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200707090145
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_07-0456

Applicant Name: _ Jim Koetje, Windermere Real Estate _____

Property Owner Name: Wylie, Inc.

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

P#(s): _19635, 16931, 17011; 3304200-0-009-0004, 330420-0-005-0008, 330420-3-003-0210; within a Ptn of the W 1/2 of Sec. 20, Twp. 33, Rge 4. Lot 3, Short Plat 17-89, AF 8904270016. All as one parcel.

Lot Size: _approximately 103 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.
- IS NOT**, a Lot of Record as defined in 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 NOT eligible for conveyance or development.

2. DEVELOPMENT

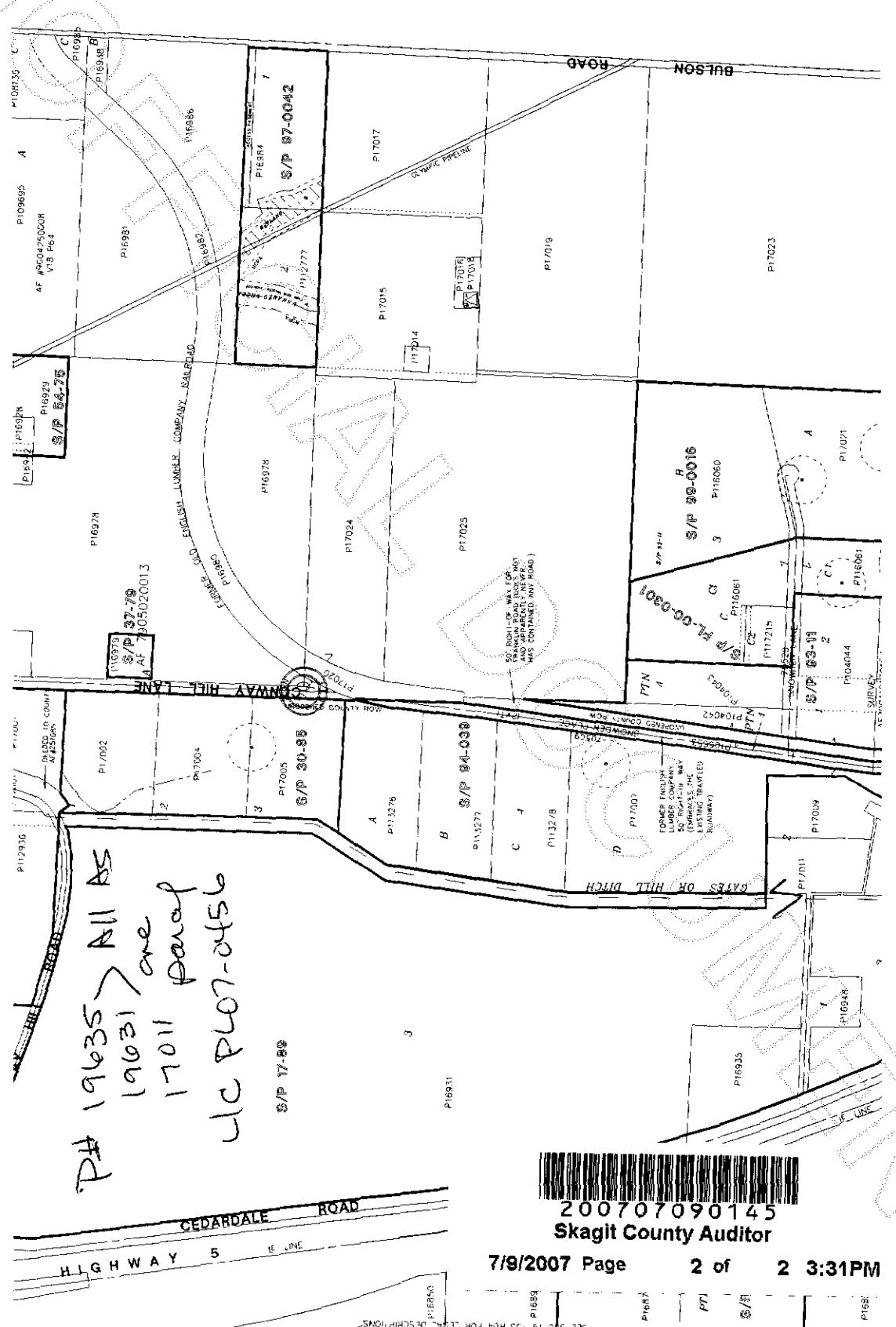
- IS**, the minimum lot size required for the Agricultural Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the _____ zoning districts in which the lot is located, but does 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 Rural Reserve (P17011) 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: _____

Date: _7/2/2007_

See attached map for Lot of Record boundaries.

UNRECORDED



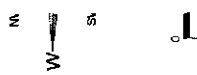
P# 19635 > All AS
 19631 are
 17011 parcel
 ULC P107-0456



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These maps were prepared by the Skagit County Auditor's Office. The Auditor's Office is not responsible for the accuracy of the information shown on this map. The Auditor's Office is not a surveying firm and does not provide surveying services. The Auditor's Office is not a public utility and does not provide utility services. The Auditor's Office is not a professional engineer and does not provide engineering services. THIS MAP IS NOT A SURVEY.

DRAWN
REVISED
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MAP
COUNTY



SECTION	DESCRIPTION	PIERS	S/P	PIERS
19	133 R04 FOR LEA	P1689		P1687