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08/27/2026 02:50 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: BLDR-2026-0073

Property Owner Name: Tim J and Elise C Cosgrove

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P34486 / 350319-0-011-0010

Lot Size: 4.99 acres Description: PTN GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. AKA LOT 2 S/P 32-87 AF#8710200011

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(3) and therefore IS eligible to be considered for development permits.

Authorized Signature:  Date: 06.03.2026

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.

