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06/25/2024 03:33 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: PL24-0200

Applicant Name: JR PROPERTIES LLC

Property Owner Name: JR PROPERTIES LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P64572 / 3888-000-001-000

Lot Size: 0.35 Description: LOT 1, COUNTRY CLUB ADDITION NO. 3, AS PER PLAT  
RECORDED IN VOLUME 8 OF PLATS, PAGE 82, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

**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.

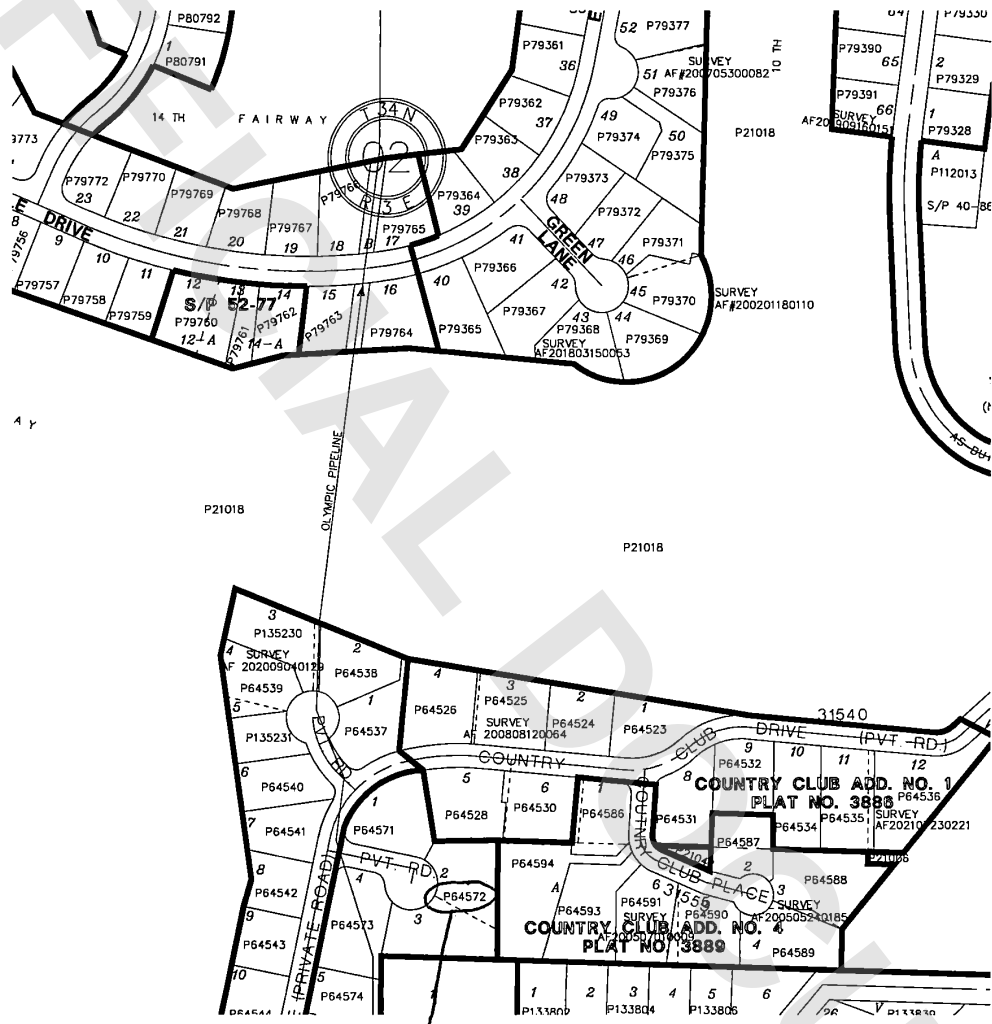
**2. DEVELOPMENT**

- ☐ **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 Bayview Ridge Residential (BR-R) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(a) and therefore IS eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

Date: 06/25/2024

See attached map for Lot of Record boundaries.



PL 24-0200