



200802200008

Skagit County Auditor

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Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_06-1186

Applicant Name: Signal Hill Family LP

Property Owner Name: same

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

P#(s): 19943; 340205-3-012-0108, within a Ptn of the SW ¼ of Sec. 5, Twp 34, Rge 2.

Lot Size: approximately 11 acres

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.

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 Reserve 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.

IS NOT, the minimum lot size required for the _____ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: *Gov Roden*

Date: 2/14/2008

See attached map for Lot of Record boundaries.

Signal Hill Family LP List of Lot Certifications:

PL06-1055:

Parcel P20015 – 20 acres. Section 5, Twp. 34, Rge 2

PL06-1185:

Parcels: P119164, 20019, 111417, 111509, 20116, 20153, 20120 – 27 acres. Sections 5 and 8, Twp 34, Rge 2

PL06-1186:

Parcel P19943 – 11 acres. Section 5, Twp 34, Rge 2

PL06-1187:

Parcels: 20014, 19942 – 24.5 acres. Section 5, Twp 34, Rge 2.

PL06-1188:

Parcels: 20030, 20032 – 30 acres. Section 6, Twp 34, Rge 2.

PL06-1189:

Parcels: 20034, 119162 – 20 acres. Section 6, Twp 34, Rge 2

PL06-1190:

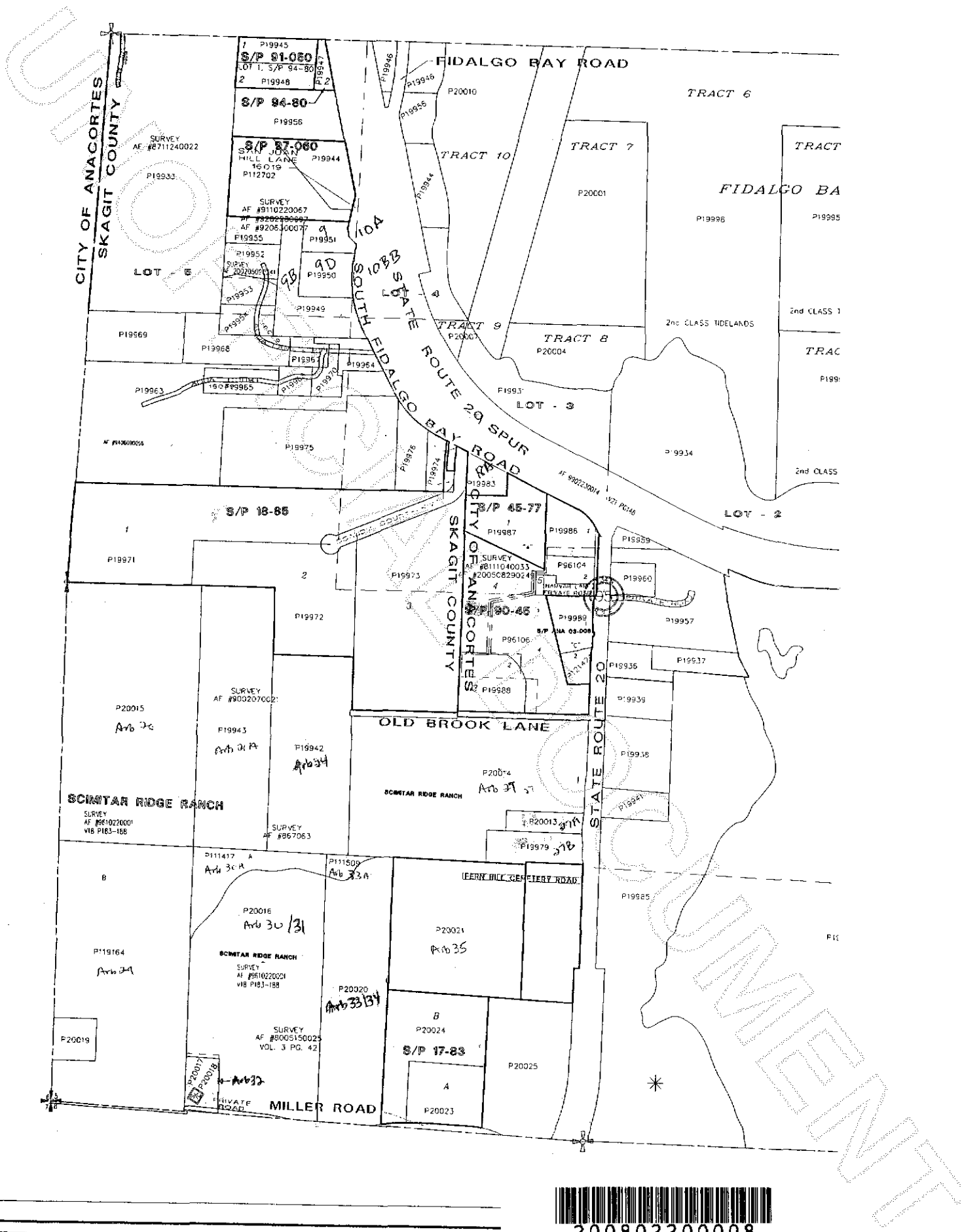
Parcels: 20031, 20035 – 30 acres. Section 6, Twp 34, Rge 2

