



202006240050

06/24/2020 01:27 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: PL_17-0222_____
Applicant Name: Louis Pepper
Property Owner Name: CLEMCO LLC

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

P#(s): 20658, 130065; 340222-3-002-0004, 340227-2-001-1700; within a Ptn of the SE ¼ of the SW ¼ of Sec 22, and within a Ptn of the NE ¼ of the NW ¼ of Sec. 27, all in Twp. 34, Rge 2. As a single unit.

Lot Size: approximately 38.2 acres

1. CONVEYANCE

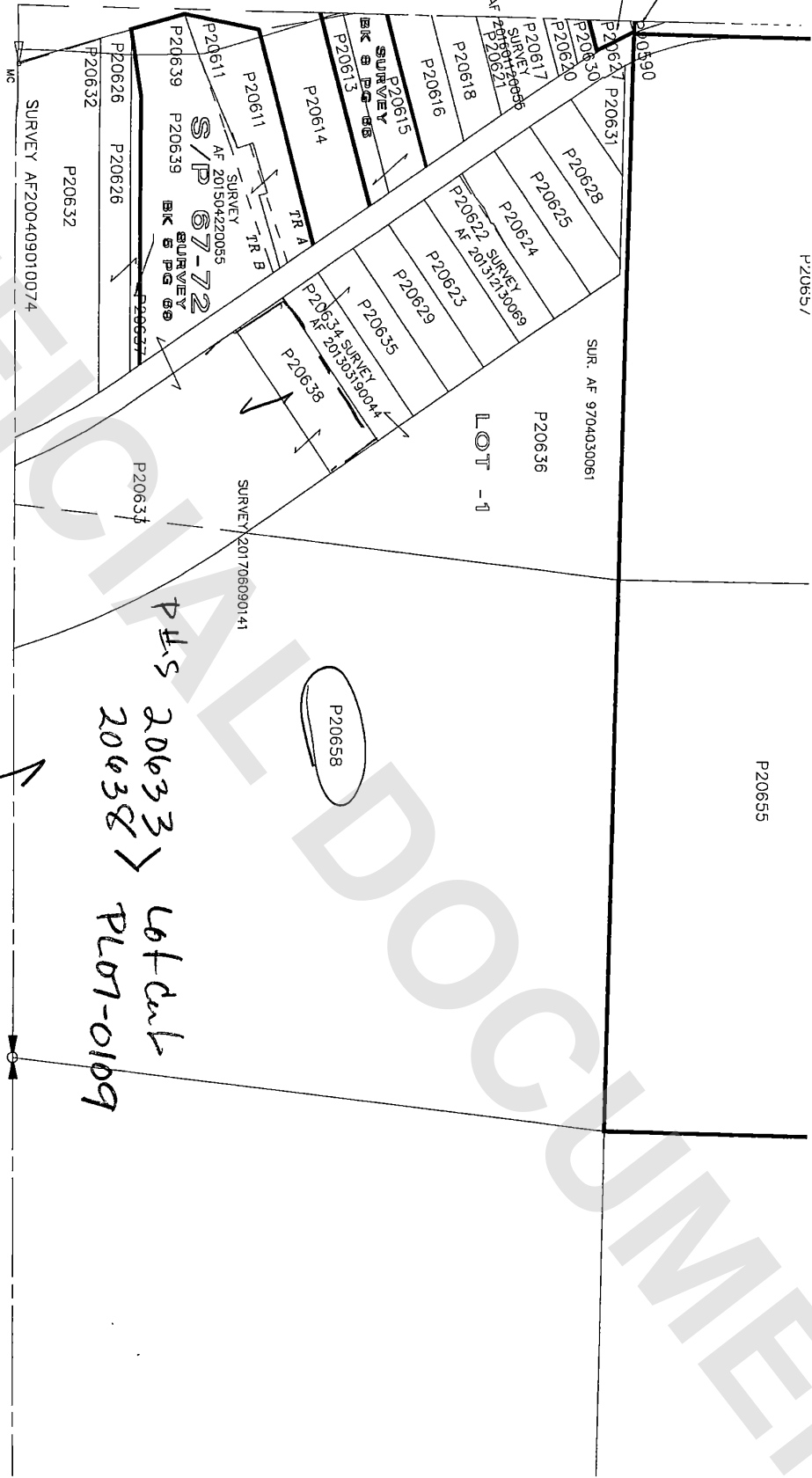
- X **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.
- IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an 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 Resource-Natural Resource Land zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature: *Gael Boeder* Date: 6/23/2020
See attached map for Lot of Record boundaries.

