

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

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: PL24-0145

Applicant Name: Douglas Matthews, Andrea Roozen C/- Aaron Parish ANC Design

Property Owner Name: Douglas Matthews, Andrea Roozen

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P118152

Lot Size: 0.99 acres 43,479 sq. ft. Description: LOT 1, SHORT PLAT #PL01-0151, AF# 200105100117, LOCATED IN SE, SE SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M

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# 200105100117)

2. DEVELOPMENT

- ☒ **IS NOT**, the minimum lot size required for the Rural Reserve 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: _____

See attached map for Lot of Record boundaries.

Date: 4/24/2024

