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06/16/2023 03:22 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

This Lot Certification will supersede & replace PL12-0044, AF 201203090014
File Number: PL_23-0291

Applicant Name: Bruce Lisser, Agent for owners, c/o Lisser & Associates

Property Owner Name: Kenneth G. & Bonnie Suzanne Christianson H & W

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

P#(s): 35443, 35445, 35446; 350336-4-009-0205, 350336-4-009-0403, 350336-4-009-0502; within a Ptn. of the SE ¼ of the SE ¼ of Sec . 35, Twp. 36, Rge. 4, E.W.M. As a single unit.

Size: approximately 16 acres

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

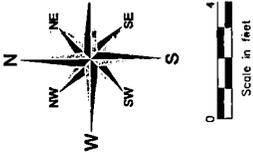
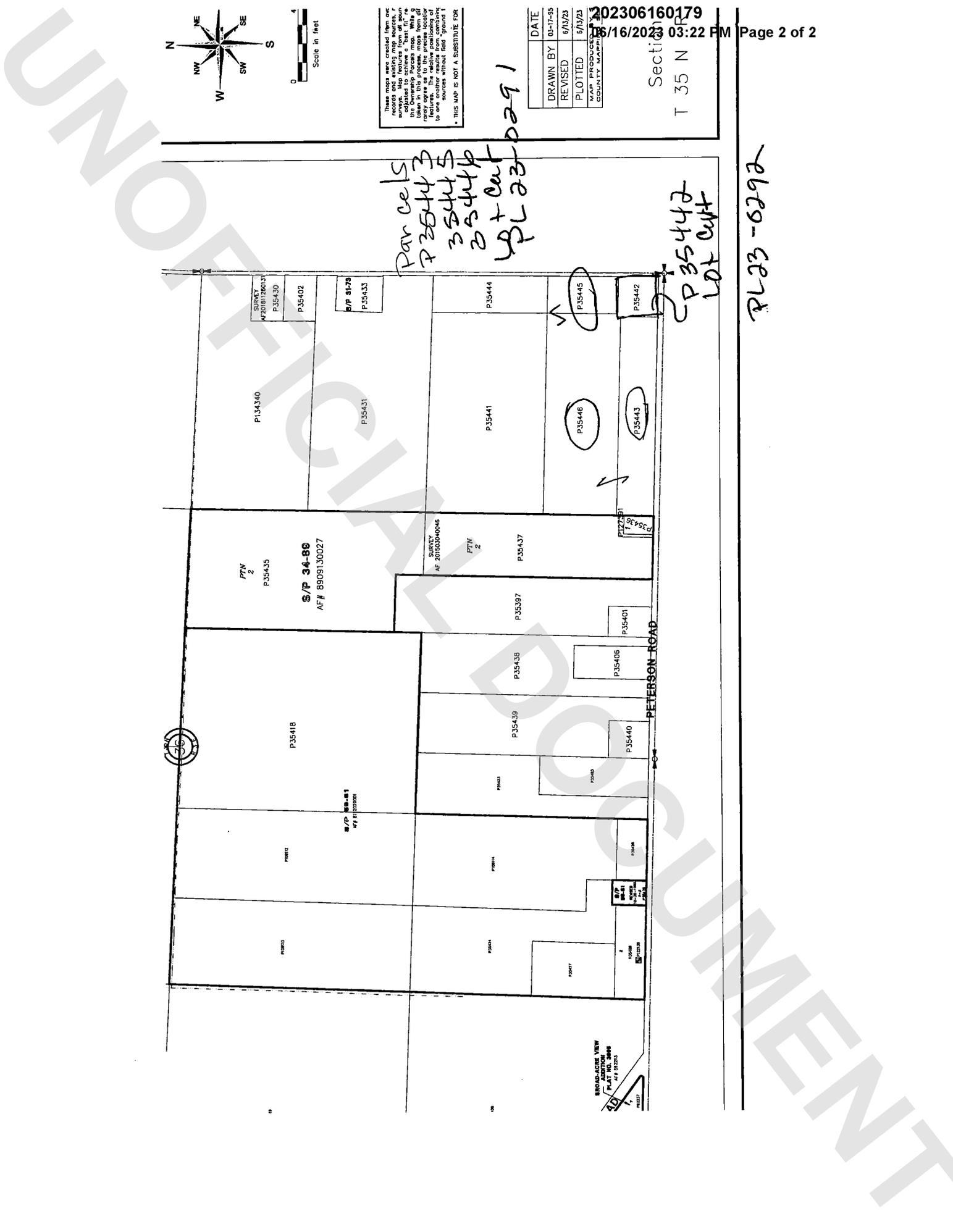
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X **IS NOT**, the minimum lot size required for the Agricultural-Natural Resource Land zoning district in which the lot is located, DOES NOT meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for residential development permits.

Authorized Signature: *Mark Roeder*

Date: 6/16/2023

See attached map for Lot of Record boundaries.



