



202512170034

12/17/2025 12:10 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: PLAN1-2025-0173

Applicant/Landowner Name: William Moore, 15251 Deception Road, 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): P64911

Lot Size: 0.70 acres Description: DECEPTION PASS WATERFRONT TRACT 53, TOGETHER THOSE PORTION OF TRACTS 52 AND 53, LYING NORTHWESTERLY OF A STRAIGHT LINE RUNNING FROM THE FOLLOWING DESCRIBED POINT 'A' TO THE FOLLOWING DESCRIBED POINT 'B': POINT 'A': BEGIN AT THE SOUTHERLYMOST CORNER OF SAID TRACT 53 ON THE NORTHWESTERLY LINE OF YOKEKO DRIVE; THENCE NORTH 45 DEGREES 00' WEST ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 53, A DISTANCE OF 140.22 FEET TO A POINT HEREINAFTER LABELED POINT 'A'. POINT 'B': BEGIN AT THE EASTERLYMOST CORNER OF SAID TRACT 52 ON THE NORTHWESTERLY LINE OF YOKEKO DRIVE; THENCE NORTH 45 DEGREES 00' WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT 52, A DISTANCE OF 254.69 FEET TO A POINT HEREINAFTER LAELED POINT 'B'.

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 NOT** the minimum lot size required for the Rural Intermediate Zoning District in which the lot is located but does meet an exemption listed in SCC 14.70.060(5) and therefore IS eligible to be considered for development permits.

Authorized Signature: Kevin Cricchio Digitally signed by Kevin Cricchio
Location: Planning & Development
Services
Date: 2025.12.09 10:04:12-08'00' Date: 12/09/2025

A Type 1 decision may be appealed to the Hearing Examiner by the applicant or by parties who have commented on the proposal by filing a written Notice of Appeal, together with the applicable appeal fee, with the Department within 14 days of the date of decision per SCC 14.06.410(3).

See attached map for Lot of Record boundaries.

