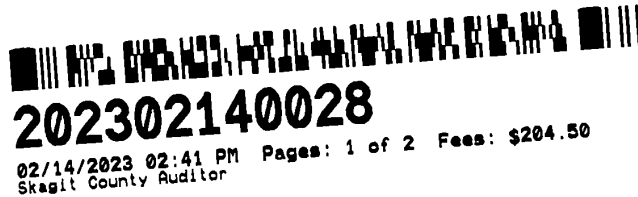


Return Name & Address:



SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

This Lot Cert replaces PL03-0188
File Number: PL_23-0021

Applicant Name: __Brandos BBQ LLC Brandon & Heidi Sawyer

Property Owner Name: __KXA Estates, LLC

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

P#(s): _48583; 360333-0-045-0003; within a Ptn of Govt Lot 8, within a Ptn of the NE ¼ of the SE ¼ of Sec. 33, Twp. 36, Rge 3. As reflected by Boundary Line Adjustment PL21-0372, AF 202107140035.

Lot Size: _approximately 0.35 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

IS, the minimum lot size required for the Rural Center __ 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)(vii) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

David Roeder

Date: _2/7/2023

See attached map for Lot of Record boundaries.

P418583
LIC
P423-002
After BLA
PL 21-0372

CHUCK

