



201911220096

11/22/2019 01:48 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL19-0422

Applicant Name: John & Danielle Johnston

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): 48377; 360426-3-005-1523; within a Ptn of the SW ¼ of Sec 26, Twp. 36, Rge 3. As reflected by Boundary Line Adjustment PL04-0389, AF 200405250141. AKA Tract 15, of Short Plat 509-80, AF 8107170015.

Lot Size: approximately 4.2 acres (with existing house)

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.

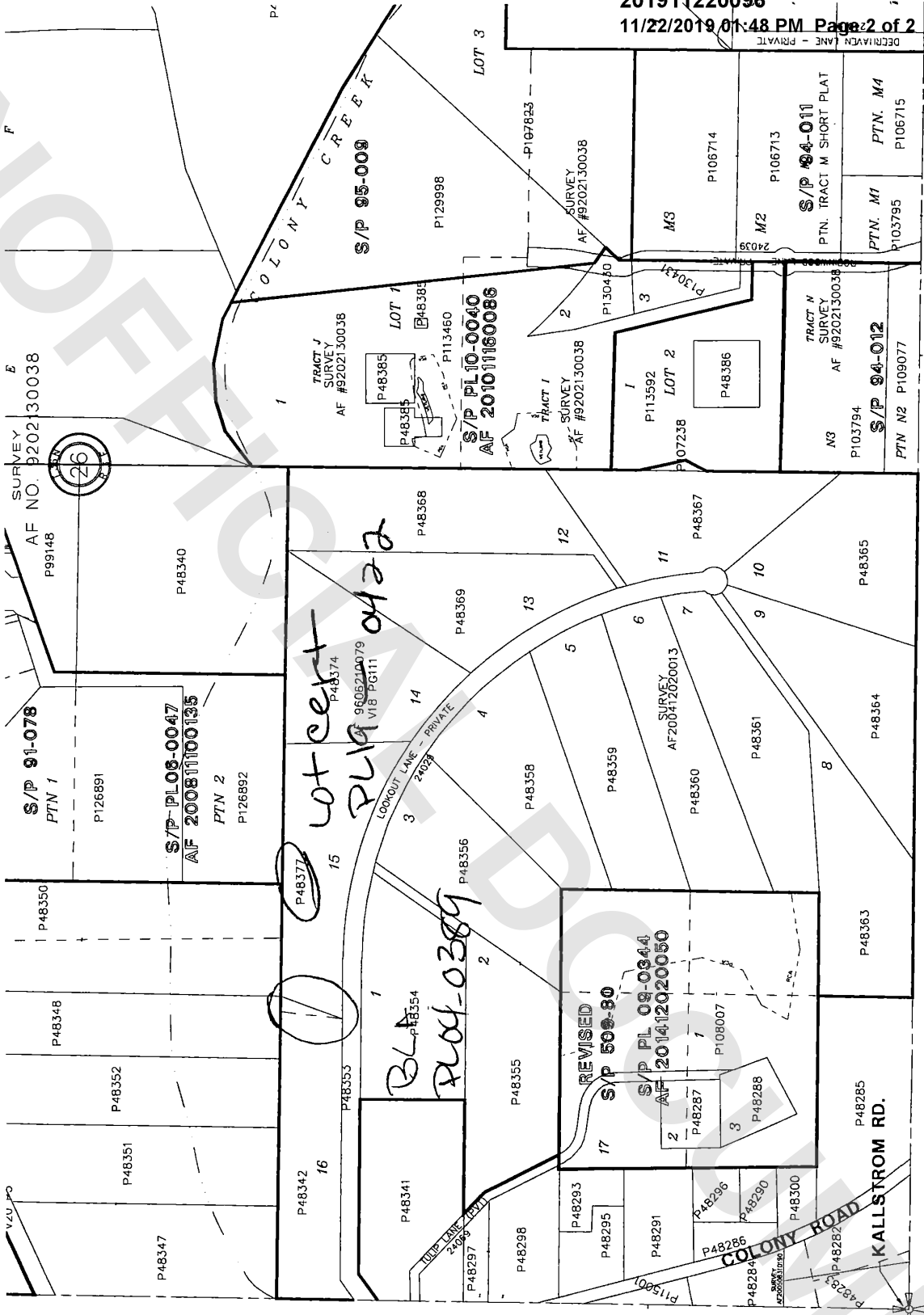
2. DEVELOPMENT

IS, the minimum lot size required for the _____ zoning district in which the lot is located.

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 (c)(vii) and therefore IS eligible to be considered for development permits.

Authorized Signature: *Guad Rueda* Date: 11/21/2019

See attached map for Lot of Record boundaries.



SURVEY E
AF NO. 920230038
P99148



S/P 91-078
PTN 1
P126891

S/P-PL08-0047
AF 20081100135
PTN 2
P126892

lot cert
PLA 9605210079
VIB PG11 0422

BLA
P48354
P48355
P48356
P48359

REVISED
S/P 508-80
S/P PL 08-0344
AF 201412020050

COLONY CREEK
S/P 95-008

TRACT J
SURVEY
AF #920230038
LOT 1

TRACT I
SURVEY
AF #920230038

S/P 94-011
PTN. TRACT M SHORT PLAT

TRACT N
SURVEY
AF #920230038

S/P 94-012
PTN N2 P109077

DECRIVAN LANE - PRIVATE

KALLSTROM RD.

VZU PO

LOOKOUT LAKE PRIVATE

COLONY ROAD