



202312260081

12/26/2023 03:28 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP23-0868

Applicant Name: Sarah R. Minton & Gary W. Mattson

Property Owner Name: Sarah R. Minton & Gary W. Mattson

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P20383, P73557 / 340217-0-013-0004, 4109-051-004-0001

Lot Size: 1.4 Acres Description: Ptn of the BLKS 49 & 51, Townsite of Gibraltar and Ptn Lot Reserved# Quaker Cove of Sec. 17, Twp 34, Rge 02 E, W.M. (As reflected under BLA PL04-0685 / PL13-0460 recorder under AFN #200409100036 & 201312180004).

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. (*Per AF#*)

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 Intermediate (RI) zoning district in which the lot is located but does meet an exemption listed in SCC 14.16.850(4)(c) (vii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: 12/22/2023

See attached map for Lot of Record boundaries.

