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04/09/2021 01:54 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_21-0145

Applicant Name: _ Jodi Boyden

Property Owner Name: James Armstrong

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

P#(s): _40984, 113092; 350610-4-004-0100, 350610-4-004-0017; within a Ptn of the Northeast ¼ of the Southeast ¼ of Sec. 10, Twp. 35, Rge 6. As a single unit.

Lot Size: _approximately 1 acres, with existing house

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 _____ zoning district in which the lot is located, does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.

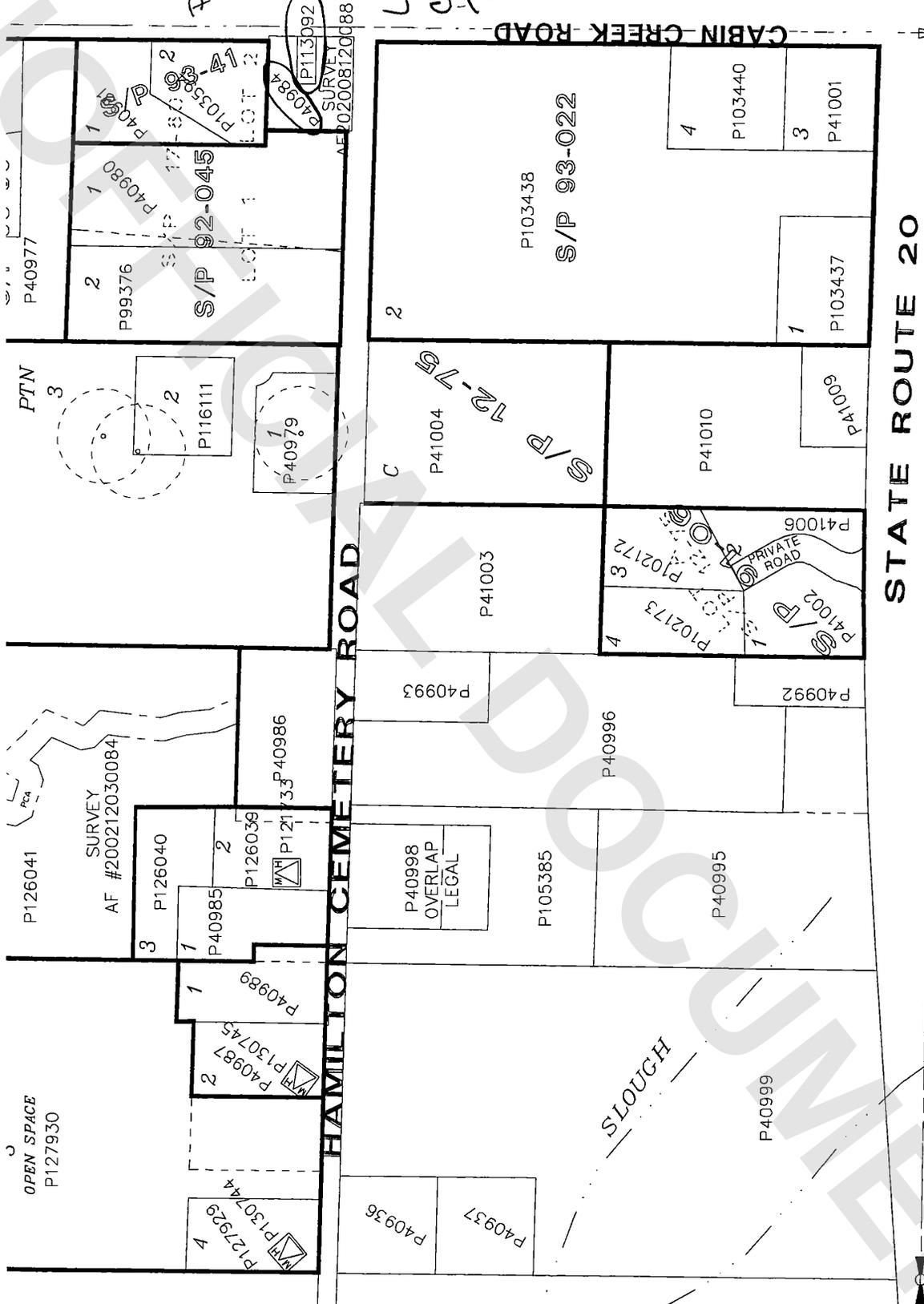
- IS NOT**, the minimum lot size required for the _Rural Intermediate zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii) and therefore IS eligible to be considered for development permits.

Authorized Signature:  Date: 4/8/2021

See attached map for Lot of Record boundaries.

PH'S
40984
113092

Lot
cert
P21-
0145



STATE ROUTE 20

HAMILTON CEMETERY ROAD

CABIN CREEK ROAD

P40998
OVERLAP
LEGAL

H-21075

OPEN SPACE
P127930

P126041

SURVEY
AF #200212030084

P126040

P40985

P126039

P40986

P40993

P40996

P40992

P41003

P41004

P41010

P41009

P103438

S/P 93-022

P103440

P41001

P40977

P99376

S/P 92-045

P103436

P103437

PTN 3

P116111

P40979

P113092

SURVEY
AF #2008120088

PRIVATE ROAD

P102172

P102173

P102174

P102175

P102176

P102177

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