

Return Name & Address:  
Skagit County Planning  
1800 Continental Place  
Mount Vernon, WA 98273



202401230013

01/23/2024 11:03 AM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL23-0016

Applicant Name: Ilya and Mariya Patapovich

Property Owner Name: Ilya and Mariya Patapovich

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P24570 / 340412-0-017-0003

Lot Size: 2.30 acres Description: Ptn SE 1/4 NW 1/4, Sec 12, Twp 34N, Rge 4 E W.M.

As reflected by Boundary Line Adjustment PL21-0330, AF #202001170062

**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# AF#* )
- ☐ **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 NOT**, the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: \_\_\_\_\_

Date: 01/19/2024

See attached map for Lot of Record boundaries.

POST BVA  
P24633  
Lot Cert PL2/3-00166