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06/13/2022 01:08 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__22-0247

Applicant Name: __Elliot Shaw

Property Owner Name: __Elliot and Sonya Shaw

The Department hereby finds that lots 20, 21 & South ½ of 22, Block 42, Plat of the Town of Montborne, recorded in Volume 2, Page 80, Records of Skagit County; May 21, 1890.

Parcel Numbers: P74685, 4135-042-021-0007; within a Ptn of the S ½ of the NW ¼ of Sec. 6, Twp 33, Rge 5. As reflected by Boundary Line Adjustment PL21-0655, AF 202112070124, 202112070125, 202112070126.

Approximately 0.72 acres (total of the two lots)

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 Village Residential _____ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: _____

Gael Roeder

See Attached Map

Date: _6/11/2022

74685
 Lot Cent
 Plaza-6247
 After BLA
 Plaza-0655