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Skagit County Auditor

Return Name & Address:

Planning & Development Services

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: **BP23-0420**

Applicant Name: **Fleshman Drew, Studley Alison M**

Property Owner Name: **Fleshman Drew, Studley Alison M**

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): **P35085 350331-0-018-0108, P35108 350331-0-018-0108; as a single unit. As described on AFN: 200407230144.**

Description: Within a ptn of the SE ¼ of the NE ¼ of Section 31, Twp. 35, Rge 3 E., W.M. Block 27 Vacated Plat of McKenna & Elliot's 2nd Addition; Vacated April 5, 1920.
Lot Size: 1.0 Acre

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.
- ☐ **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 **Rural Vill. Resident RVR** 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 Vill. Resident RVR** zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.

Authorized Signature:

Rebecca Miller

Date: **August 30, 2023**

See attached map for Lot of Record boundaries.

