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06/23/2023 02:15 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_23-0294

Applicant Name: \_Ryan Catrain

Property Owner Name: Ryan and Kimberly Catrain

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

P#(s): 47804; 360312-3-002-0003; within a Ptn. of the NE ¼ of the SW ¼ of Sec . 12, Twp. 36, Rge. 3, E.W.M. As reflected by BLA PL03-0465, AF 200308150286 and BLA PL04-0021, AF 200401140151

Size: \_approximately 3.2 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 \_Rural Reserve \_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii) and therefore IS eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_



Date: \_ 6/23/2023

See attached map for Lot of Record boundaries.