SURVEY
20200078
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P20655

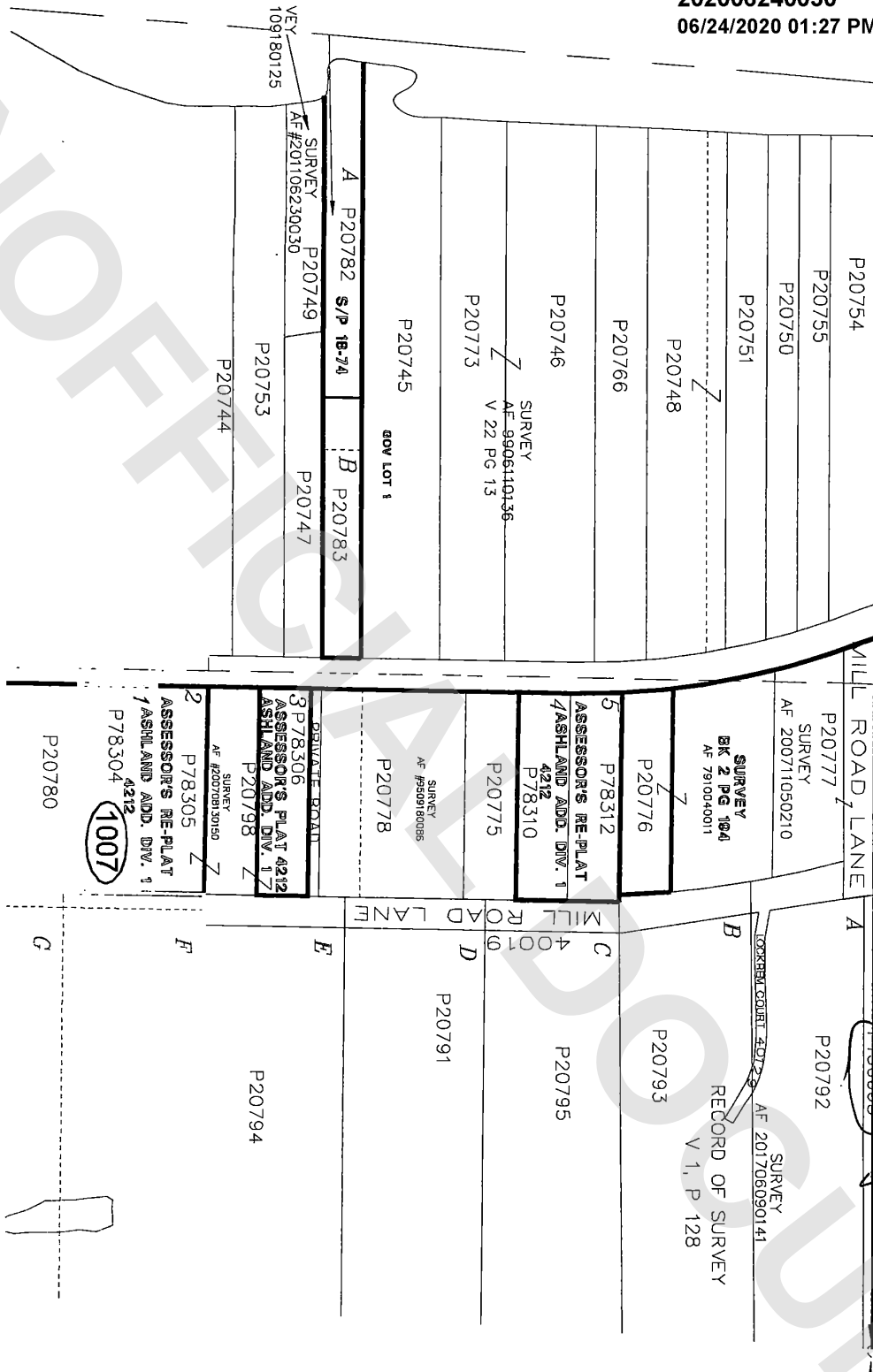
P20658

PLS
 20633 } Lot Cul
 20638 } Plot-0109

P130865

Lot Cul PL17-0222

UNOFFICIAL DOCUMENT



Lot cut PL17-0222
 P20792

DOCUMENT