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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

LEGAL LOT CERTIFICATION

File Number: PLAN1-2025-0114

Applicant Name: Benjamin Medina

Property Owner Name: Elizabeth A Schlemmer

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P48011

Lot Size: 5.02 acres. Description: BEG AT E1/4 C OF SD SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., TH S 65-39-56 W 630.31FT TH N 33-00-00 W 303.58FT TH N 66-27-20 E 801.29FT TO ELY LI OF SD SEC TH S 0-55-15 E ALG SD ELY LI 315.00FT TPOB LESS RD CONV TO SK CO E843762 AKA TR 63 UNREC SURVEY COLONY MTN

1. CONVEYANCE

IS a Legal Lot as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.70.040(3) and RCW 58.17.210 and therefore IS eligible for conveyance.

2. DEVELOPMENT

X **IS NOT** the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lot is located but does meet an exemption listed in SCC 14.70.060(12)(b) and therefore IS eligible to be considered for development permits.

Authorized Signature:  Date: September 12, 2025

Name and Signature

See attached map for Lot of Record boundaries.