PL06-1191:

Parcels: P112030, 60745, 60747, 60748, 60749 – 10 acres. Section 7, Twp. 34, Rge 2.



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SKAGIT COUNTY

CITY OF ANACORTES

LOT - 2

LOT - 1

SKAGIT COUNTY

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31	32	33	34

T 34 N R 02

P20028

Arb 3

P20029

Arb 2

Scimitar Ridge Ranch

AF 961022001
V18 P184-188
P20030

Arb 5

P20031

Arb 8

P20032

Arb 4

SURVEY
VOL 9 PG 18

Scimitar Ridge Ranch

SURVEY
AF 961022001
V18 P184-188

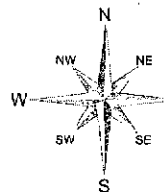
P119162

Arb 6

P20035

Arb 7/7h

P20034



Scale in feet

These maps were created from aerial records and existing map sources, no surveys. Map features from all source adjusted to achieve a "best fit" map to the Ownership Parcels map. While not taken in this process, maps from other sources are used to the precise location features. The relative positioning of one to another results from combining sources without field ground truth. THIS MAP IS NOT A SUBSTITUTE FOR

	DATE
DRAWN BY	7/12/96
REVISED	08/17/04
PLOTTED	08/17/04
MAP PRODUCED BY SKAGIT COUNTY MAPPING SERV	

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SKAGIT COUNTY



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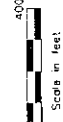
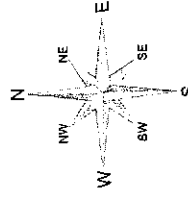
SKAGIT COUNTY

