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10/07/2021 01:20 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL 21-0132

Applicant Name: Doug Lansing

Property Owner Name: Jeffery Nelson (202104060139)

The Department hereby finds that Lots 1-18 Block 23 & Ptn of Block 26, Plat of Town of Montborne recorded in Volume 2, Pg 80, May 21, 1890.

Parcel Number: P103861; 4135-023-017-0607; within a Ptn of the NW ¼ of Sec. 6, Twp 33, Rge 5.

AKA: Tract U of Survey of Montborne Heights, AF 9308180056.

Approximately 17,000 sq. ft.

**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)(i) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

*Greg Roeder*

See Attached Map

Date: 7/15/2021

