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Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_22-0554

Applicant Name: _John Ravnik

Property Owner Name: __John Ravnik and Susan Ravnik

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

P#(s): 34783; 350324-4-002-0503; as reflected by Boundary Line Adjustment PL17-0178, AF 201703170119. Within a Ptn of the NE ¼ of the SE ¼ of Sec . 18, Twp. 36, Rge. 4, E.W.M.

Lot Size: _Approximately 1.3 acres (with existing house)

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

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.

X **IS NOT**, the minimum lot size required for the __ Agricultural – Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) for the legal description identified as P41944 therefore IS eligible to be considered for development permits.

Authorized Signature: *Ann Roeder* Date: _ 1/25/2023

See attached map for Lot of Record boundaries.

