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03/02/2021 12:40 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL 21-0070

Applicant Name: Joshua Peterson

Property Owner Name: _Richard Hanika (AF 202102010196)

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

P#(s): 17781; 330434-2-002-0027; within a Ptn of the NW ¼ of the NW ¼ of Sec. 34, Twp. 33 N. Range 4 E.

Lot Size: _approximately 37 acres

1. CONVEYANCE

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

IS, the minimum lot size required for the _ Rural Reserve ___ 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 ___ 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:

Date: _ 2/16/2021

See attached map for Lot of Record boundaries.

