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09/06/2024 01:30 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: SW24-0052

Applicant Name: Hoyer Homes LLC

Property Owner Name: Hoyer Homes LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P108794 / 350716-4-001-0100

Lot Size: 1.42 Acres Description: Lot 1, Short Plat#91-99 AF#9305280027, Portion of SE1/4, Section 16, 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#*)

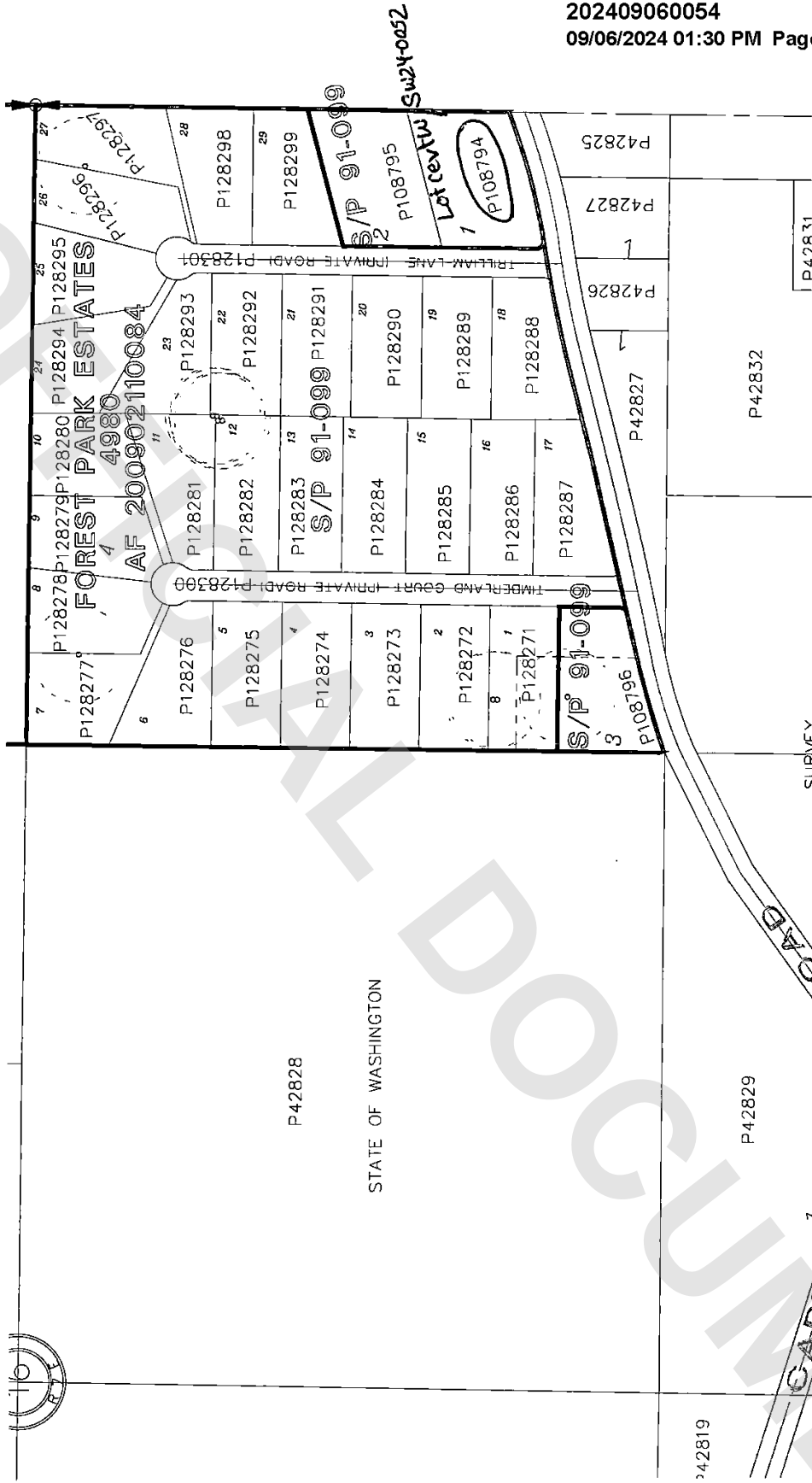
**2. DEVELOPMENT**

- 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)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: *Deepti Ulan*

Date: 09/05/2024

See attached map for Lot of Record boundaries.



P42828

STATE OF WASHINGTON

P42829

P42819

CARE 1

SURVEY

P42832

P42827

P42826

P42827

P42825

S/P 91-099

P108795

Lot 108794

P108794

AF 200902110084  
FOREST PARK ESTATES  
4980

DRAFT