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Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP23-0884

Applicant Name: Jeffrey Prestmo/Dawn Prestmo

Property Owner Name: Jeffrey Prestmo/Dawn Prestmo

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): PX69880

Lot Size: 0.41 Description: LOT 9, ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON. TGW 140 FT WIDE ABND NP RLY R/W LY BTW NELY EXT NWLY & SELY LINES SD TR 9. SURVEY AF#202010140149

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.

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 Village Residential (RVR) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: 12/26/2023

See attached map for Lot of Record boundaries.

