Return Name & Address:	
	202008240141

## SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

	SKAGII COUNTY PLANNING & DEVELOPMENT SERVICES
	PLAT LOT OF RECORD CERTIFICATION
This Lot	AF 201904260069 to indicate New Owner and replace erroneous property map.  Certification replaces and supersedes Lot Certification PL97-0085, AF 9704250120  ber:PL19-0197_
Applicant	t Name:Stephen James Yzaguirre and Christina Yzaguirre
Property	Owner Name:same
in Volum together v 93080600 Parcel Nu	ertment hereby finds that the Ptn of Lot 76, First Addition Big Lake Water Front Tracts, recorded to 4, of Plats, Pg 15, October 3, 1913, lying Westerly of the East Line of the County Road; with a Ptn of Govt Lot 2 lies SWLY of First Add to Big Lake Waterfront Tracts, based on AF 055. As a single unit of property.  Imber: P103343, 130824; 330401-0-002-0100, 3863-000-076-1009; within a Ptn of the SE ¼, Twp 33, Rge 4 and a Ptn of the SW ¼ of Sec. 6, Twp 33, Rge 5. Approximately 1.2 acres
1. CON	VEYANCE
X	IS a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 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. DEVE	ELOPMENT
X	IS the minimum lot size required for the Rural Village Residential 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(s) is/are 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.
Authorize	ed Signature: Local Poeda Date: 4/26/2019

See Attached Map

These 08/24/2020 08/24/2020 08/24/2020 09/24

