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07/23/2021 10:01 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL21-0169

Applicant Name: Nathan J Montgomery and Angela Maria A Montgomery

Property Owner Name: Nathan J Montgomery and Angela Maria A Montgomery

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P66329 / 3937-001-053-0006

Lot Size: .71 acres Description: Lot 53, Blk 1, and Lot 30, Blk 2, Lake Cavanaugh Sub Div 1 23-33-06 As reflected by Boundary Line Adjustments PL20-0474, AF #202101220081.

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 Village Residential (RVR) 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 permits.

Authorized Signature: Shannen Aungst

Date: 07.22.2021

See attached map for Lot of Record boundaries.

