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04/08/2022 01:35 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

Re-record 202204040101 – due to error in AF#.

File Number: PL_22-0160_____

Applicant Name: __John Yaeger

Property Owner Name: __John & Kathryn Yaeger

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

Portion of P28179; 340429-0-043-0002; within a Ptn of the SE ¼ of the SW ¼ of Sec. 29, Twp 34, Rge 4. As shown on AF 201106280024, Road Vacation Order. The area specifically being Lot Cert'ed, lies southerly of the right of way of the South LaVenture Road remodel.

Lot Size: _approximately 16,500 sq. ft.

1. CONVEYANCE

X **IS**, a Lot of Record as defined in Skagit County Code (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 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

X **IS NOT**, the minimum lot size required for the __Urban Reserve Residential – Urban Growth Area to Mount Vernon__ zoning district in which the lot is 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. This area was separated by the Condemnation of a Portion of P28179 to allow for road expansion.

Authorized Signature: 

Date: _ 4/2/2022

See attached map for Lot of Record boundaries.

