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03/25/2025 03:28 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: BP24-0710

Applicant Name: BIG ROCK MV LLC

Property Owner Name: BIG ROCK MV LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P24749 / 340414-3-010-0002

Lot Size: 0.81 acres Description: LOT 1 OF SKAGIT COUNTY SHORT PLAT NO. 29-87

RECORDED AF#198802120024

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.

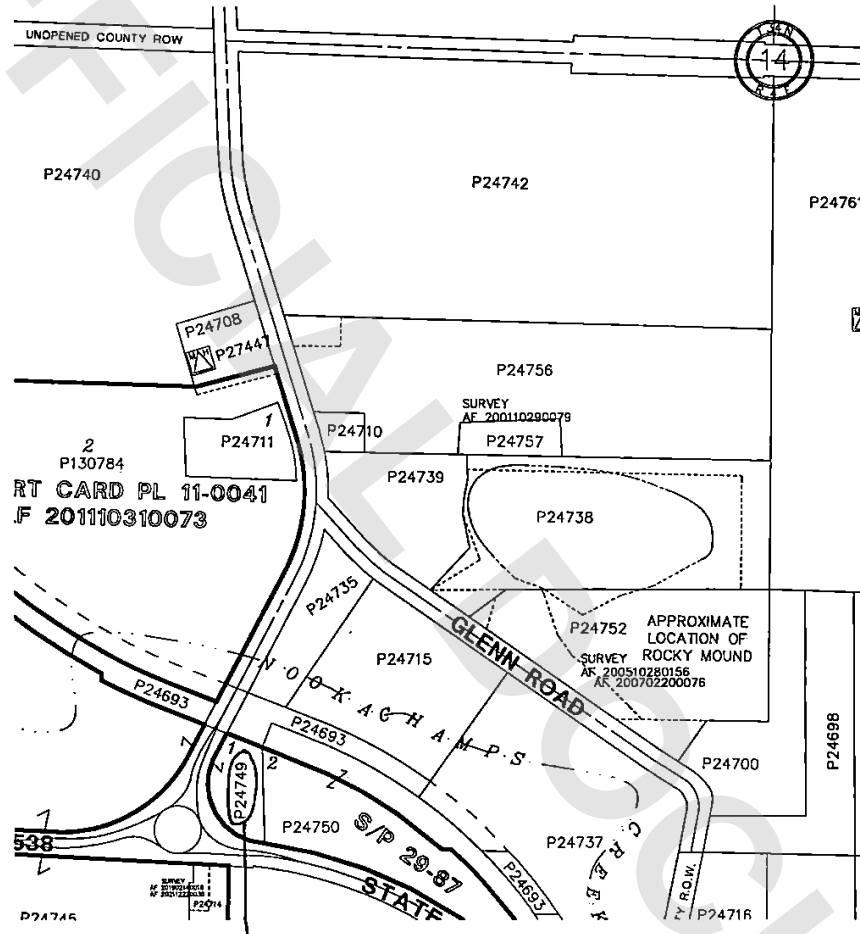
2. DEVELOPMENT

- ☒ **IS NOT**, the minimum lot size required for the Urban Reserve Commercial-Industrial (URC-I) 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: _____

Date: 10/15/2024

See attached map for Lot of Record boundaries.



BP24-0710