

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: ___ PL ___ 22-0045 ___

Applicant Name: ___ CFMS – Doug Fixt _____

Property Owner Name: ___ CFMS INC.

The Department hereby finds that Lot 44, Plat of Pressentin Wilderness # 2, according to Plat recorded in Vol. 9 at pgs. 38 & 39, of Plats; AF 700558.

Parcel Number: P68157; 3969-000-044-0001; within a Ptn of the NE ¼ of Sec. 24, Twp 35, Rge 7.
Approximately 0.51 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

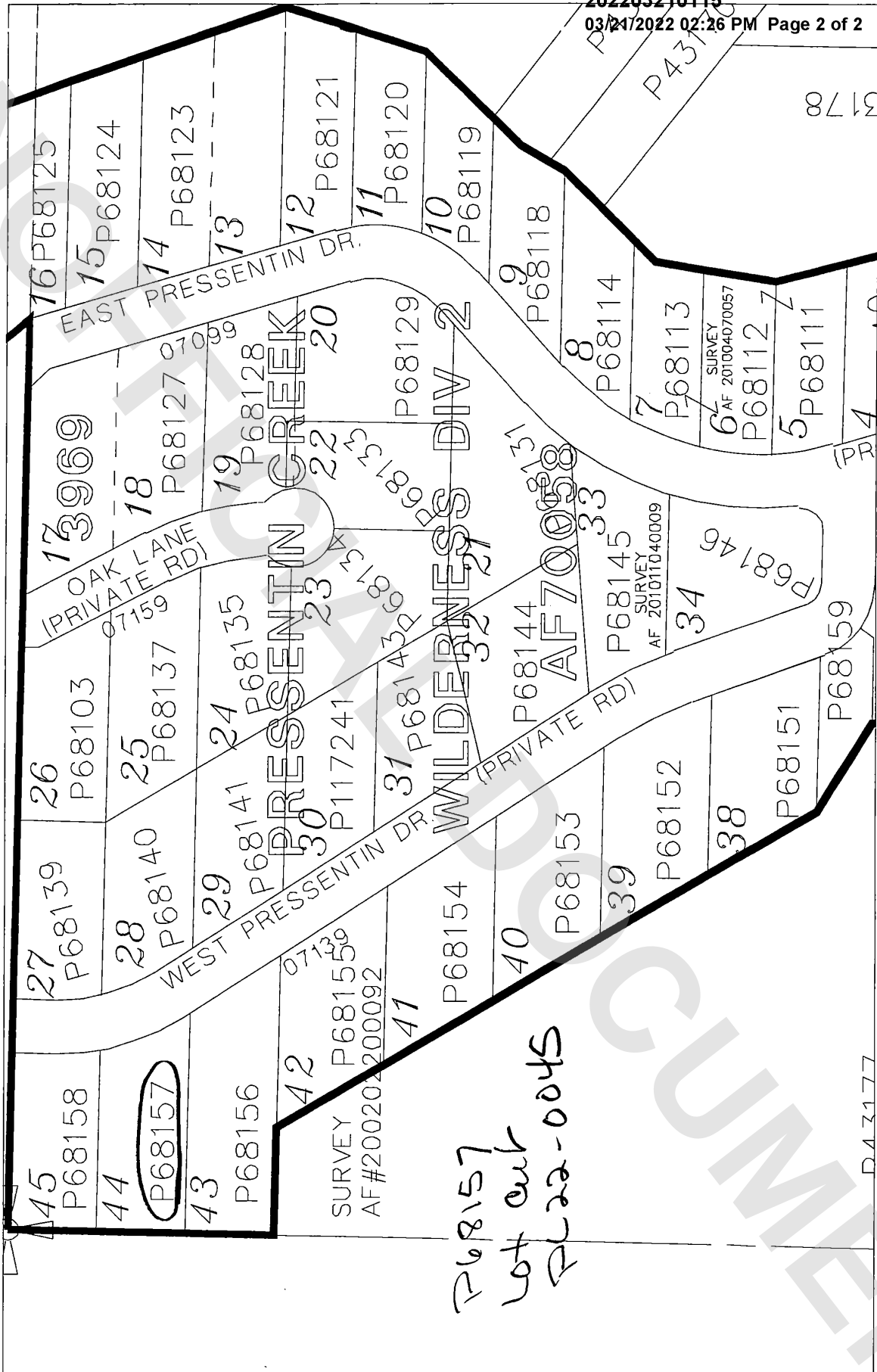
IS the minimum lot size required for the _____ zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.

- ☒ **IS NOT**, the minimum lot size required for the Rural Reserve _____ 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: _____

Alan Boeden
See Attached Map

Date: 3/19/2022



P68157
Lot out
P68157-0045