



Return Name & Address:

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09/30/2021 01:15 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_20-0517_____

Applicant Name: __AI Project LLC

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): _19061; 340105-0-001-0201; within a Ptn of the NE ¼ of the SW ¼ of Section 5, Twp. 34, Rge 1. As reflected by Survey 830489

Lot Size: _approximately 20.1 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

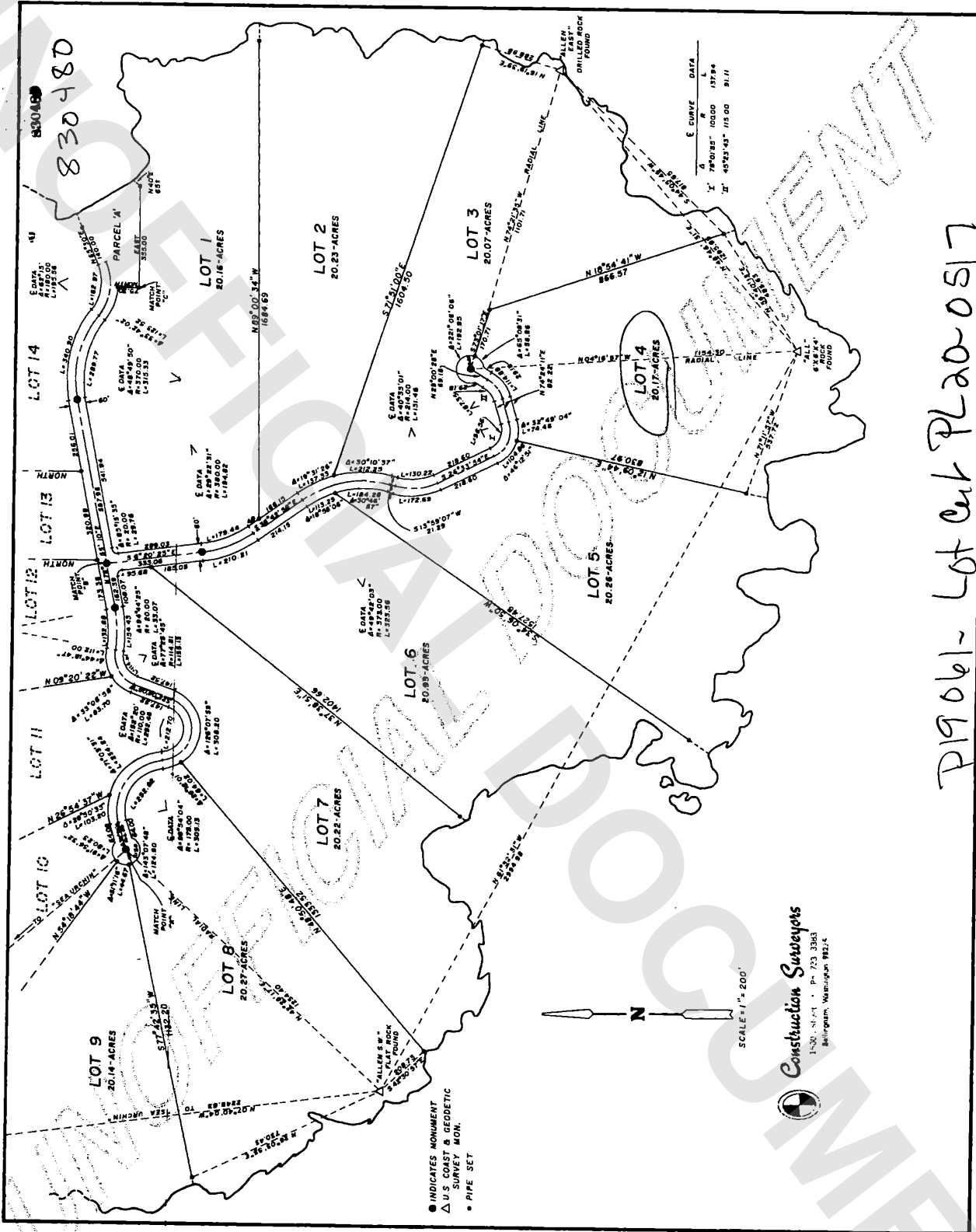
X **IS**, the minimum lot size required for the _Rural Reserve_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: _ 9/17/2021

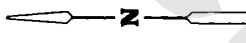
See attached map for Lot of Record boundaries.



830480

P19061- Lot Cut Plat 0517

- INDICATES MONUMENT
- △ U.S. COAST & GEODETIC SURVEY MON.
- PIPE SET



SCALE = 1" = 200'



1-2021-SEP-24 • Pn 723 3363
 Beltspring, Washington 98224

830-480

15.00

R.O.

830480

NOTES:

- 1. Base of Bearings: As Ume;
- 2. Lot area along the Shoreline is calculated from Aerial Topography Map.
- 3. Parcel A contains beach area and a. roads.
- 4. A thorough search was made for Sect. n Data. One W. angle Corner was found as shown.

AUDITOR'S CERTIFICATE

This map accurately represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of The Seale Company in July, 1975.

Dale R. Rocky
 Dale R. Rocky
 PLS NO. 11693



Construction Surveys
 1500 1st Ave. • P.O. Box 3362
 Burien, Washington 98148

- ◄ MEANDER CORNER
- INDICATES MONUMENT
- △ U.S. COAST & GEODETIC SURVEY MON.
- PIPE SET

