



202306060054

06/06/2023 02:03 PM Pages: 1 of 2 Fees: \$204.50
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: BP23-0348

Applicant Name: David W Scherer & Margi A Scherer

Property Owner Name: David W Scherer & Margi A Scherer

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P#(s): 63426, 63425; 3869-014-007-0008, 3869-014-006-0009.

Lot Size: 0.8 Acres Description: Lot 6 and 7, Block "N", CAPE HORN ON THE SKAGIT Division No.2, Vol. 9 of Plats Pages 14-19; both parcels located in Sec 07, Twp 35, Rge 08; As a single unit, as described on AF # 199907210042.

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 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: Deepti Wanne

Date: 05/23/2023

See attached map for Lot of Record boundaries.

