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Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 21-0428

Applicant Name: Eric Carlson

Property Owner Name: Ryan Gordon Kidder and Clinton John Kidder

The Department hereby finds that Lot 19, Plat of Madronna Estates, recorded in Volume 8, Pg 46,
January 8, 1962 AF 631427

Parcel Number: P67333; 3949-000-019-0007; within a Ptn of the SE ¼ of the NE ¼ Sec. 31, Twp 36,
Rge 1. Approximately 0.23 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 Reserve _____ 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: 9/9/2021

