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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: SEPTIC-2025-0289

Applicant Name: Svetlana & Viktor Fenin

Property Owner Name: Svetlana & Viktor Fenin

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P64300/3877-000-217-0003

Lot Size: 0.61 acres Description: (0.6100 ac) LOT 217, CEDARGROVE ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 48 TO 51, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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. (*per AF# AF#*)
- ☐ **IS NOT** a Legal Lot as defined in SCC 14.04.020 and therefore IS NOT eligible for conveyance or development.

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 14.70.060(3) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

Date: 10/3/25

See attached map for Lot of Record boundaries.

