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09/18/2023 12:14 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__23-0431

Applicant Name: __Matthew Pratt

Property Owner Name: __Matthew Pratt & Sally Pratt

The Department hereby finds that Lot 1B of the Replat of Lot 1, Sunny Slope, as recorded in Volume 11, of Plats Records of Skagit County, Pg. 41 AF 833333, April 14, 1976; and the East 105 ft. of the South 464 ft. of the West 210 ft. of the SE ¼ of the SE ¼, as reflected by Boundary Line Adjustments PL02-0090, AF 200204100026 and Boundary Line Adjustment PL07-0247, AF 200703270090, all as a single unit.

Parcel Number: P79479, 119145; 4338-002-001-0000, 340227-4-002-0300; all within a Ptn. of the SE ¼ of the SE ¼, of Sec. 27, Twp 34 N., Rge 2, E.W.M.

Approximately : 1.13 ac. (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.

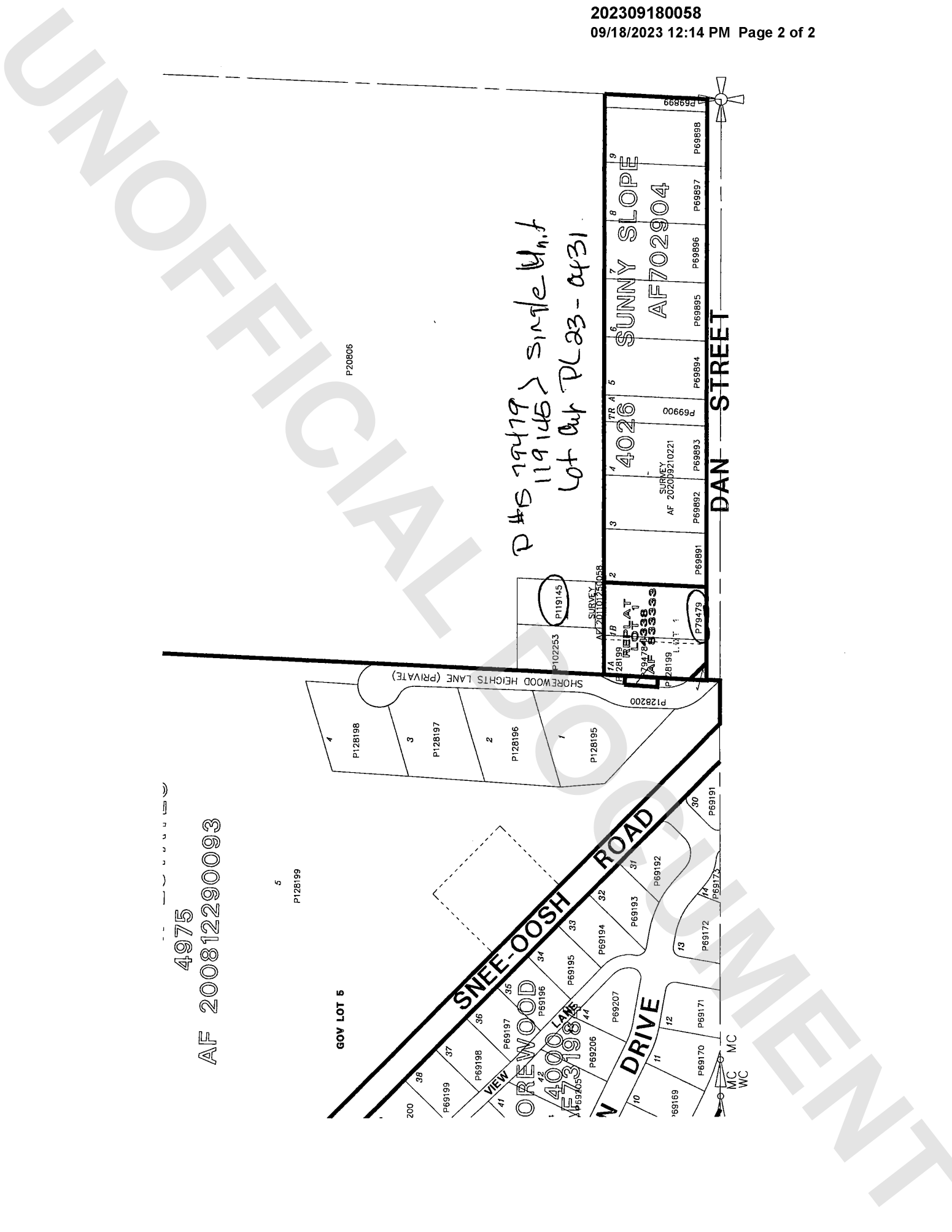
2. DEVELOPMENT

IS, the minimum lot size required for the _____ 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)(vii) and therefore **IS** eligible to be considered for development permits.

Authorized Signature: How Roeder
See Attached Map

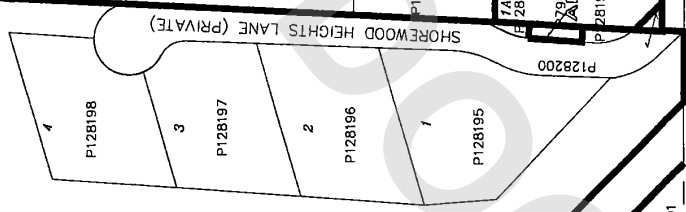
Date: _9/15/2023



4975
AF 200812290093

GOV LOT 5

5
P128199



P20806

P #s 19479 & 119145 > single Unit
lot on Pl 23 - 0431

