

Return Name & Address:



201402250069

Skagit County Auditor \$73.00
2/25/2014 Page 1 of 2 2:10PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

Re-record AF 200510140023 to reflect Boundary Line Adjustment PL07-0759, AF 200710110105 and Record of Survey 200710110106
File Number: PL_04-0914 REVISED _____

Applicant Name: Larry Jensen/Farm & Fowl

Property Owner Name: Clear Valley, LLC

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

P#(s): 24530, 24531; 340411-2-004-0005, 340411-3-001-0006; within a Ptn of the W 1/2 of the W 1/2 of Sec. 11, Twp. 34, Rge 4.

Lot Size: approximately 40 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

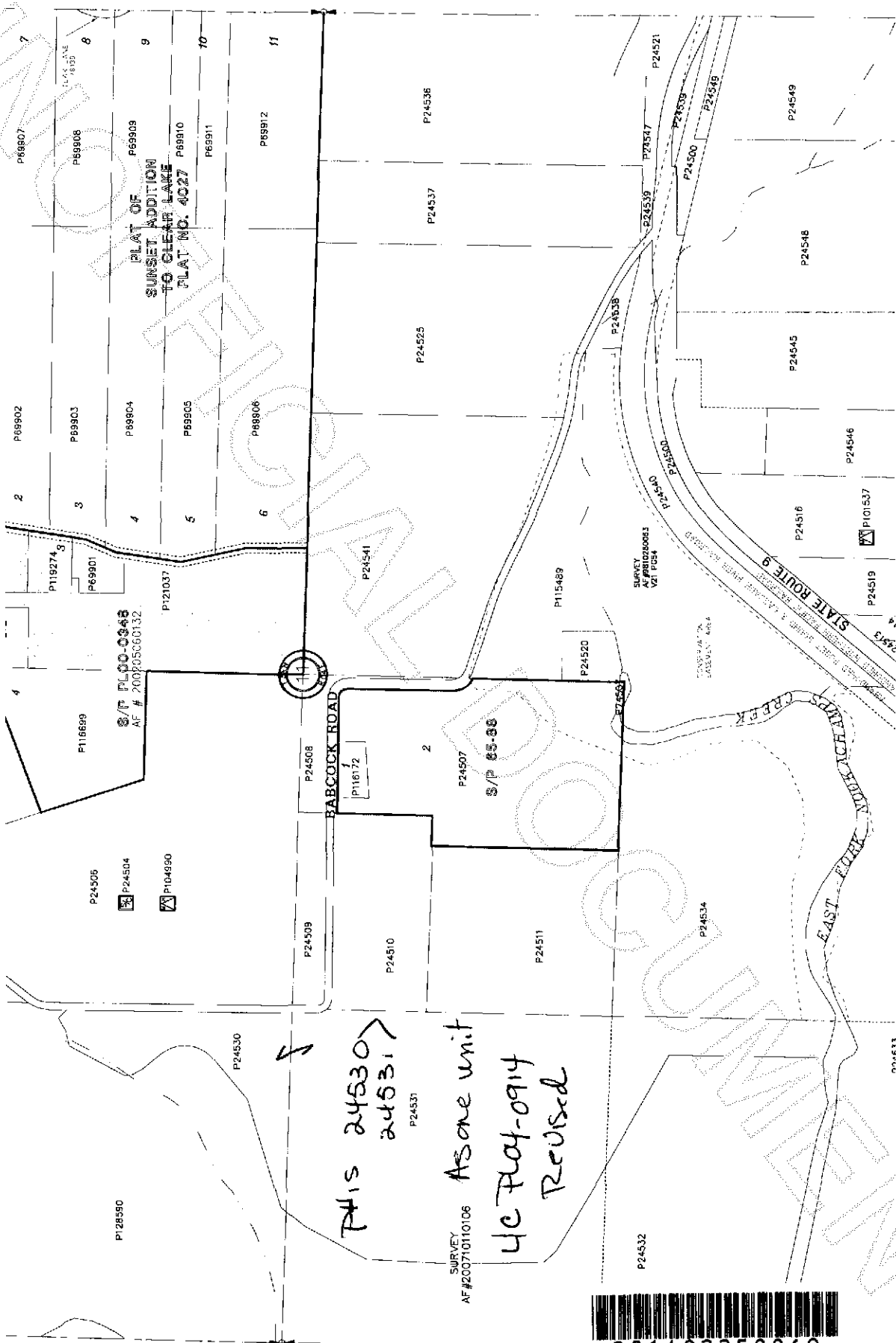
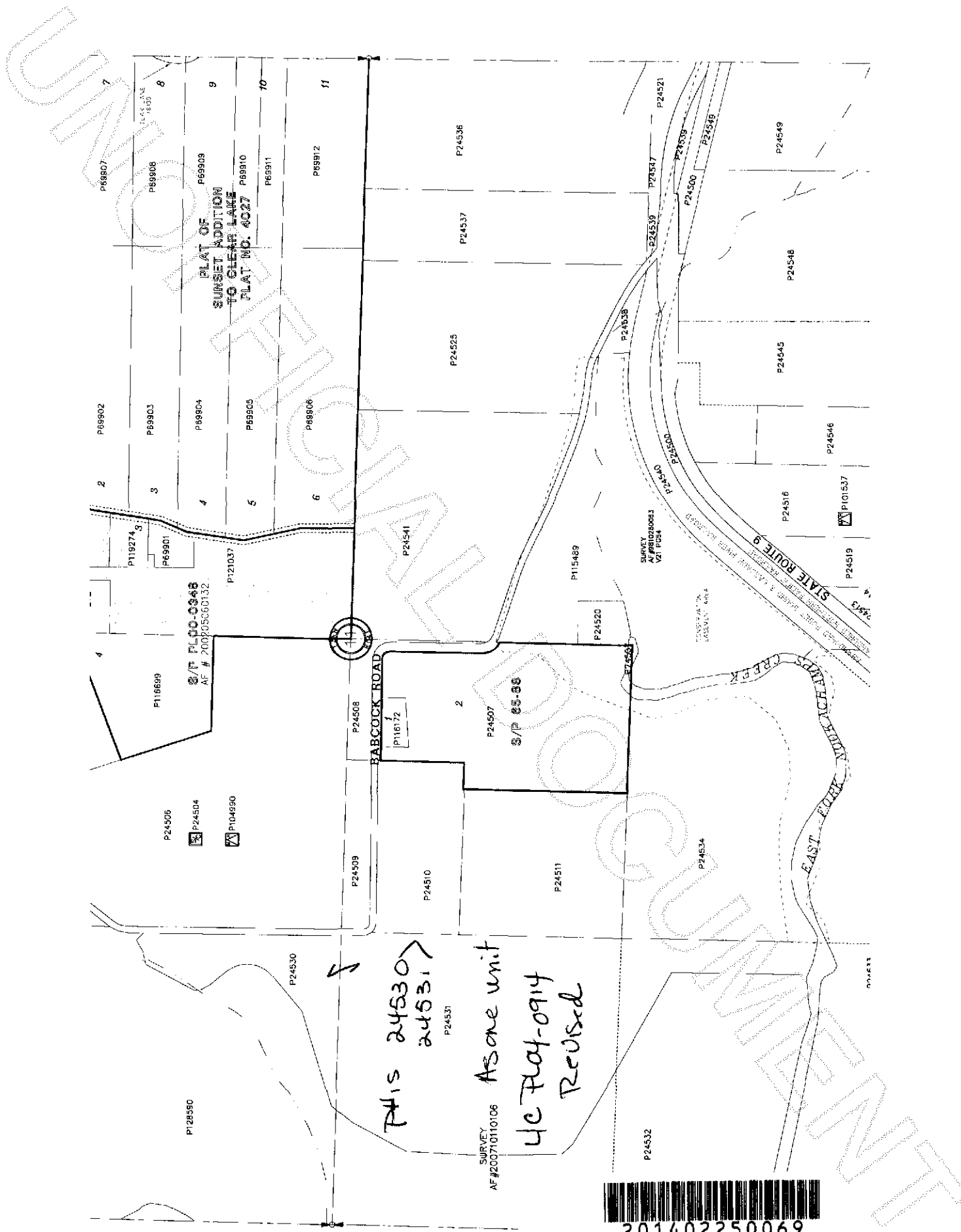
IS, the minimum lot size required for the Agricultural-Natural Resource Land zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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

Authorized Signature: Larry Jensen

Date: 2/25/2014

See attached map for Lot of Record boundaries.



PLAT OF
SUNSET ADDITION
TO CLEAR LAKE
PLAT NO. 4027

S/T PLO-0348
AF # 200205060132

S/P 65-38



BABCOCK ROAD

EAST FORK
TIBBETTS CREEK

SURVEY
AF # 80200083
VET 1754

STATE ROUTE 9

THIS 24530
24531

As one unit
4C Plat-0914
Revised

