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03/20/2024 02:58 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL23-0536

Applicant Name: Ryan and Brittany Gaither

Property Owner Name: Ryan and Brittany Gaither

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P16163 / 330401-2-001-0001

Lot Size: 61.54 acres Description: NE1/4 SW1/4 & E1/2 NW1/4 SW1/4, SECTION 1,

TOWNSHIP 33 NORTH, RANGE 4 EAST. As reflected by Boundary Line Adjustment PL13-0063 AF #201303200036.

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**, the minimum lot size required for the Rural Resource - Natural Resource Lands (RRc-NRL) 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 Reserve (RRv) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) (vii)(D) and therefore IS eligible to be considered for development permits.

Authorized Signature: Deannem Almgren

Date: 03.19.2024

See attached map for Lot of Record boundaries.

C/U P121653

P16165
SURVEY
AF 201908300254

Post Blk Lot Cert w/ PL23-0536	
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S/P PLO7-C
AF 20100809