



202408120068

08/12/2024 02:44 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: BP24-0502

Applicant Name: CATLIN GARY AND ANDREA

Property Owner Name: CATLIN GARY AND ANDREA

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P74669 / 4135-041-016-0006

Lot Size: 0.54 Description: LOTS 15 AND 16, BLOCK 41, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON. SECTION 06, TOWNSHIP 33, RANGE 05.

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 Rural Village Residential (RVR) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(A) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: 06/24/2024

See attached map for Lot of Record boundaries.

