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02/03/2026 03:14 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: **PLAN1-2026-0001**

Applicant/Landowner Name: **Denton Stewart Kyna**

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): **P32648**

Lot Size: **1.0** Description: **INCL M/H 1973 NEWMOON 65X24 VIN# 182757; THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER; THENCE N 88-51-40 W ALONG THE NORTH LINE OF SAID SECTION 36 A DISTANCE OF 990.00 FEET; THENCE S 01-08-20 W A DISTANCE OF 148.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 88-51-40 E A DISTANCE OF 122.70 FEET; THENCE S 01-08-20 W A DISTANCE OF 355.00 FEET; THENCE N 88-51-40 W A DISTANCE OF 122.70 FEET; THENCE N 01-08-20 E A DISTANCE OF 355.00 FEET TO THE TRUE POINT OF BEGINNING. LESS ROAD (IF ANY) IN SAID SECTION, TOWNSHIP AND RANGE. SURVEY AF#200805210036**

**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 Reserve Zoning District** in which the lot is located but does meet an exemption listed in SCC 14.70.060(4) and therefore IS eligible to be considered for development permits.

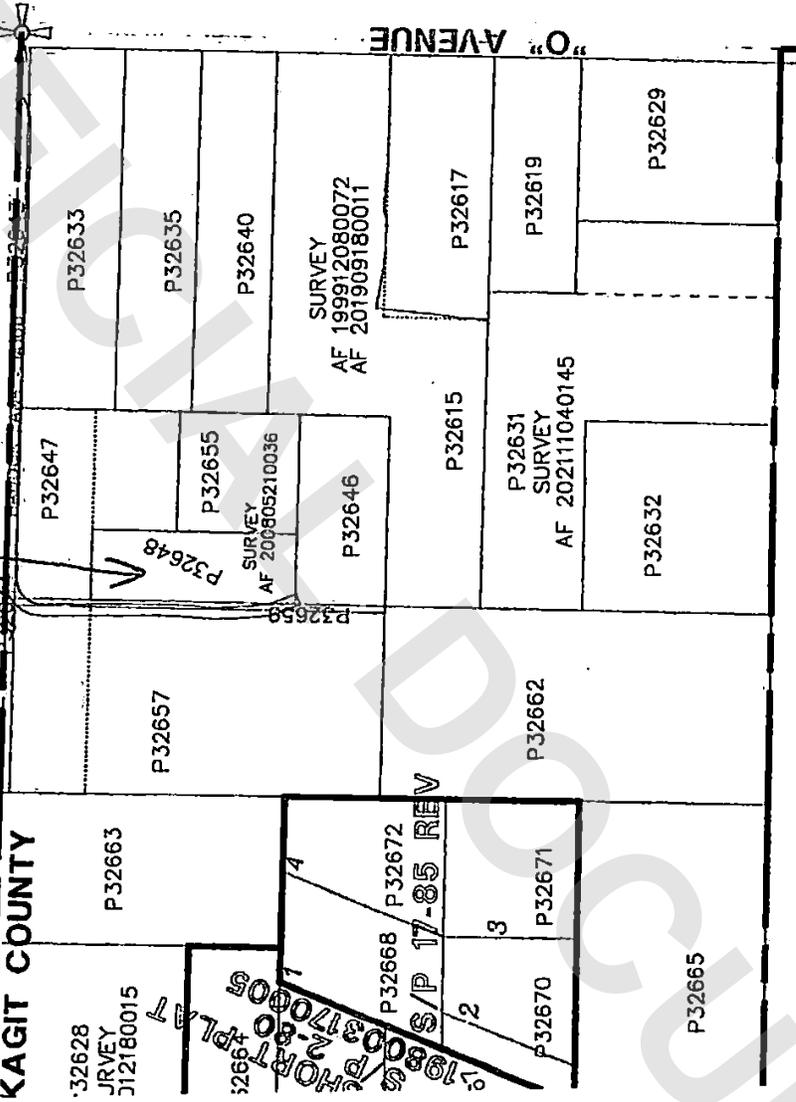
Authorized Signature: **Kevin Cricchio**  
Digitally signed by Kevin Cricchio  
Location: Planning & Development Services  
Contact Info: kcrichio@co.skagit.wa.us  
Date: 2026.01.29 15:42:51-08'00'

Staff Name: **Kevin Cricchio, AICP, ISA**

See attached map for Lot of Record boundaries.

PIANI - 2026-0001

ORTES CITY LIMITS  
KAGIT COUNTY



"O" AVENUE

UNOFFICIAL DRAFT