

Return Name & Address:

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201112200125  
Skagit County Auditor

12/20/2011 Page 1 of 2 2:44PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES  
**LOT OF RECORD CERTIFICATION**

File Number: PL\_\_11-0392\_\_

Applicant Name: \_\_Shannon Corcoran

Property Owner Name: \_\_Leland Fox

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

P#(s): \_36800, 36810, 36811, 120134, 123573 (Senior Citizen Exemption); within a Ptn of the NE ¼ in Sec. 17, Twp. 35, Rge 4.

Lot Size: \_approximately 57 acres

**1. CONVEYANCE**

X *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**

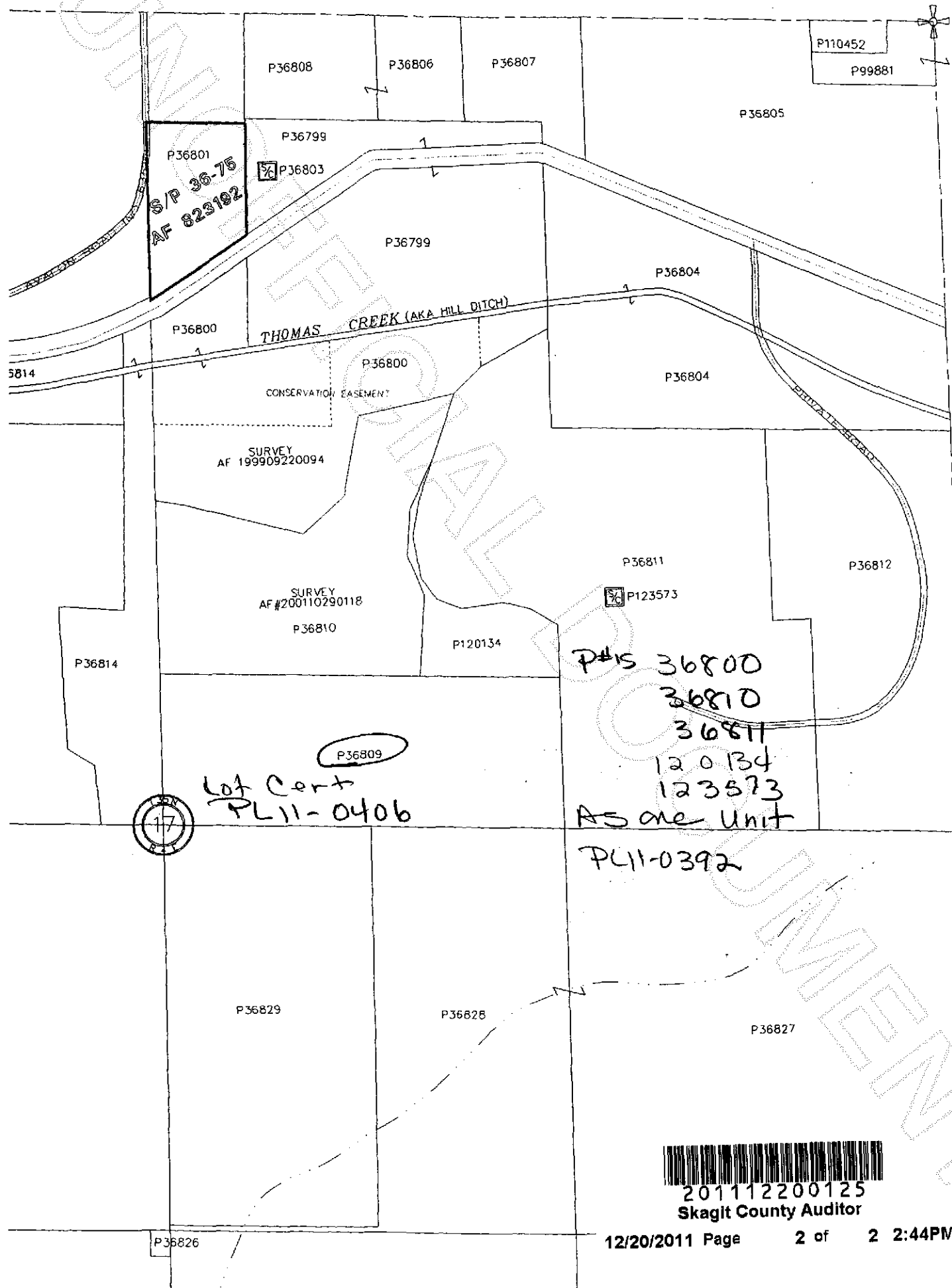
X *IS*, the minimum lot size required for the Agricultural-Natural Resource Land (40 acres +/-) zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X *IS NOT*, the minimum lot size required for the Rural Resource-Natural Resource Land (17 acres +/-) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(C) and therefore IS eligible to be considered for development permits.

Authorized Signature: *Howe Roeder*

Date: \_12/15/2011\_

See attached map for Lot of Record boundaries.



S/P 36-75  
AF 823192

THOMAS CREEK (AKA HILL DITCH)

CONSERVATION EASEMENT

SURVEY  
AF 199909220094

SURVEY  
AF #200110290118

Lot Cert  
PL11-0406

PL11-0392  
P#s 36800  
36810  
36811  
120134  
123573  
As one unit



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