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08/29/2023 02:37 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__22-0469

Applicant Name: __Rebecca Claus

Property Owner Name: __Rebecca Claus

The Department hereby finds that Lot 35, Block H, Plat of Cape Horn on the Skagit, Div. 2, as recorded in Volume 9, of Plats Records of Skagit County, Pgs. 14- 19. AF 682588, July 13, 1965.

Parcel Number: P63271; 3869-008-035-0006; within a Ptn of the NE ¼ of the SE ¼, of Sec. 12, Twp 35 N., Rge 7, E.W.M.

Approximately : 0.38 ac.

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 Intermediate__ 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: _____

Howe Roeder

Date: __8/29/2023

See Attached Map

