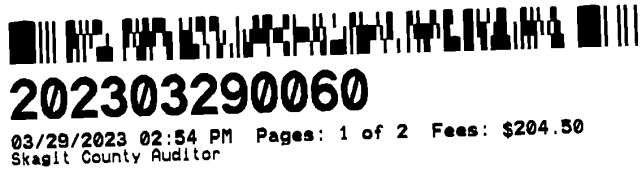


Return Name & Address:
Skagit County Planning
1800 Continental Place
Mount Vernon, WA 98273



SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: BP23-0146

Applicant Name: Charles R Nuemann, Jr.

Property Owner Name: Charles R Nuemann, Jr.

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P116221 350710-4-002-0700

Lot Size: 2.5 Description: LOT 5 OF SKAGIT COUNTY SHORT PLAT NUMBER 96-032 RECORDED UNDER AUDITOR'S FILE NUMBER 199912070056 BEING A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

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. (per AF# AF#)

2. DEVELOPMENT

- IS**, the minimum lot size required for the Rural Business (RB) 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 Rural Reserve zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: 03.27.2023

See attached map for Lot of Record boundaries.

