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02/24/2023 02:30 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_23-0082

Applicant Name: __ Christopher Gustafson

Property Owner Name: __ Sidney DeBoer and Estate of Jean DeBoer

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

P#(s): 135336; 350416-3-002-0109; within a Ptn of the SW ¼ of the SW ¼ of Section 16, Twp. 35, Rge 4, E.W.M. As reflected by Boundary Line Adjustment PL20-0495, AF # 202011180156.

Lot Size: __approximately 1 acre

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

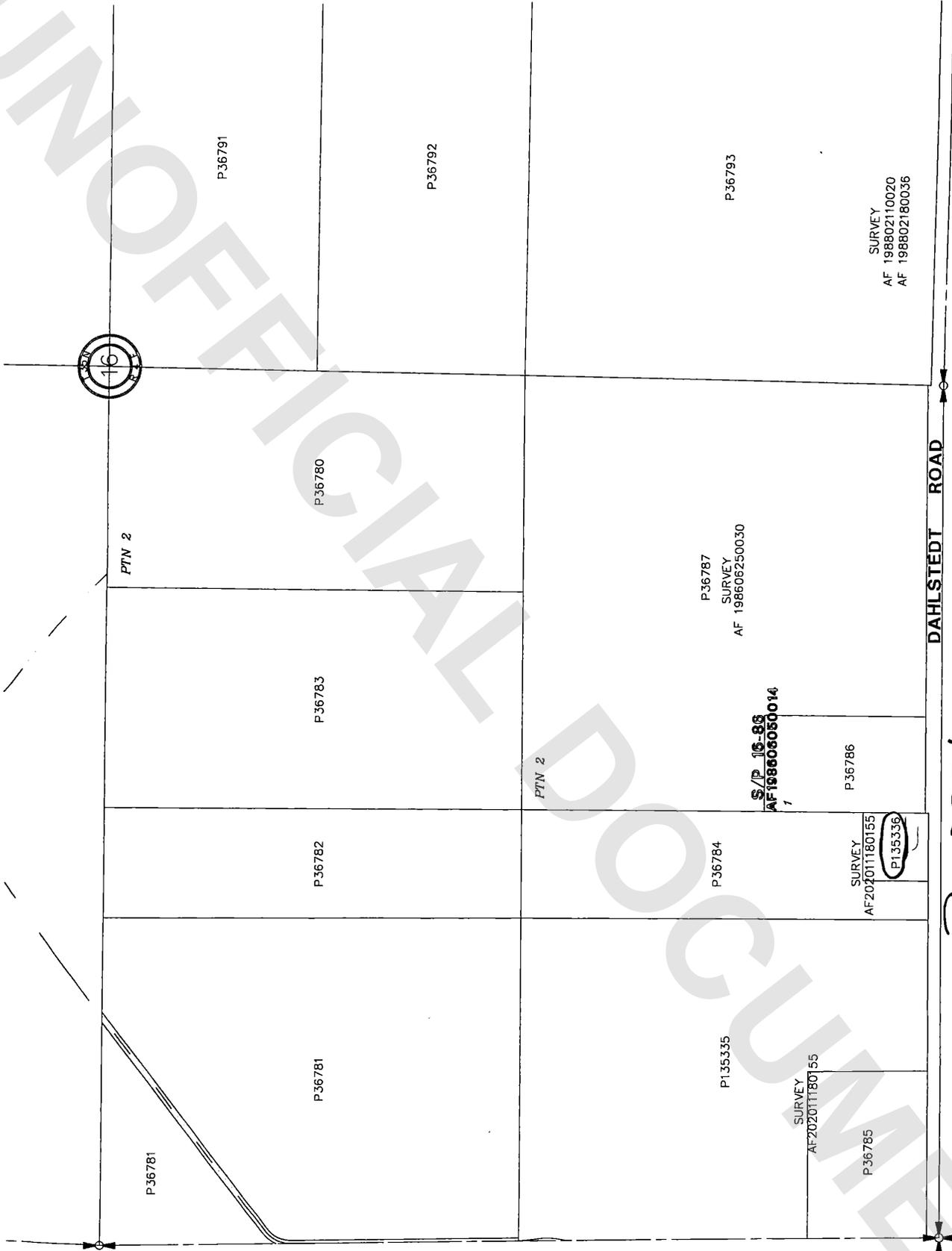
IS, the minimum lot size required for the ____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X **IS NOT**, the minimum lot size required for the Agricultural-Natural Resource Lands 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.

Authorized Signature: Arad Roeder

Date: _ 2/23/2023

See attached map for Lot of Record boundaries.



P135336 PL 23-0082
 LOT ON FBLA PL 20-0495
 APN

UNOFFICIAL DRAFT