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Skagit County Auditor

Return Name & Address:

Planning & Development Services

1800 Continental Place

Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PLAN1-2025-0001

Applicant Name: Skagit Golf and Country Club

Property Owner Name: Skagit Golf and Country Club

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P21018/340302-0-047-0000

Lot Size: 94.28 acres Description: LOT B OF UNRECORDED SHORT PLAT#40-86 BEING A PORTION OF TAX 37 EXCEPT FOR THE FDT A PORTION OF THE SW 1/4 NE 1/4 OF SD SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.; COMM AT NW COR OF LT 26 PLAT OF "COUNTRY CLUB ADD #5 AS PER PLAT REC IN VOL 11 OF PLATS, PG 32 AND 33, REC OF SK CO, WA TH S 35-30-31 E ALG THE W LI OF SD LT 26 A DIS OF 76.24 FT TO TPOB; TH CONT S 35-30-31 E ALG SD W LI 119.97 FT; TH S 85-47-41 W 23.02 FT; TH N 32-30-58 W 102.44 FT; TH N 32-45-21 E 15.42 FT TPOB.

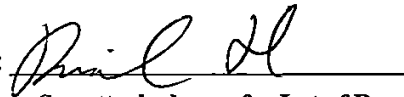
1. CONVEYANCE

- ☒ **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 Bayview Ridge Residential (BR-R) zoning district in which the lot is located and therefore IS eligible to be considered for development permits (not for residential use).

Authorized Signature: _____



Date: 03/13/2025

See attached map for Lot of Record boundaries.

