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08/25/2023 08:59 AM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP23-0026

Applicant Name: Lincoln T Aldridge & Heidi A Aldridge

Property Owner Name: Lincoln T Aldridge & Heidi A Aldridge

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P69914 / 4027-000-013-0006

Lot Size: 5.00 Acres Description: Aka of Lot 13 & portion of 12 of Sunset addition to Clear Lake, Ptn of NW ¼ of Sec.15, Twp34, Rge 04. (As reflected under BLA PL00-0361, Recorded under AF. No. 200006270031 & 200006270032).

1. CONVEYANCE

- ☒ **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. (*Per AF#*)
- ☐ **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 NOT**, the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lot is located but does meet an exemption listed in SCC 14.16.850(4)(c) (viii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature:

Deepti Khanna

See attached map for Lot of Record boundaries.

Date: 08/23/2023

UN-OPENED RIGHT OF WAY

PTN 1 P69913

PL00-0566

AF 200109240139

SURVEY 2

AF 201408300096

P118550

PLAT OF

SUNSET ADDITION TO CLEAR LAKE

PLAT NO. 4027

13

14

P69915

15

P69916

16

P69917

P112366

17

P69918

18

P69919

1

P24602

P24570

SURVEY AF 202010120149

P24574

P24575

SURVEY AF 202110190100

P24576

P24568

P24605

A

SURVEY AF 200601120124

P24607

A

P24609

P109916

P24586

SURVEY AF 200602220195

P24603

STATE ROUTE 109

P109262

ABANDONED NORTHERN PACIFIC RAILROAD

ABANDONED RAILROAD

P24611

P24610

P24599

P133008

P24615

P114308

P24613

P24693

12

P24633