



202304180055

04/18/2023 03:40 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

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

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: SW23-0082

Applicant Name: Patti Lynn Fenske and James Brian Hauser

Property Owner Name: Patti Lynn Fenske and James Brian Hauser

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P108080 4653-000-006-0000

Lot Size: 1.05 Description: Lot 6, Plat of Skagit Sunset, Division No. 1, as per Plat Recorded in Volume 16 of Plats, Pages 49 and 50, Records of Skagit County, Washington.

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#)
- 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.

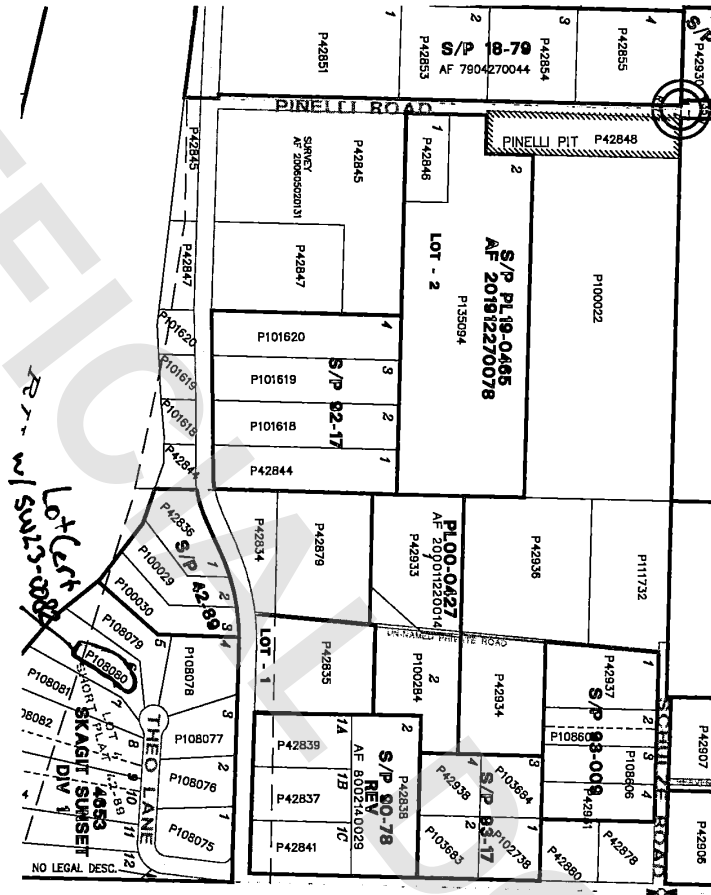
2. DEVELOPMENT

- IS**, the minimum lot size required for the _____ 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 Intermediate (RI) 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.

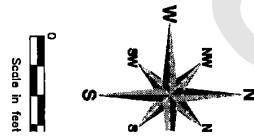
Authorized Signature: 

Date: 04.10.2023

See attached map for Lot of Record boundaries.



These notes were drafted from records and existing map sources and are not intended to constitute a survey. Any feature from all of the records and maps shown on this map is shown as it appears on the Official Florida map. All other features shown on this map are shown as they appear on the records and maps shown on this map. The relative positions to one another among these features are shown as they appear on the records and maps shown on this map. THIS MAP IS NOT A SUBSTITUTE!



DATE	DAI
DRAWN BY	5/16
REVISED	9/21
PLATTEN	10/17