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04/20/2023 03:06 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

Skagit County PDS

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP23-0178

Applicant Name: Torch Investments LLC

Property Owner Name: Torch Investments LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P21985 340314-4-012-0100

Lot Size: 4.9 acres Description: THE EAST 10 RODS OF THE SW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT DUNBAR ROAD.

1. CONVEYANCE

- 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. (per AF# AF#)
- 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.

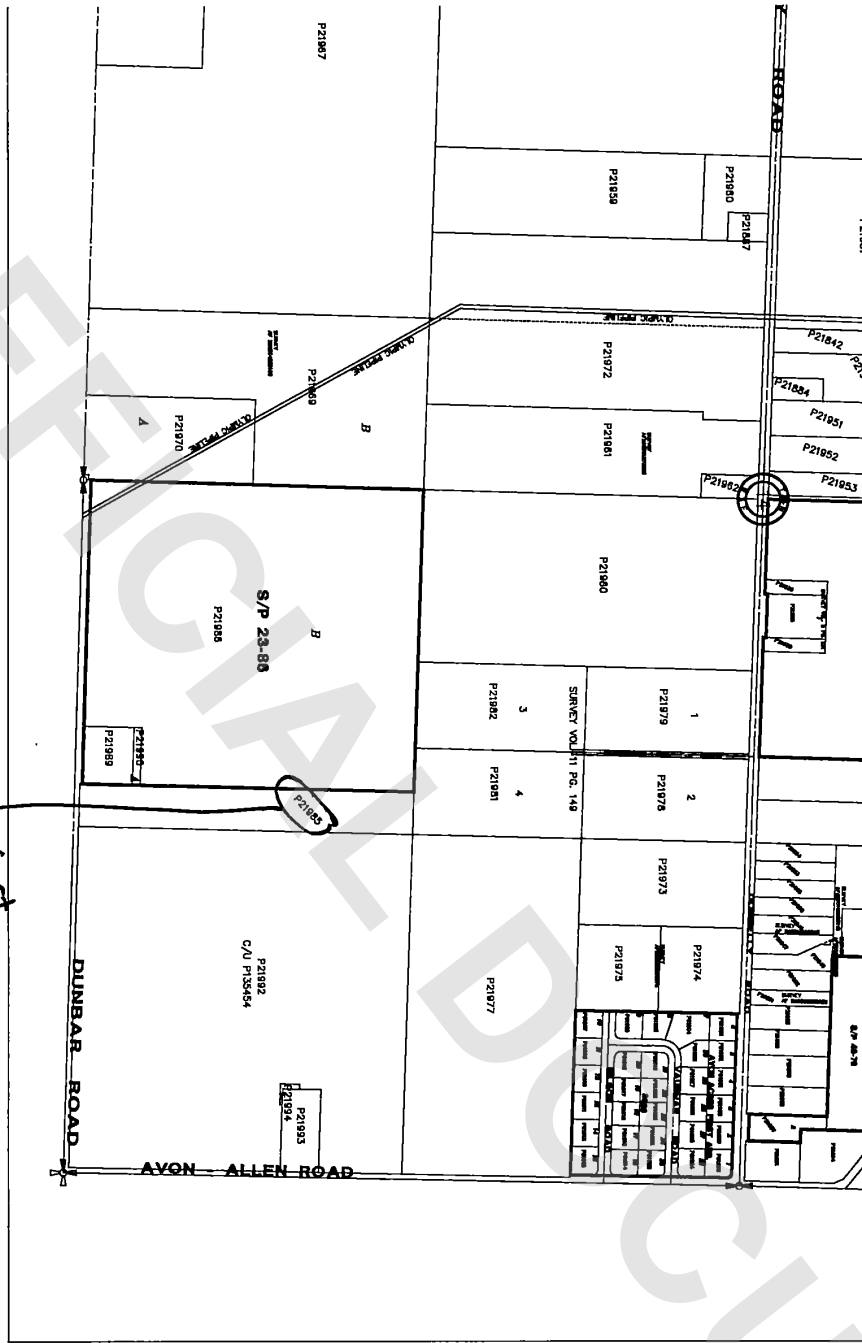
2. DEVELOPMENT

- 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 Agricultural - Natural Resource Lands (Ag-NRL) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore IS eligible to be considered for development permits.

Authorized Signature: 

Date: 04/19/2023

See attached map for Lot of Record boundaries.



Lot 1 of 178
W/13923-0178

This map was created from existing public records. The accuracy of the information shown here is not guaranteed. The user of this map should verify the information shown here with the appropriate authorities. The user of this map should verify the information shown here with the appropriate authorities. The user of this map should verify the information shown here with the appropriate authorities. THE MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY.

DATE	INIT.
DRAWN BY	5/22/21
REVISED	7/22/21
PLOTTED	7/22/21
MAP PRODUCED BY	BRADY
SCIENTIFIC SURVEYING SERVICES	

Section 14
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