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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: BP24-0307

Applicant Name: Mark Tranter C/- Ian Russell (Sunset Deck and Rail LLC)

Property Owner Name: Mark & Katherine Tranter

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P67106

Lot Size: 0.21 Description: LT 43, PLT 1, LAKEVIEW TRACTS, VOL 5 PLATS, PG 2 AND 3, L TAX 1. TGW TAX 2: TH PTN LT 44, PLT 1, LAKEVIEW TRACTS, LY S'LY OF FOL DESC LINE BEG AT A PT ON SHORE OF BIG LAKE 9' S'LY OF NW COR OF LOT 43 TH IN A STRAIGHT LINE TO A PT ON W'LY LINE OF LAKE BLVD ON E'LY OF LOT 44 99' W'LY OF SE COR OF SD LOT 44.

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

Authorized Signature: _____

Date: 04/29/2024

See attached map for Lot of Record boundaries.

