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03/15/2024 02:41 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP24-0122

Applicant Name: JOHN & MELISSA MCCANNA

Property Owner Name: JOHN & MELISSA MCCANNA

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P109934 / 350436-3-002-0100

Lot Size: 3.55 Description: PORTION OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF HIGHWAY 9; TOGETHER WITH THAT 100 FOOT WIDE ABANDONED RAILROAD RIGHT OF WAY DESCRIBED IN DEED RECORDED UNDER AF # 9006260004

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.

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 Reserve (RRv) zoning district 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: 03/15/2024

See attached map for Lot of Record boundaries.

