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Skagit County Auditor

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

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP21-0222 previously approved with PL97-0055

Applicant Name: John P Flowers and Marsha E Flowers

Property Owner Name: John P Flowers and Marsha E Flowers

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P20043 / 340207-0-004-0106 & P20068 (tidelands)

Lot Size: 6.0 acres Description: Portion of Gov Lot 3, 07-34-02

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. (per AF# AF#)
- 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.

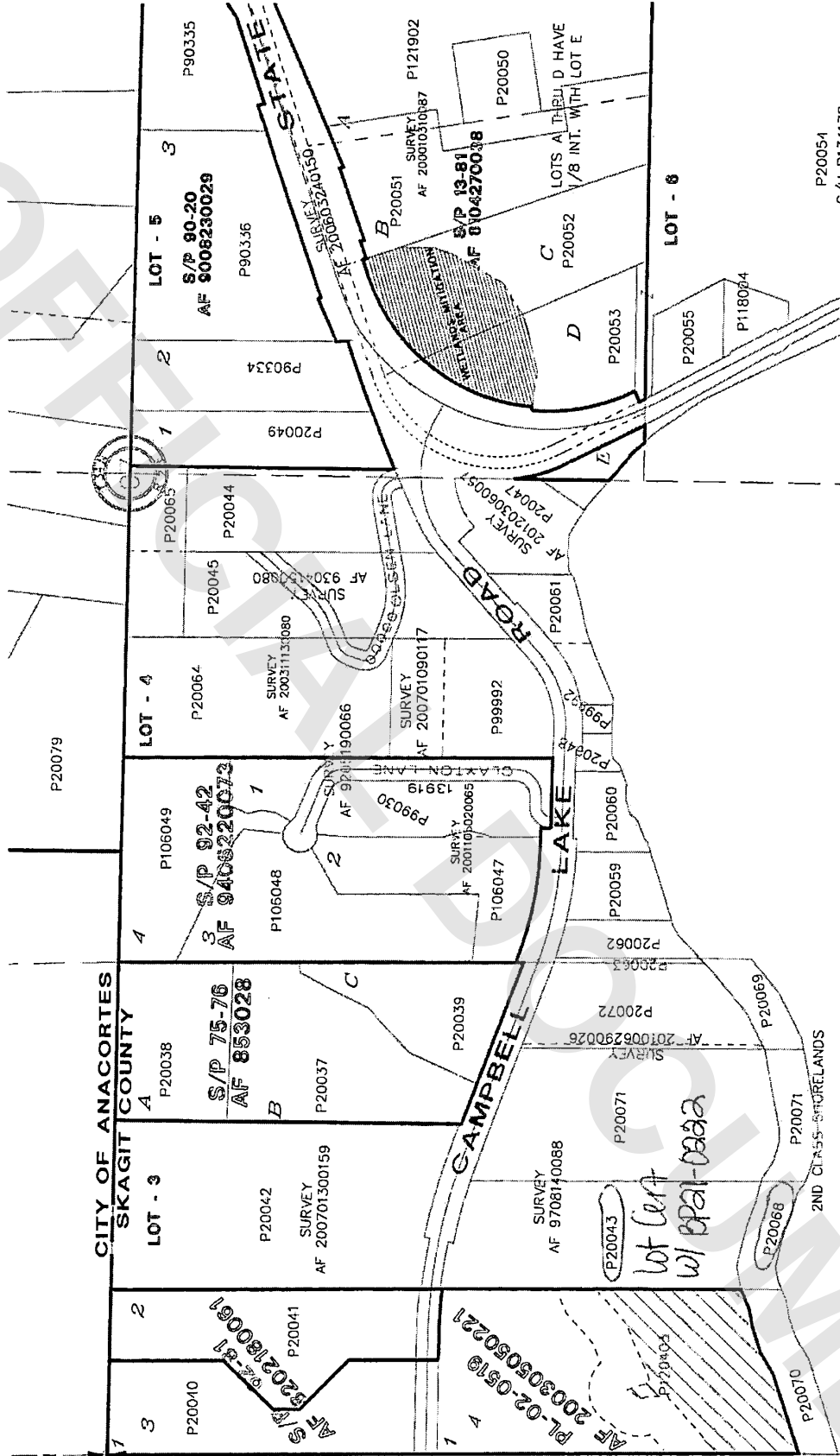
2. DEVELOPMENT

- 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 Reserve (RRv) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) (vii)(A) and therefore IS eligible to be considered for development permit.

Authorized Signature: Heanne M August

Date: 06.18.2021

See attached map for Lot of Record boundaries.



UNOFFICIAL

UNOFFICIAL

lot cert
w/ plat-0000