



202403010056

03/01/2024 02:35 PM Pages: 1 of 2 Fees: \$304.50
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: BP24-0057

Applicant Name: WITOLD AND AGNIESZKA SZCZEPANIAK

Property Owner Name: WITOLD AND AGNIESZKA SZCZEPANIAK

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P63381

Lot Size: 0.32 Description: LOT 8, BLOCK L, CAPE HORN ON THE SKAGIT DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, in Section 07, Township 35, Range 08.

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 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: 03/01/2024

See attached map for Lot of Record boundaries.

