



202103170109

03/17/2021 01:40 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: PL21-0039

Applicant Name: William Korvin and Robyn Korvin

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): 48106, 48309; 360323-3-005-0304, 360326-2-001-0406; within a Ptn of the SW ¼ of the SW ¼ of Sec. 23, and a Ptn of the NW ¼ of the NW ¼ of Sec. 26, all within Twp. 36 N. Range 3 E. As a single unit. AKA Tract 74 of unrecorded Plat of Colony Mountain

Lot Size: _approximately 5 acres (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

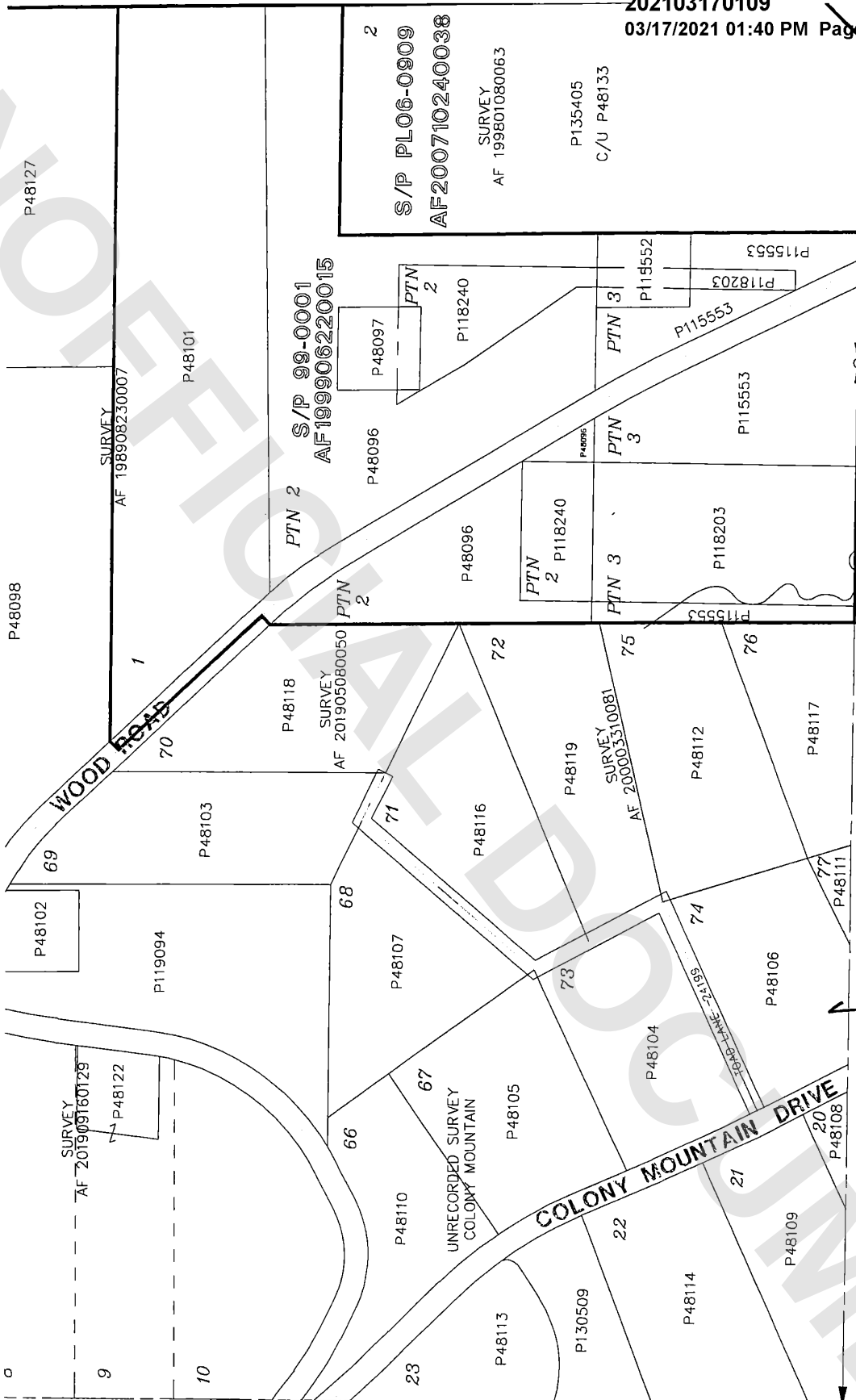
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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

Authorized Signature: *Mark Roede*

Date: 3/15/2021

See attached map for Lot of Record boundaries.



P 48309
 Lot Cut Plat- 0029