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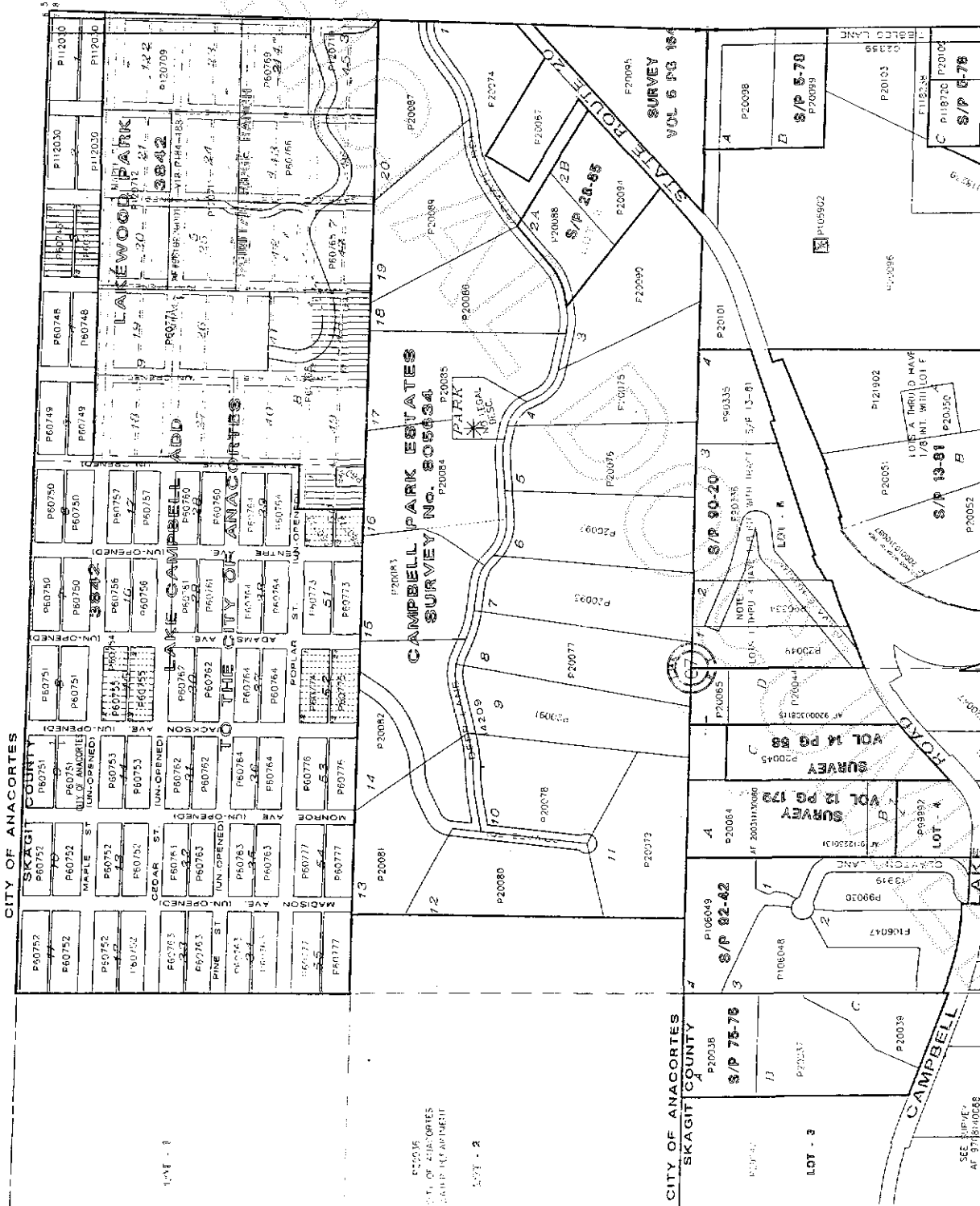
T 34 N R 02 E

ATTENTION

THIS MAP CONTAINS A PARCEL ACCOUNT THAT HAS BEEN PLACED WITH THE BEST AVAILABLE INFORMATION. THE EXACT LOCATION OF THIS PARCEL IS UNKNOWN.



