



202306270050

06/27/2023 03:20 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_23-0024

Applicant Name: Benjamin Lee Tsuffis

Property Owner Name: Benjamin Lee Tsuffis and Margie Lee Tsuffis

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

P#(s): 50331; 360429-4-005-0305; within a Ptn. of the SW ¼ of the SE ¼ of Sec . 29, Twp. 36, Rge. 4, E.W.M. AKA Tract 4, Short Plat 4-84, AF 09250014.

Size: approximately 10.34 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**

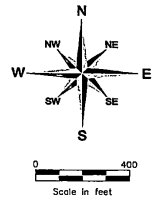
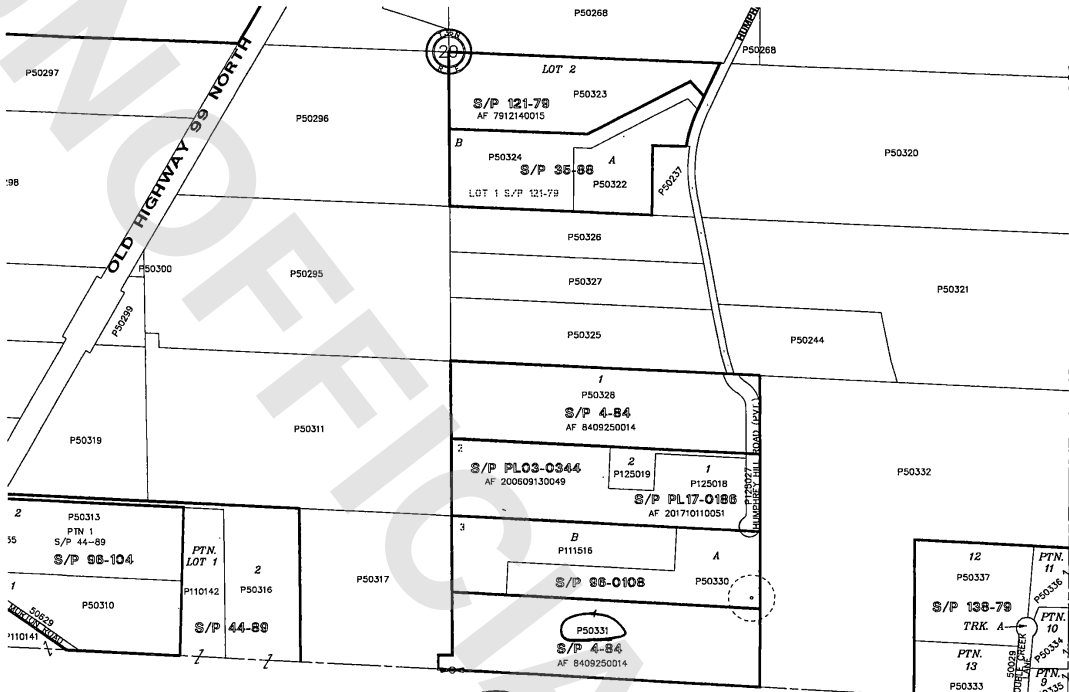
X **IS**, the minimum lot size required for the Rural Reserve zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

**IS NOT**, the minimum lot size required for the 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: 6/26/2023

See attached map for Lot of Record boundaries.



These maps were created from available records and existing map sources, not from surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Township Plat map. While great care has been taken in this process, maps from different sources may not agree as to the precise location of features. The relative positioning of map features to one another is based on the best fit to one another and does not constitute a guarantee of accuracy without field "ground truthing".

THIS MAP IS NOT A SUBSTITUTE FOR FIELD SURVEY

|   | DATE     | INITIALS |
|---|----------|----------|
| DRAWN BY                                      | 2/10/92  | KB       |
| REVISED                                       | 11/24/20 | RB       |
| PLOTTED                                       | 11/24/20 | RB       |
| MAP PRODUCED BY SHAGB COUNTY MAPPING SERVICES |          |          |

Section 29  
T 36 N R 04