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12/02/2025 02:07 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

LEGAL LOT CERTIFICATION

File Number: PLAN1-2025-0159

Applicant/Landowner: Padilla Heights Holding, LLC; P.O. Box 818, Anacortes, WA 98221

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P19787

Lot Size: 5.96 acres Description: PARCEL 'C' AS SHOWN ON A RECORD OF SURVEY RECORDED ON NOVEMBER 6, 2000, AS RECORDED UNDER AUDITOR'S FILE NO. 200011060075. SAID PARCEL LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., LOCATED IN SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF PARCEL C OF SURVEY FOR PADILLA HEIGHTS L.L.C. RECORDED UNDER AUDITOR'S FILE NO. 200011060075, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 00-02-40 EAST A DISTANCE OF 265.00 FEET; THENCE NORTH 89-24-22 WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 00-02-40 WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 89-24-22 EAST A DISTANCE OF 120.00 FEET; THENCE NORTH 00-02-40 WEST A DISTANCE OF 250.00 FEET; THENCE SOUTH 89-24-22 EAST A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

1. CONVEYANCE:

- ☒ **IS** a Legal Lot as defined in Skagit County Code (SCC) 14.04.020 and therefore IS eligible for conveyance.

2. DEVELOPMENT:

- ☒ **IS** the minimum lot size for the **City of Anacortes, Light Manufacturing 1 (LM1) Zoning District** in which the lot is located and therefore IS eligible to be considered for development permits.

Authorized Signature: Kevin Cricchio Digitally signed by Kevin Cricchio
Location: Planning & Development
Services
Date: 2025.12.02 10:42:18-08'00' Date: 12/2/2025

Staff Name: Kevin Cricchio

See attached map for Lot of Record boundaries.

