

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: __PL__21-0497__

Applicant Name: __Seth Fikkert & Lauren Fikkert

Property Owner Name: __same_____

The Department hereby finds that Lot 4, Replat of Ridgewood No. 1, Lots, 3, 4, & 5, according to the Plat thereof, recorded in Volume 11, Pg 61, March 23, 1977, AF 853081. As reflected by Boundary Line Adjustment PL18-0509, AF 201810030027.

Parcel Number: P79733; 4353-000-004-0001; within a Ptn of the SW ¼ of the NE ¼ of Sec. 32, Twp 34, Rge 4. Approximately 0.43 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 Urban Reserve Residential – Urban Growth to Mount Vernon 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.

Authorized Signature: _____

Grace Roeder

See Attached Map

Date: __11/15/2021__

