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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: BP24-0351

Applicant Name: Nicholas and Elizabeth Moga

Property Owner Name: Nicholas and Elizabeth Moga

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P111134 / 340315-3-008-0100

Lot Size: 9.98 acres Description: THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4, OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 N., RANGES E. W.M.; EXCEPT A 1/2 INTEREST IN THE NORTH 20 FEET OF THE WEST 20 FEET; AND EXCEPT DITCH RIGHT-OF-WAY;

**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 (Ag-NRL) 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: 08/23/2024

See attached map for Lot of Record boundaries.

