

Return Name & Address:

202001310098

01/31/2020 12:11 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_19-0002

Applicant Name: __Roots Land Holdings LLC

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): _49730; 360421-3-008-0005; within a Ptn of the SW ¼ of the SW ¼ of Sec. 21, Twp. 36, Rge 4.

Lot Size: _approximately 23.7 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

X **IS**, the minimum lot size required for the Rural Reserve ___ 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, does meet an exemption listed in SCC 14.16.850(4)(c)(viii) and therefore is eligible to be considered for residential development.

Authorized Signature: Trace Roder

Date: _ 1/31/2020

See attached map for Lot of Record boundaries.

