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03/21/2022 02:28 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 22-0054

Applicant Name: Stephen & Kristi Johnson-Strand

Property Owner Name: same

The Department hereby finds that Lot 11, plat of Classic Ridge according to Plat recorded in Vol. 14 at pgs. 131 & 132, AF 9003260008

Parcel Number: P83990; 4535-000-011-0003; within a Ptn of the NE ¼ of the NE ¼ of Sec. 2, Twp 34, Rge 3. Approximately 0.36 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 Bayview Ridge Residential 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: 

Date: 3/19/2022

See Attached Map

