



200712170111  
Skagit County Auditor

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Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL07-0942

Applicant Name: Jeffrey M. Nelson

Property Owner Name: same

The Department hereby finds that Lot 1 & Ptn of Railroad Right of Way, Assessor's Plat of Sunnyside recorded in Volume 9, Pg 13, May 10, 1966, as a total unit

Parcel Number: P69871; 4025-000-001-0002; within a Ptn of the NW 1/4 of the NE 1/4 of Sec. 7, Twp 33, Rge 5. Approximately 15,000 sq. ft.

**1. CONVEYANCE**

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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 \_\_\_\_\_ 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 Village Residential zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore **IS** eligible to be considered for development permits.

**IS NOT** the minimum lot size required for the Rural Village Residential 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 development permits.

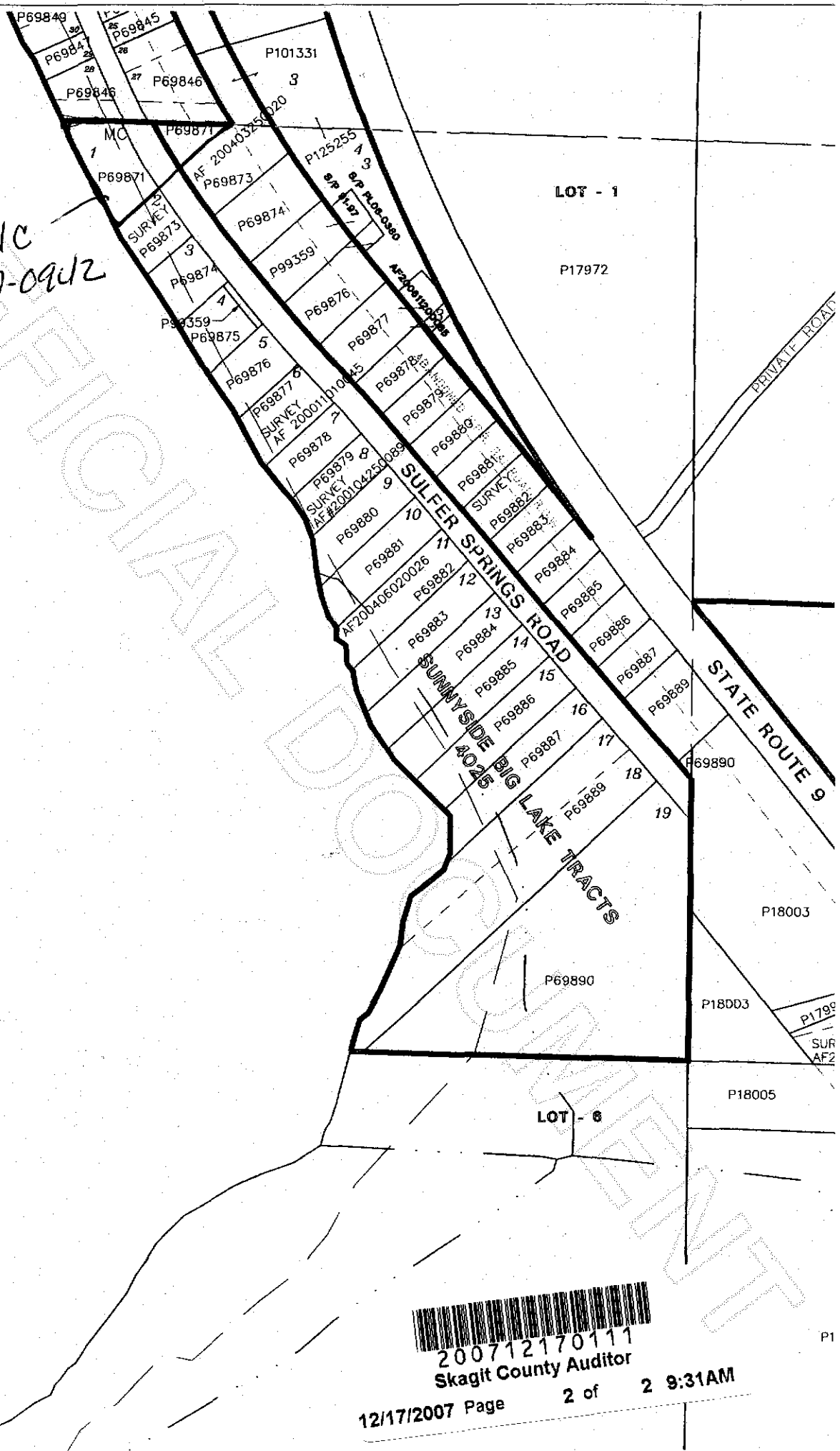
Authorized Signature: *David Roper*

Date: 12/10/2007

**See Attached Map**

*BIG LAKE*

LIC  
P607-0942



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