These maps were created from one or more sources, including but not limited to: records and existing map sources, field notes, aerial photography, and other information obtained to achieve a "best fit" to the Ownership Parcel map. While the boundaries shown on this map are intended to accurately reflect the parcel boundaries, they may not agree with the parcel boundaries shown on other maps. The relative positioning of features on this map is based on the sources without field "ground truth". THIS MAP IS NOT A SUBSTITUTE FOR

DATE	DESCRIPTION
01-17-95	DRAWN BY
6/13/23	REVISED
6/13/23	PLOTTED
6/13/23	MAP PRODUCED BY
6/13/23	COUNTY MAPPING

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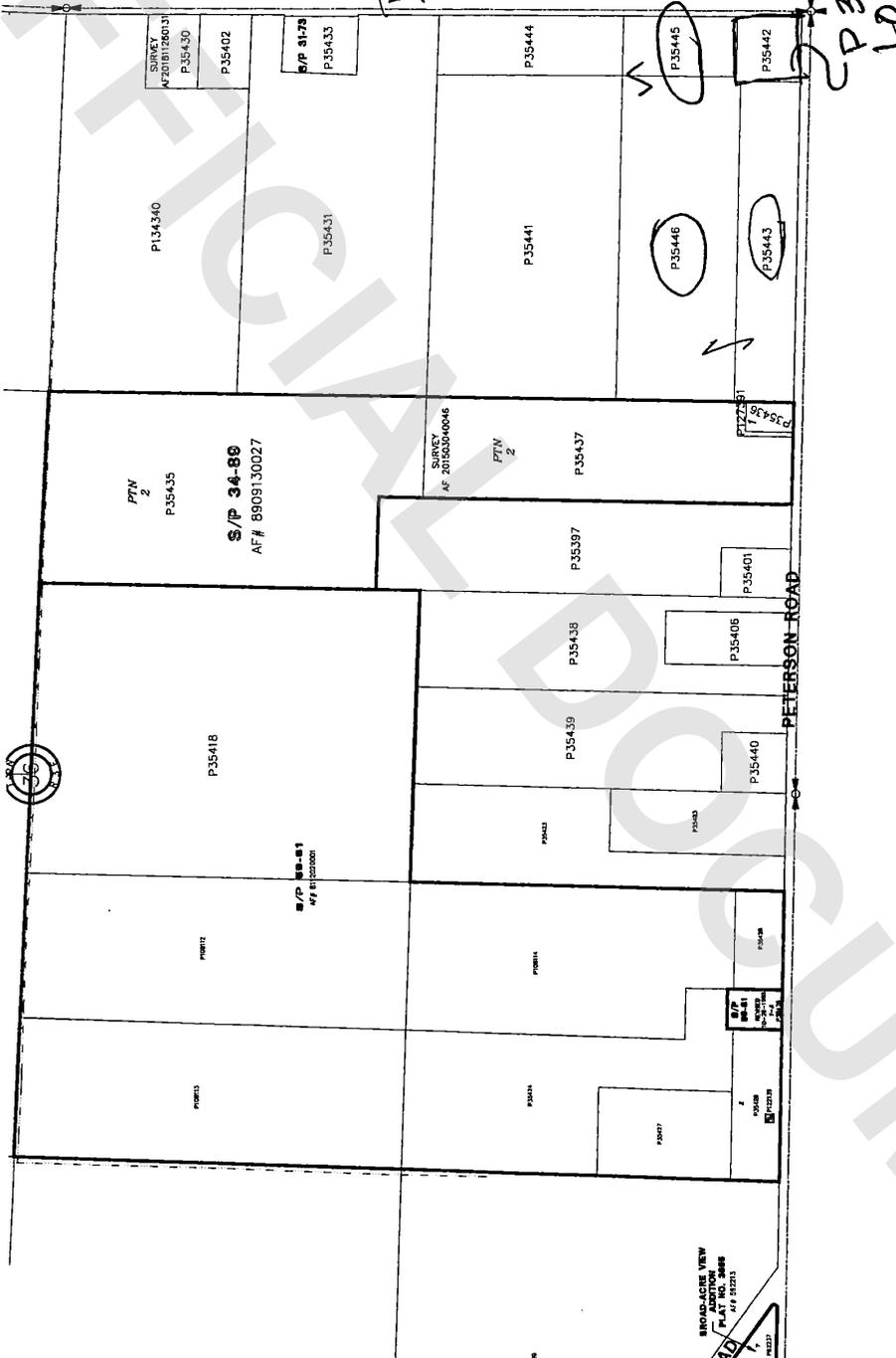
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Section
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Parcels
P 35443
P 35445
P 35446
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P 35452
P 35453
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P 35456
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P 35487
P 35488
P 35489
P 35490
P 35491
P 35492
P 35493
P 35494
P 35495
P 35496
P 35497
P 35498
P 35499
P 35500

P 35447
LOT CUT

PL 23-0292



BRIDGES VIEW
PLAT NO. 3488
1/15/2023