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12/08/2023 01:54 PM Pages: 1 of 2 Fees: \$204.50  
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICE

**LOT OF RECORD CERTIFICATION**

Re-record AF 202311130015 to correct "PL" number.

File Number: PL\_23-0413

Applicant Name: Chaves Juan Andres Canales

Property Owner Name: Chaves Juan Andres Canales and Ryann Elizabeth Probstfield

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

P#(s): 73012; 4100-003-001-0004; within a Ptn of the NW ¼ of the SW ¼ of Sec. 33, Twp. 36, Rge 3. As reflected by Boundary Line Adjustment PL21-0585, AF 202111120129, 202111120130. AKA, Lot 1, Block 3, Plat of Pat Smith's Addn to Edison WA; as per plat recorded in Vol. 2, Page 85; April 2, 1891.

Lot Size: approximately 1.5 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**

**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.

X **IS NOT** the minimum lot size required for the Agricultural-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:

Date: 11/9/2023

See attached map for Lot of Record boundaries.

