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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_23-0292

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): 35442; 350336-4-009-0106; within a Ptn. of the SE ¼ of the SE ¼ of Sec . 35, Twp. 36, Rge. 4, E.W.M. AKA Tract A of Un-recorded Short Plat 26-72.

Size: approximately 1 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, however, does meet an exemption listed in SCC 14.16.850(4)(c)(viii) and therefore IS eligible to be considered for residential development permits.

Authorized Signature:

Date: 6/16/2023

See attached map for Lot of Record boundaries.

