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Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 22-096

Applicant Name: James A. Frey

Property Owner Name: James A. Frey & Leslie A. Berry

The Department hereby finds that Tract 1, Plat of Cascade Ridge Court, recorded in Volume 16, Pages 87 - 89, Records of Skagit County; AF 9601190017.

Parcel Number: P108094; 4668-000-001-0000; within a Ptn of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 4, Twp 33, Rge 4

Approximately 4.09 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: _____

Arac Roden

See Attached Map

Date: 4/14/2022

