



201604290156

Return Name & Address:

Skagit County Auditor

\$74.00

4/29/2016 Page

1 of

2 12:08PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 16-0197

Applicant Name: Kendall Gentry

Property Owner Name: East Gardner LLC

The Department hereby finds that Lot 4, Short Plat 98, 78, recorded in December 6, 1978, AF 892644; within a Ptn of Tract 36, Burlington Acreage, recorded in Vol. 1, Pg. 49, January 1, 1891 Parcel Number: P62505; 3867-000-036-0103; within a Ptn of the SW ¼ of Sec. 33, Twp. 35, Rge 4. Approximately 3.9 acres

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 Urban Reserve Residential - Urban Growth to Burlington zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(v) and therefore **IS** eligible to be considered for development permits.

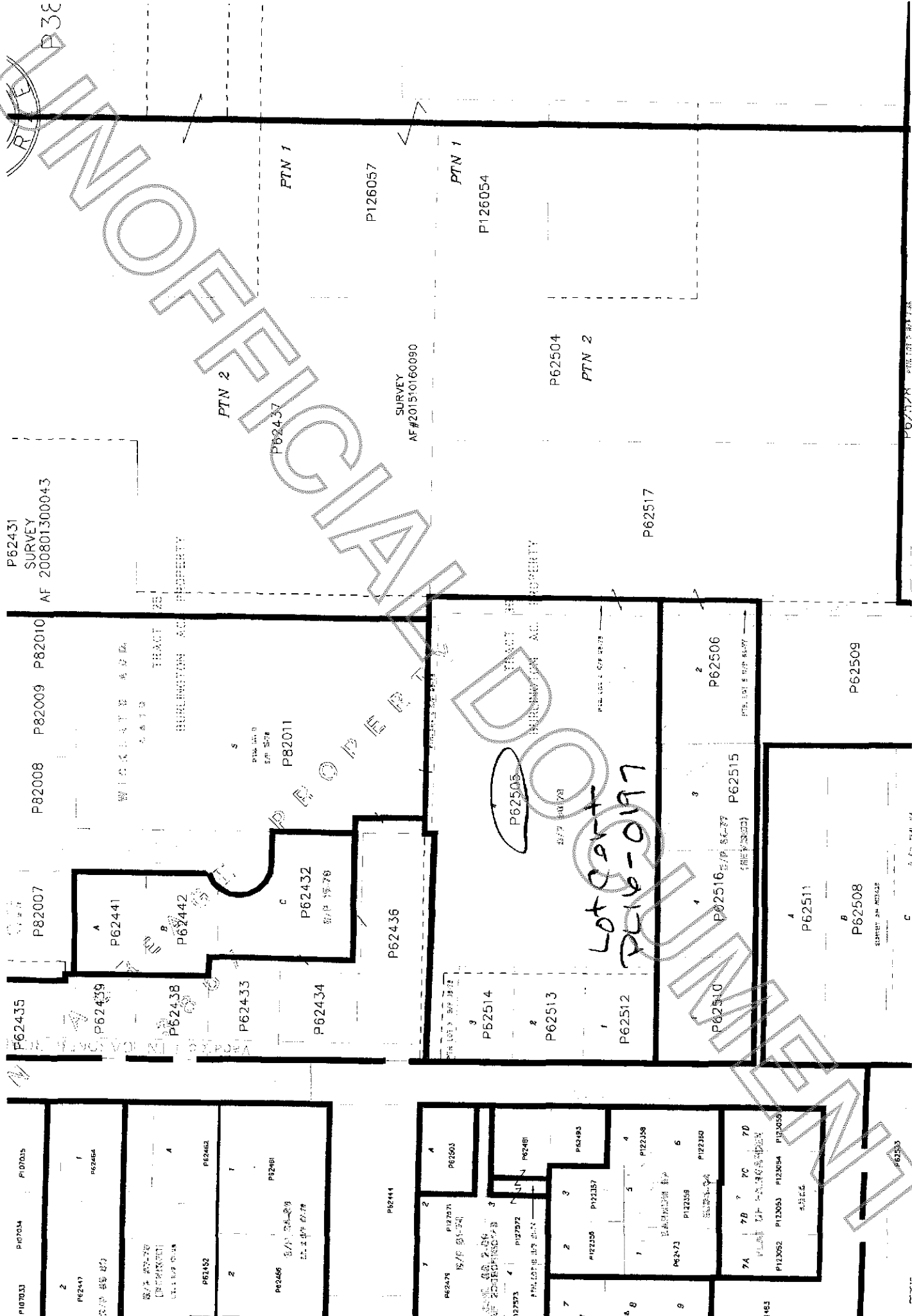
IS NOT the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits.

Authorized Signature: Gardner

Date: 4/28/2016

See Attached Map

REF B 38



Lot 16-0197

P62478

P62479

P62530