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07/24/2020 01:16 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: PL_20-0251

Applicant Name: _Crystal Scheer

Property Owner Name: _Crystal Scheer

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

P#(s): 49993, 117318; 360425-4-011-0004, 360425-4-011-0100; within a Ptn of the SE ¼ of the SW ¼ of Section 2, Twp. 35, Rge 4 E., W.M. AKA Lot 1, Short Plat PL94-007. AF 9406210061. As a single unit.

Lot Size: _approximately 5 acres

1. CONVEYANCE 1

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.

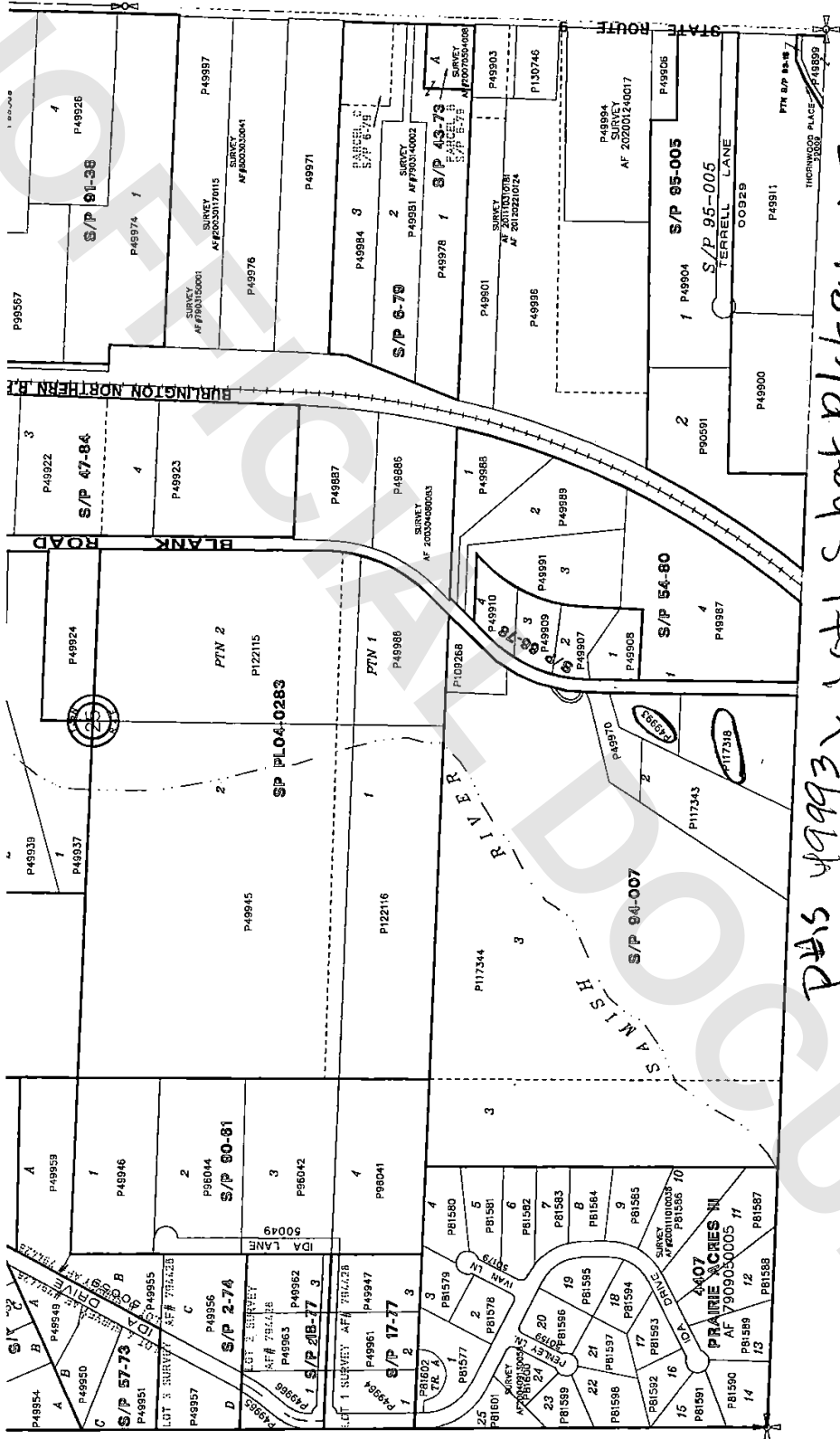
IS NOT, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

2. DEVELOPMENT

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

X **IS NOT**, the minimum lot size required for the _Rural Reserve/Agricultural-Natural Resource Land __ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) and therefore IS eligible to be considered for development permits.

Authorized Signature:  Date: _ 7/22/2020
See attached map for Lot of Record boundaries.



PLAT 49993 Lot 1, Subplat 94-007
117318

Lot out PL 20-0251