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Skagit County Auditor  
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1:20PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL 17-0128

Applicant Name: James Bernardin

Property Owner Name: Raymond Drake, Jr

The Department hereby finds that Lot 51, Plat of Wilderness Village, recorded in Volume 10, Pgs. 48-50, July 20, 1973, AF 788213

Parcel Number: P78235; 4208-000-051-0000; within a Ptn of the NW ¼ of the SE ¼ of Sec. 8, Twp 35, Rge 8. Approximately 22,000 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.

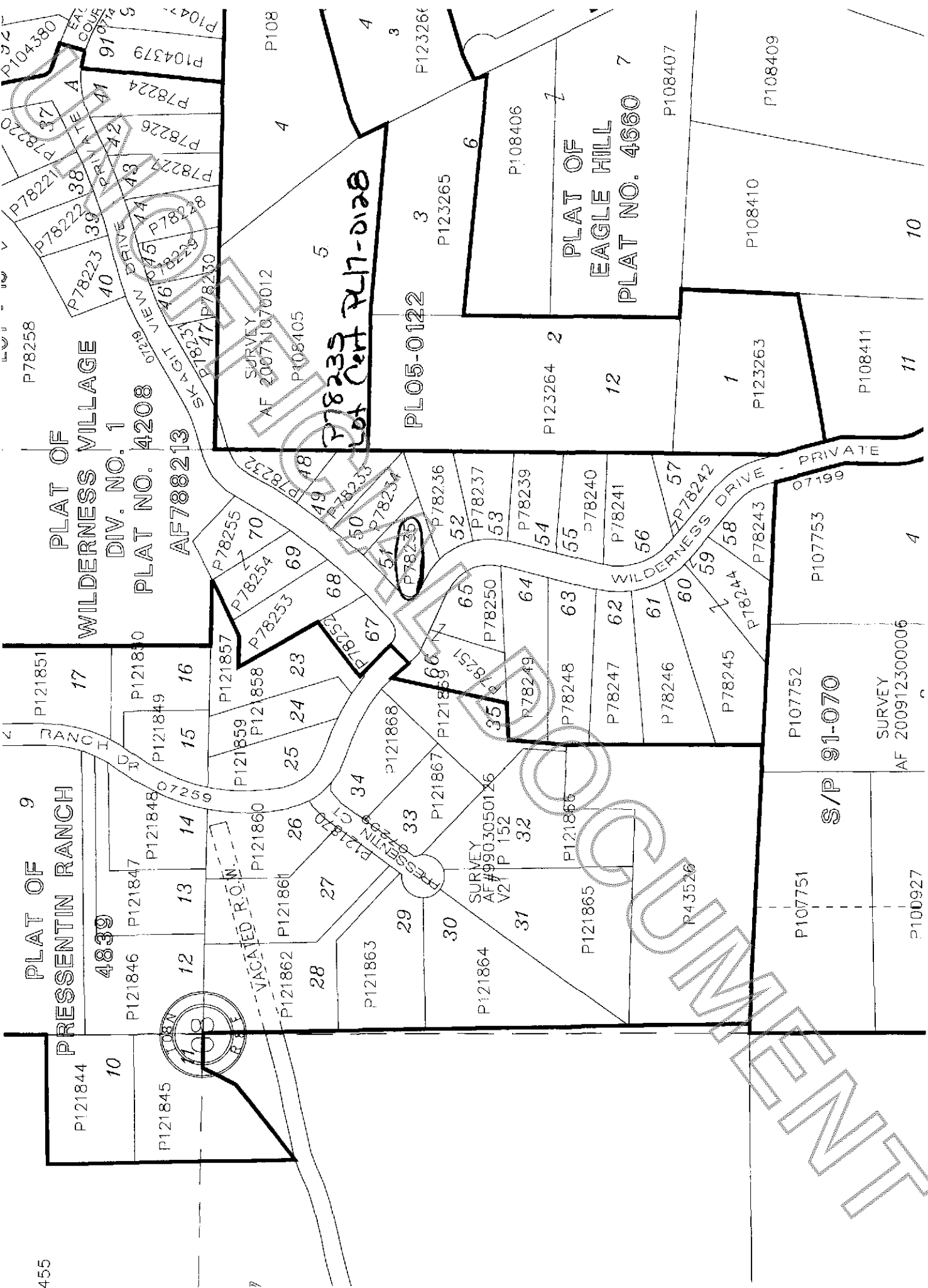
- IS NOT**, the minimum lot size required for the Rural Intermediate zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore **IS** eligible to be considered for development permits.

**IS NOT** the minimum lot size required for the \_\_\_\_\_ 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: *Mark Rodden*

Date: 3/16/2017

See Attached Map



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PRESSENTIN RANCH

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