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10/09/2025 11:52 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LEGAL LOT CERTIFICATION

File Number: **PLAN1-2025-0120**

Landowner/Applicant Name: **John Leslie; N 2501 NUTTLEMAN RD LA CROSSE, WI 54601**

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): **P137326**

Lot Size: **5.18 Acres**

Description: **TRACT 2 OF PARCEL MAP NO. 519-81, ENTITLED 5 ACRE PARCEL MAP FOR SCHMIDT MILL CO., APPROVED JULY 9, 1981, AND RECORDED JULY 10, 1981, IN BOOK 5 OF SHORT PLATS, PAGE 97, UNDER AUDITOR'S FILE NO. 8107100001, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE WEST 1/2 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.**

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 14.70.040(3) and RCW 58.17.210 and therefore is eligible for conveyance.

2. DEVELOPMENT:

- ☒ **IS NOT** the minimum lot size required for the Rural Reserve 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.

Approved: _____

Date: September 11, 2025

Name and Signature

See attached map for Lot of Record boundaries.

PLAN-2025-0120