These maps were created from available public



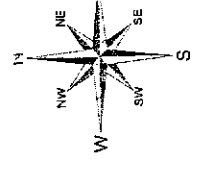
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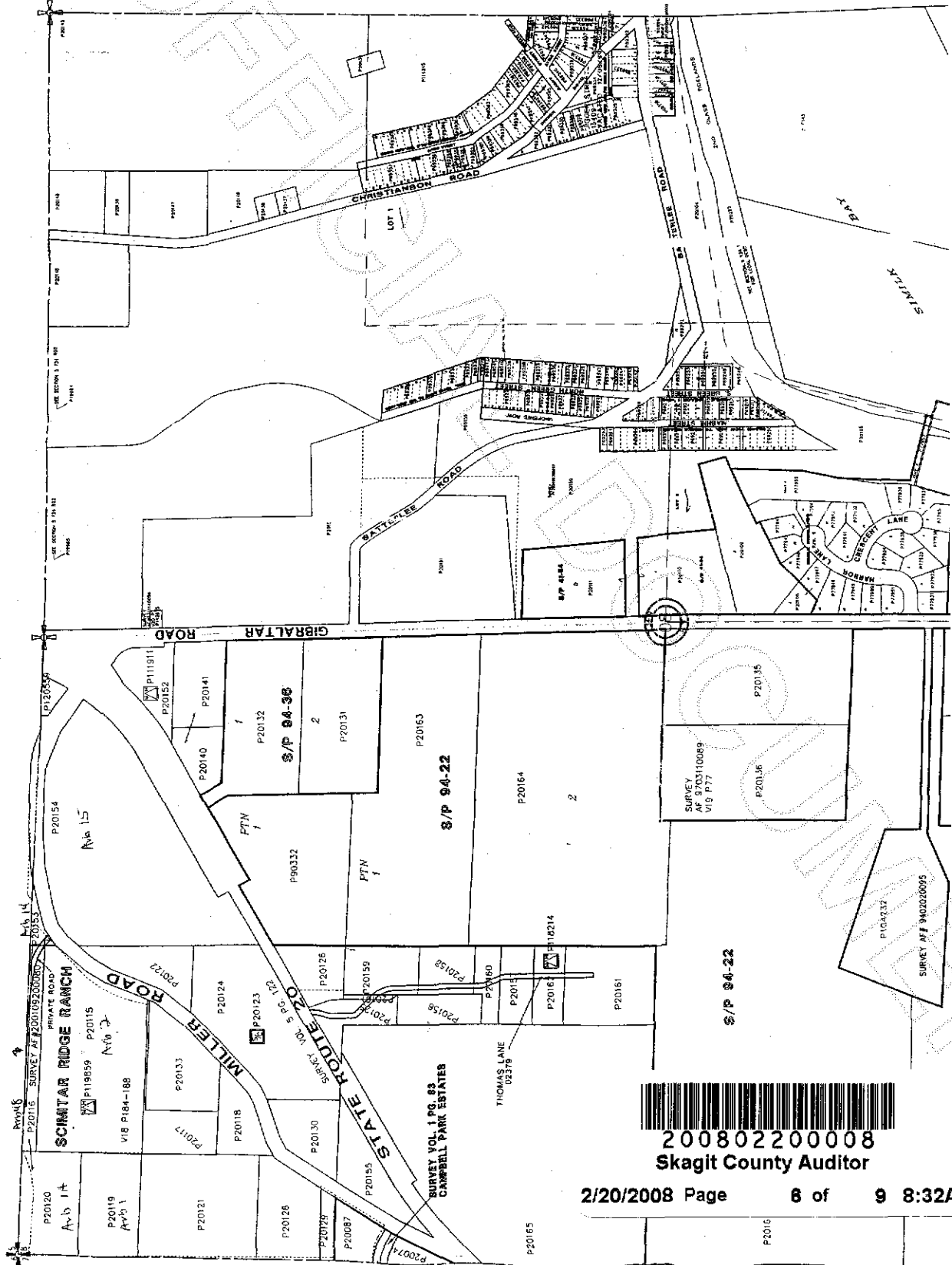
T 34 N R 02

ATTENTION
 THIS MAP CONTAINS A PARCELS THAT HAS BEEN PLACED WITH BEST AVAILABLE INFORMATION OF THIS PARCELS IS UNKNOWN.



Scale in feet
 0

These maps were created from a computerized GIS system and are not to scale.



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PLANNING & DEVELOPMENT SERVICES

GARY R. CHRISTENSEN, AICP, DIRECTOR

BILL DOWE, CBO, DEPUTY DIRECTOR

PATTI CHAMBERS
Administrative Coordinator

TIM DEVRIES, CBO
Building Official

February 14, 2008

Signal Hill Family LP
1041 W. 18th Street A-101
Costa Mesa, CA 92627

ATTN: Christopher J. Collins
1004 Commercial Ave.
1008
Anacortes, WA 98221

RE: Lot of Record Certifications:

PL06-1055
PL06-1185 through PL06-1191

Dear Mr. Collins:

It has been brought to the attention of this office that in December 2006, Western United Life Assurance Company submitted a Lot of Record Certification Application for the old Scimitar Ridge Ranch property. It has been found that the review of this application had never been completed. This letter will serve as notice that the land use review for Lot Certification has been completed and the following is information regarding the Lot Certifications for the Scimitar Ranch property.

