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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: SW24-0256

Applicant Name: THE FARM AT HOEHN ROAD LLC

Property Owner Name: THE FARM AT HOEHN ROAD LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P68008 / 3966-002-035-0001, P68009 / 3966-002-035-0100 & P68011/ 3966-002-035-0308.

Lot Size: 8.57 Acres Description: Lot 35 of Tract 2, Peavey's Acreage 1 & 2, Except the North 132 Feet of the East 310 feet and except the South 20 Feet conveyed to Skagit County Road purposes of said Lot 35. SEC 17, 20, 21, 22 & 28, Township 35N, Range 5 East.

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# _____*)
- 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 Agricultural - Natural Resource Lands (Ag-NRL) 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:

Depto Ulan

Date: 12/16/2024

See attached map for Lot of Record boundaries.

