 1. Approximately 0.33 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 Intermediate 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: 10/6/2020

