



Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 21-0546

Applicant Name: Wilfred Iwan and Joan Iwan

Property Owner Name: Iwan Trust, Wilfred Iwan and Joan Iwan, Trustees

The Department hereby finds that Lots 18 & 19, Dewey Beach Addition (1st of 4 more) according to the Plat recorded in Volume 6, Pg 17, October 6, 1947. Together with abutting Tidelands.

Parcel Number: P64999; 3900-000-19-00043; within a Ptn of the SW ¼ of the NW ¼ of Sec. 19, Twp 34, Rge 2. Approximately 1.1 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 Intermediate 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: 11/18/2021

