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08/07/2023 02:19 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 23-0351

Applicant Name: Matthew Warren

Property Owner Name: Shawn Graham and Melinda Graham

The Department hereby finds that Lots 11 & 12, AKA, Lot 4, Short Plat 31-87, AF 8712070036, Together with the East 81 ft. of Lot 3, of Short Plat # 31-87. AKA, Boundary Line adjustment PL11-0348, AF 2011102250033.

Parcel Numbers: P68636; 3989-001-012-0508; within a Ptn of the SW ¼ of the NW ¼ of Sec. 24, Twp 35 N., Rge 3, E.W.M. As a single unit of property.

Approximately : 4.1 ac. (with an existing house)

1. CONVEYANCE

☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

IS, the minimum lot size required for the Rural Village Residential 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 Rural Reserve zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: Shawn Boeder

See Attached Map

Date: 8/4/2023

