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11/13/2023 02:50 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICE

LOT OF RECORD CERTIFICATION

File Number: PL_22-0502

Applicant Name: Rebecca Bradley Lowell

Property Owner Name: Peter Bradley and Susan Bradley

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 50661; 360434-2-002-0008; within a Ptn within a Ptn of the NW ¼ of the NW ¼ of Sec. 34, Twp. 36, Rge 4. AKA Tract 1, 20-ac Survey, AF 8004230057.

Lot Size: approximately 20 acres (existing house)

1. CONVEYANCE

X **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

X **IS**, the minimum lot size required for the Rural Reserve zoning district in which the lot is located 11/7/2023 fore IS eligible to be considered for development permits.

IS NOT the minimum lot size required for the zoning district in which the lot is located, however, does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore IS eligible to be considered for certain development permits.

Authorized Signature: Hace Roeder Date: 11/7/2023
See attached map for Lot of Record boundaries.

