



**202501270058**

01/27/2025 02:42 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: PLAN1-2025-0015

Applicant Name: Joseph and Kristen Heyne

Property Owner Name: Joseph and Kristen Heyne

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P60712 / P60717 as a single unit

Lot Size: ~2.13 acres Description: LOT P TOGETHER WITH LOT Q, FIDALGO BAY ADDITION TO ANACORTES MAP OF AGGREGATION, RECORDED IN VOLUME 12 OR SURVEYS, PAGES 147 AND 148, UNDER AUDITOR'S FILE NO. 9204200040; BEING A PORTION OF BLOCKS 15 THROUGH 32, INCLUSIVE, FIDALGO BAY ADDITION TO ANACORTES, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**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 Intermediate (RI) 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: 01/27/2025

See attached map for Lot of Record boundaries.

