

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_06-0730

Applicant Name: Timothy Lott

Property Owner Name: same

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

P#(s): 35322; 350333-2-003-0000; within a Ptn of the NE ¼ of the NW ¼, lying South of Josh Wilson Road in Sec. 33, Twp. 35, Rge 3.

Lot Size: approximately 6 acres

**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.

This Lot Certification also includes approximately 0.48 acres as adjusted to P35315, BLA PL06-0731, as map attached.

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

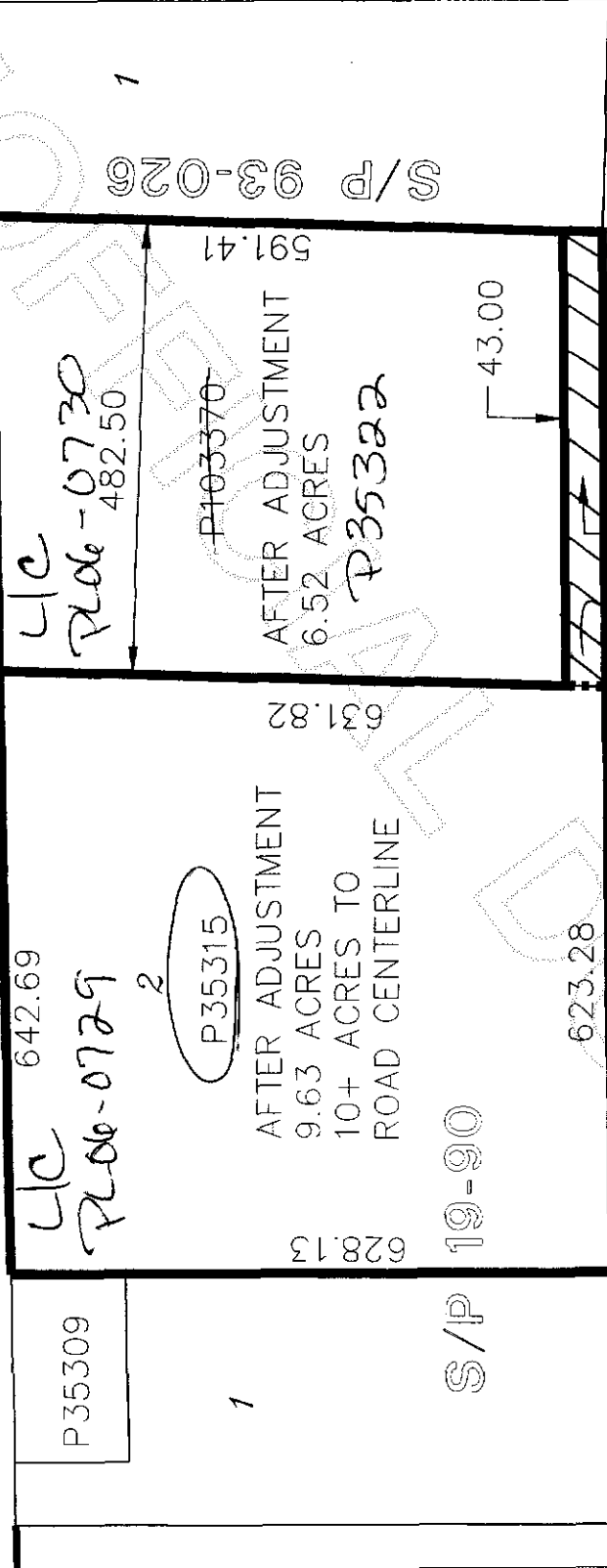
**IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: Grae Roede

Date: 8/8/2006

See attached map for Lot of Record boundaries.

JOSH WILSON ROAD



LIC  
P106-0730  
482.50

P103370  
AFTER ADJUSTMENT  
6.52 ACRES  
P35322

LIC  
P106-0729  
2  
P35315

AFTER ADJUSTMENT  
9.63 ACRES  
10+ ACRES TO  
ROAD CENTERLINE

BLA P106-0731

PORTION OF ASSESSOR'S  
PARCEL P103370 TO BE  
AGGREGATED WITH LOT 2,  
SHORT PLAT 19-90  
0.48 ACRES S.F.

**BOUNDARY LINE ADJUSTMENT  
EXHIBIT MAP**

for Ron & Kathy VanLuven  
NE1/4, NW1/4 SECTION 33  
TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

S/P 93-026

S/P 19-90

