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11/09/2021 01:21 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

As reflected by BLA PL20-0132; In accordance with Conservation Easement AF 9703140078

File Number: PL__21-0336__

Applicant Name: __Kenneth Osborn

Property Owner Name: __Nookachamps Forest LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): _22795; 340326-3-005-0303; within a Ptn of the NW ¼ of the SW ¼ in Sec. 26, Twp. 34, Rge 3.
AKA: Tract 2, Short Plat 96-0091, AF 9703140080

Lot Size: _approximately 21 acres

1. CONVEYANCE

X **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.

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.

X **IS NOT**, the minimum lot size required for the _Agricultural-Natural Resource Land_____
zoning district in which the lot is 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: _____

Arad Roeder

Date: _11/3/2021

See attached map for Lot of Record boundaries.

