



202605130018

Return Name & Address:

05/13/2026 09:16 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LEGAL LOT CERTIFICATION

File Number: BLDR-2025-0301

Applicant Name: Bright Water LLC

Property Owner Name: Bright Water LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P68296 / 3974-000-012-0002

Lot Size: 0.75 acres Description: LOT 12, RANCHO SAN JUAN DEL MAR SUBDIVISION
NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6 OF PLATS,
PAGES 19 AND 20, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY
AF#202506120018.

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 (RI) 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.

Jeanne Aungst

Digitally signed by Jeanne Aungst
Location: Skagit County Planning and
Development Services
Contact Info: jaungst@co.skagit.wa.us
Date: 2025.11.25 08:46:08-08'00'

Authorized Signature: _____

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.

