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06/22/2021 01:16 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 20-0525

Applicant Name: Justin Hueter

Property Owner Name: Hanson Lakeview LLC (Justin Hueter & Alyson Howisey h/w)

The Department hereby finds that the S ½ of Lot 45 & N ½ of Tract 46, Cheasty's Big Lake Waterfront Tracts; recorded in Volume 4, Pg 49, May 9, 1927. AF 201085. Together with Shorelines in front of P64438.

Parcel Number: P64438, 29985; 3882-000-046-0003, 340436-0-085-2008; within a Ptn of the NW ¼ of Sec. 36 Twp 34, Rge 4. Approximately 0.09 acres

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 Village Residential zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) 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, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: _____

See Attached Map

Date: 6/21/2021

