



202504160066

04/16/2025 02:28 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: SEPTIC-2025-0136

Applicant Name: Thomas P. Wenzl & Joan A. Wenzl

Property Owner Name: Thomas P. Wenzl & Joan A. Wenzl

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P23425/340402-3-009-0000

Lot Size: 3.03 acres Description: Portion of Lot 3 Short Plat #51-81 AF#8112170001, Ptn SE1/4 of Sec 2, Twp 34, Rng 4 E.W.M. (To reflect post BLA lot certification for BLA PL01-0306).

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**, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- ☒ **IS NOT**, the minimum lot size required for the Rural Reserve (RRv) 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: *Alii Sander*

Date: 04/15/25

See attached map for Lot of Record boundaries.

