

Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



201704170159

Skagit County Auditor \$74.00  
4/17/2017 Page 1 of 2 1:12PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_17-0192\_\_\_\_\_

Applicant Name: John E. Hilburn

Property Owner Name: same

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

P#(s): 47911; 360301-0-010-0200; within a Ptn of the NW ¼ of Sec 1, Twp. 36, Rge 4. AKA Lot B, Unrecorded Short Plat 5-71.

Lot Size: approximately 2 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**

**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.

X **IS NOT**, the minimum lot size required for the Rural Reserve zoning district in which the lot is 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.

Authorized Signature: *David Roeder*

Date: 4/17/2017

**See attached map for Lot of Record boundaries.**

WHATCOM COUNTY  
SKAGIT COUNTY

LOT 3

LOT 4

P47502  
P130455

lot cent  
R17-0192

P47512

P47511

UNRECORDED  
S/P 5-71  
SURVEY AF 200308120166

P47508

P47506

P47510

P47525  
SURVEY  
AF 200204170069

P47523

P47526

1

P47501

SP PLO7-0050  
AF 200806110083

2

P47528

P119232

2

S/P 96-0106

P111512

3

P47521

P131791

P47537

P47539

P47540

P47527

AF 8605200018  
AF 9002280013

WETLAND

WETLAND

WETLAND

WETLAND

ON-SITE WETLANDS  
CATEGORY III  
2.1 AC

ON-SITE WETLAND  
BUFFER - 148 AC

BEAR CREEK

PEDESTRIAN WAY

25639

