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202311170009

11/17/2023 08:38 AM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICE

**LOT OF RECORD CERTIFICATION**

File Number: PL\_\_23-0415\_\_

Applicant Name: \_\_ Ryan Jepperson

Property Owner Name: Ryan Jepperson & Christina Jepperson

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

P#(s): 40887; 350609-0-001-0003; within a Ptn of the SE ¼ of the NE ¼ of Sec. 9 , Twp. 35, Rge 6.

Lot Size: \_\_approximately 1 acre (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**

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

X **IS NOT** the minimum lot size required for the \_\_Secondary Forestry-Natural Resource Land zoning district in which the lot is located, however, does meet an exemption listed in SCC 14.16.850(4)(c)(viii) and therefore IS eligible to be considered for certain development permits.

Authorized Signature: *Grace Rode* Date: \_\_11/16/2023

See attached map for Lot of Record boundaries.

**UNION COUNTY**

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

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