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Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 21-0609

Applicant Name: Jeffrey Ryan & Lora Hamerschlag Claus

Property Owner Name: same

The Department hereby finds that Tracts 2 & 3 Deception Waterfront Tracts, together with vacated Streets; together with tidelands in front; recorded in Volume 5, Pg 26; October 3, 1945. AF 354358. Parcel Number: P64866; 3898-000-003-0006; within a Ptn of the SW ¼ of the SE ¼, Sec. 24, Twp 34, Rge 1. As reflected by Decree Quieting Title, AF 200907010002. Record of Survey 200910130112. Approximately 0.33 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)(viii) 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: _____

Date: 2/3/2022

See Attached Map

