



202412170065

12/17/2024 02:31 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: SW24-0358

Applicant Name: AI PROJECT LLC / ATTN MARK MCBRIDE

Property Owner Name: AI PROJECT LLC / ATTN MARK MCBRIDE

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P101309 / 340105-0-001-2200

Lot Size: 5.07 Acres Description: Lot F of S/P 512-80, AKA PTN of Track 8 of the ALLEN ISLAND SURVEY AF#830480, SEC 05, TWP 34, RGE 01.

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 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 Vanna

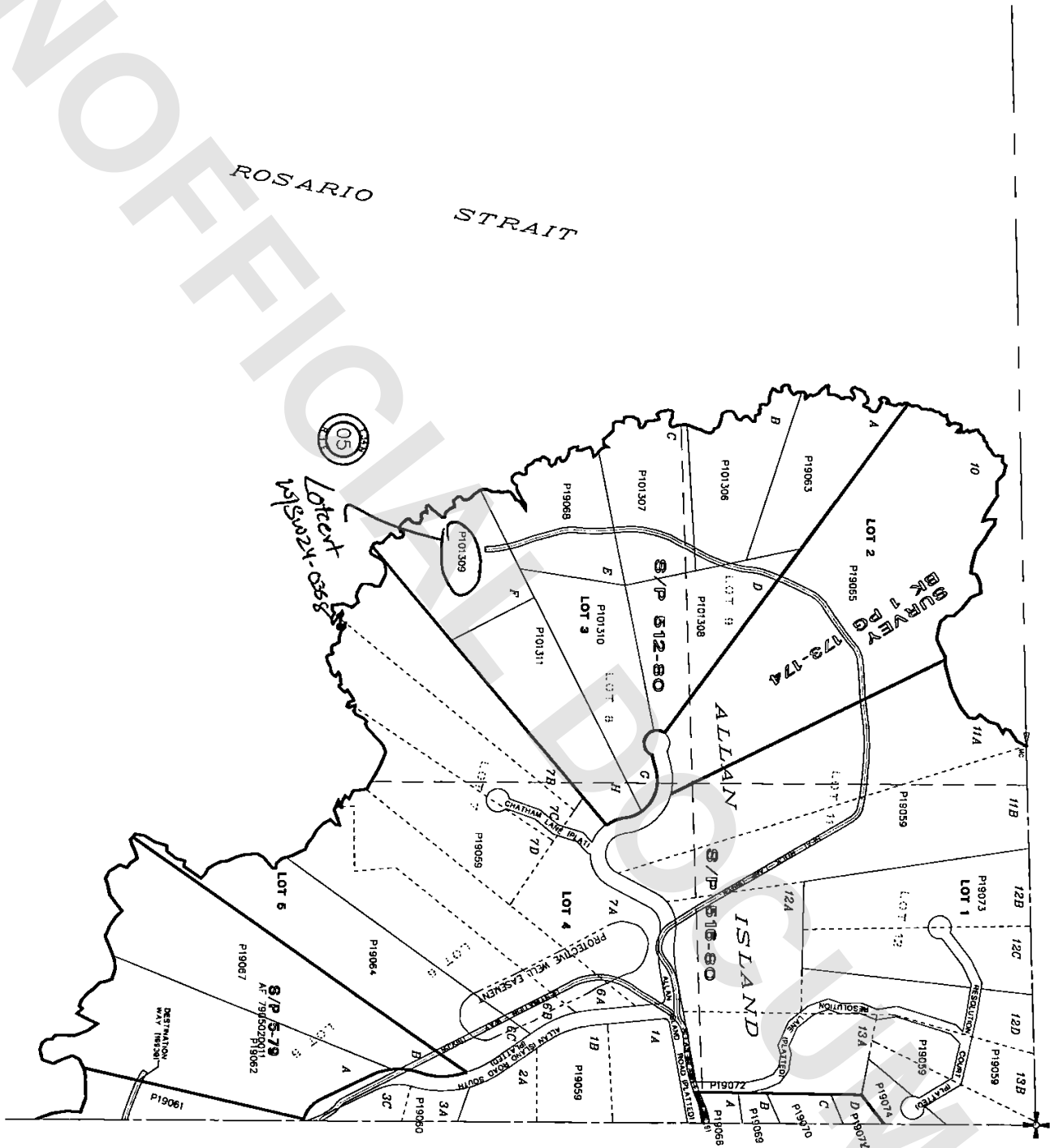
Date: 12/13/2024

See attached map for Lot of Record boundaries.

UNOFFICIAL

ROSARIO

STRAIT



Lot 2 x 0358

05

UNOFFICIAL