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09/01/2026 09:10 AM Pages: 1 of 1 Fees: $303.50
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: PL96-0058

Property Owner Name: Plats Plus, Inc. & Lake 16, LLC

The Department hereby finds that Lots 1 – 16 of Plat of Cascade Highlands Phase 2 (PL96-0058) recorded on September 1st, 2026 under AF# 202609010134.

Parcel Number(s): P134726/6063-000-999-0003

Description: Tract C (Future Development), Plat of Cascade Highlands Phase 1 & 3, recorded under Af#201904190032, located in Section 16, Township 33 North, Range 4 East, W.M.

1. CONVEYANCE

☒ ***ARE*** Legal Lots as defined in Skagit County Code (SCC) 14.04.020 and therefore ***ARE*** eligible for conveyance.

2. DEVELOPMENT

☒ ***ARE NOT*** the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lots ***ARE*** located but do meet an exemption listed in SCC 14.70.060(3) and therefore ***ARE*** eligible to be considered for development permits.

Authorized Signature: Anna Smith Date: 09/01/2026

UNOFFICIAL DOCUMENT