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09/29/2022 01:19 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_22-0476

Applicant Name: Brandon Black

Property Owner Name: Don A. and Mary C. Wahlgren

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

P#(s): 34139, 106543; 350312-2-005-0003, 350312-2-005-0200; within a Ptn of the S 1/2 of the NW 1/4 of the NW 1/4 of Sec 12, Twp. 35, Rge 3. As a single unit.

Lot Size: approximately 20 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.

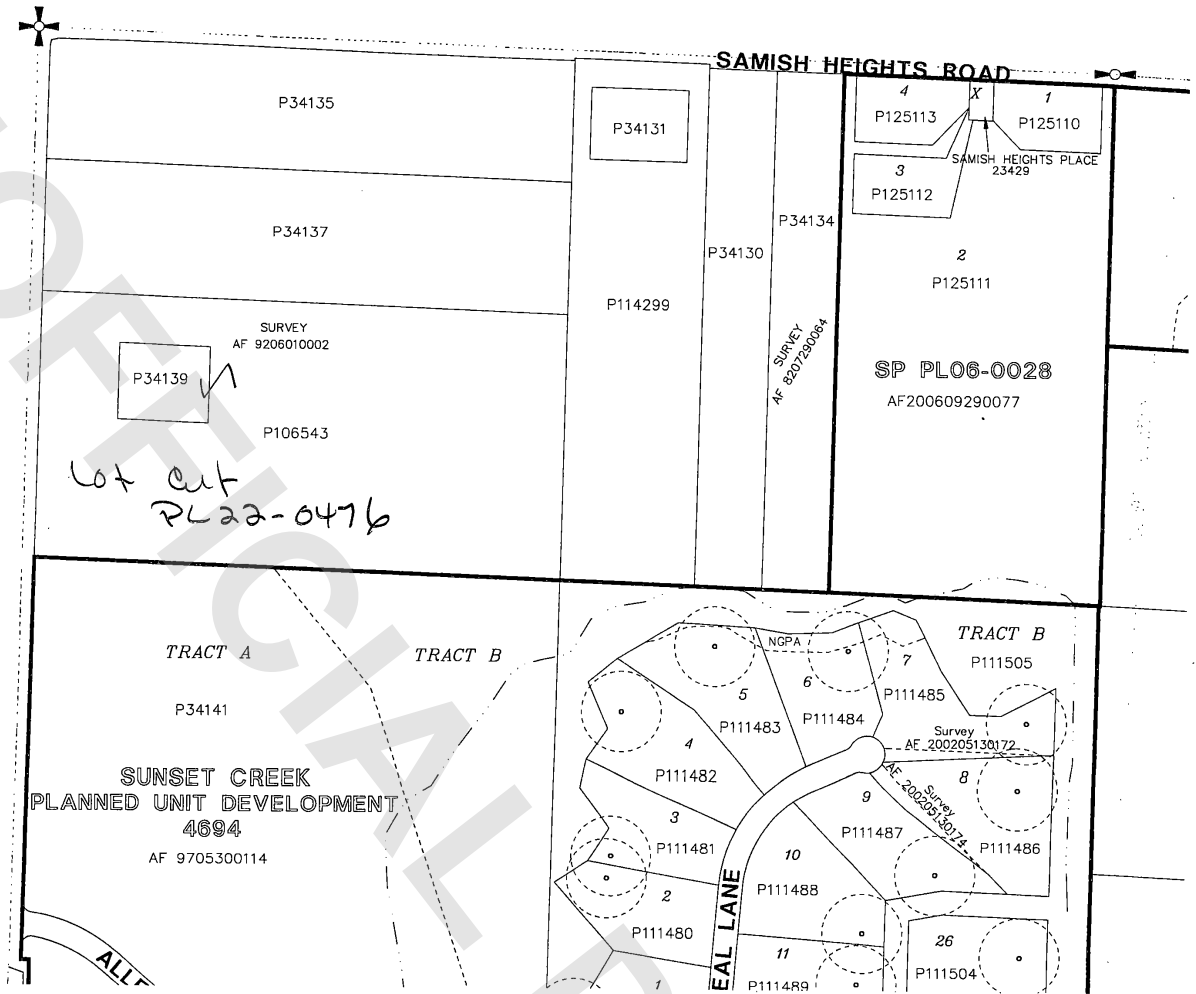
IS NOT, the minimum lot size required for the zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature:

Grant Roeder

Date: 9/29/2022

See attached map for Lot of Record boundaries.



UNOFFICIAL DOCUMENT