The determination for a Lot of Record is based on a review of the conveyance documents submitted, including, but not necessarily limited to: the legal description contained in each conveyance document; assessing when parcels came together; when parcels were separated; and what County regulations, if any, were in effect at the time of conveyance of any specific legal description. The Scimitar Ranch property is located in four Sections and is comprised of a total of approximately 173 acres.

The current zoning of the entire property is Rural Reserve. The Rural Reserve zoning designation has a minimum lot size of 10 acres. Based on the total acreage amount and the Lot of Record Certifications the subject property would be eligible for several types of land division.

1800 Continental Place ♦ Mount Vernon, WA 9827

"Helping You Plan and B



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As indicated, this office has completed review of the Lot Certification Applications and based on information submitted the following determinations have been made:

Lot of Record Certification PL06-1055, Parcel P20015:

Lot Certification PL06-1055 is comprised of the legal description associated with Parcel P20015. This parcel is approximately 20 acres in size and appears to be vacant. This parcel may be conveyed individually or combined with any adjacent parcels.

Lot of Record Certification PL06-1185, Parcels P119164, 20019, 111417, 111509, 20116, 20153, 20120:

Lot Certification PL06-1185 is comprised of the legal descriptions associated with Parcels P119164, 20019, 111417, 111509, 20116, 20153, 20120 as a single unit of property. This parcel is approximately 27 acres in size and appears to be vacant. This parcel may be conveyed individually or combined with any adjacent parcels.

Lot of Record Certification PL06-1186, Parcel P19943:

Lot Certification PL06-1186 is comprised of the legal description associated with Parcel P19943. This parcel is approximately 11 acres in size and appears to be vacant. This parcel may be conveyed individually or combined with any adjacent parcels.

Lot of Record Certification PL06-1187, Parcels P20014 and 19942:

Lot Certification PL06-1187 is comprised of the legal descriptions associated with Parcels P20014 and 19942 as a single unit of property. This parcel is approximately 24.5 acres in size. The Skagit County Assessor's Office is assessing two residences as being located on this unit of property. This parcel may be conveyed individually or combined with any adjacent parcels.

Lot of Record Certification PL06-1188, Parcels P20030 and 20032:

Lot Certification PL06-1188 is comprised of the legal descriptions associated with Parcels P20030 and 20032 as a single unit of property. This parcel is approximately 30 acres in size, and appears to be vacant. This parcel may be conveyed individually or combined with any adjacent parcels.

Lot of Record Certification PL06-1189, Parcels P20034 and 119162:

Lot Certification PL06-1189 is comprised of the legal descriptions associated with Parcels P20034 and 119162 as a single unit of property. This parcel is approximately 20 acres in size. The Skagit County Assessor's Office is assessing what appears to be an accessory structure as being located on



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this unit of property. This parcel may be conveyed individually or combined with any adjacent parcels.

Lot of Record Certification PL06-1190, Parcels P20031 and 20035:

Lot Certification PL06-1190 is comprised of the legal descriptions associated with Parcels P20031 and 20035 as a single unit of property. This parcel is approximately 30 acres in size. The Skagit County Assessor's Office is assessing what appear to be multiple structures as being located on this unit of property. This parcel may be conveyed individually or combined with any adjacent parcels.

Lot of Record Certification PL06-1191, Parcels P112030, 60745, 60747, 60748, 60749:

Lot Certification PL06-1191 is comprised of the legal descriptions associated with Parcels P20031, 60745, 60747, 60748, 60749 as a single unit of property. This parcel is approximately 10 acres in size and appears to be vacant. This parcel may be conveyed individually or combined with any adjacent parcels.

Enclosed please find copies of unrecorded Lot of Record PL06-1055, -1185, -1186, -1187, -1188, 1189, 1190 and -1191 as well as portions of Assessor's maps depicting the indicated Lots of Record. All of the original Lot Certifications have been forwarded to the Skagit County Auditor's Office for recording. At such time as the originals are received by this office, the originals and invoices for additional recording fees will be forwarded.

If you have any questions, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner
Planning & Development Services



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