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11/19/2020 09:55 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return Name & Address:
Skagit County Planning and Development
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: **BP20-0681**

Applicant Name: **Juan Garduno and Roseanna Mondragon**

Property Owner Name: **Juan Garduno and Roseanna Mondragon**

The Department hereby finds that Lot **1** of **S/P 106-79** recorded on **December 7th, 1979**, under
AF# **7912070001**.

Parcel Number(s): **P29775 / 340435-2-003-0206 35-34-04**

1. CONVEYANCE

- ☒ **IS**, Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS**
eligible for conveyance.

2. DEVELOPMENT

- ☐ **IS/ARE**, the minimum lot size required for the _____ zoning district in
which the lot(s) is/are located and therefore **IS/ARE** 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)(vii)(B) and therefore **IS** eligible to be considered for development
permits.

Authorized Signature: Jeanne Aungst

Date: **11-19-2020**

See attached map for Lot of Record boundaries.

