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11/25/2024 03:43 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: PL24-0403 for BLA PL05-0568

Applicant Name: THOMAS/JAMIE MARTIN

Property Owner Name: THOMAS/JAMIE MARTIN

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P74647 / 4135-037-004-0008

Lot Size: 0.50 Description: PORTION OF BLOCK 37, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, AND ALSO BEING A PORTION OF BLOCK 9 "PLAT OF THE RESERVE ADDITION TO THE TOWN OF MONTBORNE" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 59; (ALSO KNOWN AS PARCEL "A" OF BOUNDARY LINE ADJUSTMENT, RECORDED UNDER AUDITOR'S FILE NO. 200510040047).

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: 11/25/2024

See attached map for Lot of Record boundaries.

