

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES  
**LOT OF RECORD CERTIFICATION**

File Number: PL\_20-0538

Applicant Name: \_ Lisa McShane

Property Owner Name: Lisa McShane and Daniel McShane

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

P#(s): \_ 47441, 133187; 360236-0-005-0009, 360236-0-005-1009; within a Ptn of the Southeast ¼ of the Northwest ¼ of Sec. 36, Twp. 36, Rge 2. As a single unit. As reflected by Boundary Line Adjustment PL15-0314, AF 201507100048. P133187, in Conservation Easement to Skagit Land Trust, AF 9508110065.

Lot Size: \_approximately 13 acres, with existing house

**1. CONVEYANCE**

- 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 \_ Rural Intermediate \_ zoning district in which the lot is located, does meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning districts 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: Grae Roeder

Date: \_4/8/2021\_

See attached map for Lot of Record boundaries.

