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03/12/2025 01:37 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

Return Name & Address:  
Skagit County Planning  
1800 Continental Place  
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: BP24-0735

Applicant Name: HJS Properties LLC

Property Owner Name: HJS Properties LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P61973 / 3862-000-014-0005

Lot Size: 2.27 acres Description: Tracts 13 & 14, Big Lake Water Front Tracts 36-34-04

**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 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance. (*per AF#      AF#* )
- IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

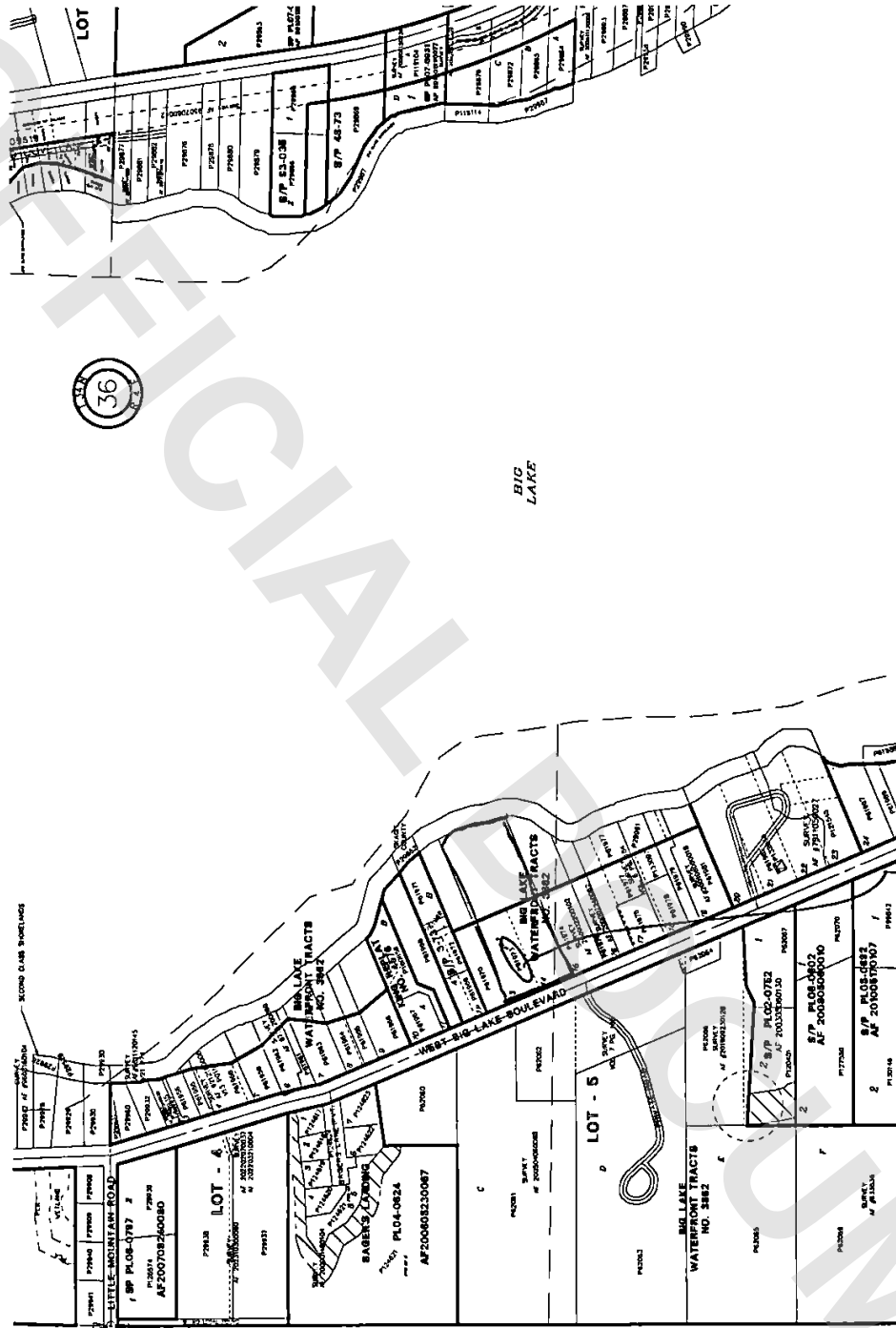
**2. DEVELOPMENT**

- IS**, the minimum lot size required for the Rural Village Residential (RVR) zoning district in which the lot is located and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) \_\_\_\_\_ and therefore IS eligible to be considered for development permits.

Authorized Signature: 

Date: 08/26/2024

See attached map for Lot of Record boundaries.



BIG LAKE

lot cont w/ 8824-0735

UNOFFICIAL