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Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

This Lot Certification will supersede: AF 200711260120, 200807290149

File Number: __PL__23-0040

Applicant Name: __Trevor Rhoads

Property Owner Name: __Trevor Rhoads and Atosha Rhoads

The Department hereby finds that Lots 23 and 24, Block I, Plat of Cape Horn on the Skagit Div. 2, According to the Plat thereof, recorded in Volume 9, of Plats, Pages 14-19; AF 682588; May 6, 1966. As a single unit.

Parcel Number: P63302, 63303; 3869-009-023-0008, 3869-009-024-0007; a Ptn of the SE ¼ of Sec. 12, Twp 35, Rge 7.

Approximately 0.73 acres (existing house)

1. CONVEYANCE

X **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance.

2. DEVELOPMENT

X **IS NOT**, the minimum lot size required for the Rural Intermediate zoning district in which the lot(s) is/are 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: _1/25/2023

See Attached Map

