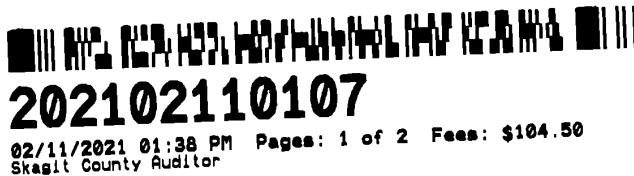


Return Name & Address:



SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: \_\_PL\_\_ 21-0085

Applicant Name: \_\_Steve Cowan\_\_

Property Owner Name: \_\_Phillip Krause\_\_

The Department hereby finds that Lots 1-10; Ptn of Lots 13-17; Ptn of Lots 28-36 all in Block 13, Plat of Fidalgo Bay Addition to Anacortes; recorded in Volume 2, of Plats, Pg 24; February 10, 1890.

Parcel Number: P60689, 60692, 60695; 3841-0-013-010-0008, 3841-013-017-0001, 3841-013-036-0008; within a Ptn of the SW ¼ of the SW ¼ of Sec. 32, Twp 35, Rge 2.

Approximately 1.57 acres. As a single unit.

**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)(i) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Brad Roeder", is written over a horizontal line. Below the signature, the text "See Attached Map" is printed.

Date: 2/10/2021

