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Skagit County Auditor

Return Name & Address:

Planning & Development Services

1800 Continental Place, Mount Vernon, WA, 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: BP24-0243

Applicant Name: Steve Yates

Property Owner Name: Steven Yates, Deborah Yates

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P34327

Lot Size: 27.41 Acres Description: (27.41AC) CU F&A #63 AF#776629 1976 TRF#807009 DR 25 DK 25; SW1/4 SE1/4 S14 T35N R3E, 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.

**2. DEVELOPMENT**

- IS NOT**, the minimum lot size required for the Agricultural Natural Resource Lands zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii) and therefore IS eligible to be considered for development permits.

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

Date: 04/23/2024

See attached map for Lot of Record boundaries.

