

Return Name & Address:



202207110149

07/11/2022 02:02 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL 22-0211

Applicant Name: Randy Hook/Baker Lake Grocery

Property Owner Name: Randy Hook/Baker Lake Grocery (AF 202202250097)

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

P#(s): 42311, 42312, 42335, 42336; 350709-4-001-0102, 350709-4-002-0101, 350709-4-005-0000, 350709-4-006-0009; within a Ptn of the SE ¼ of the SE ¼ of Sec. 9, Twp. 35, Rge 7. As reflected by Boundary Line Adjustment AF 9607010065. As a single unit.

Lot Size: approximately 2.8 acres with existing business

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**, the minimum lot size required for the Rural Business (Section 14.16.150 of the Skagit County Zoning Code) 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 zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature:

Date: 7/12/2022

See attached map for Lot of Record boundaries.

P101461
* LOCATION NOT KNOWN

P#15 42311 AS a single
42312 unit.
42335 B/L A
42336 AF 9607010065

SURVEY
AF#9804240102
V20 P109

P42331

P99657

P42324

P42338
SKAGIT COUNTY

ABANDONED GREAT NORTHERN RAILROAD
STATE ROUTE 20

P42336
P42312
P42311
SURVEY
AF#202204280145
P42335
S/P 91-98.7
4276
42313