



202510090039

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: PLAN1-2025-0124

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): P137327

Lot Size: 5.28 Acres

Description: **TRACT 3 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: Kevin Quishio

Date: September 17, 2025

**Name and Signature**

**See attached map for Lot of Record boundaries.**

PLAN 1-2025-0120

