



200802200007  
Skagit County Auditor

2/20/2008 Page 1 of 9 8:31AM

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_06-1187

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): 19942, 20014; 340205-0-012-0007, 340205-3-002-0005; within a Ptn of the SW 1/4 of Sec. 5, Twp 34, Rge 2.

Lot Size: approximately 24.5 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: *How Roeder*

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:

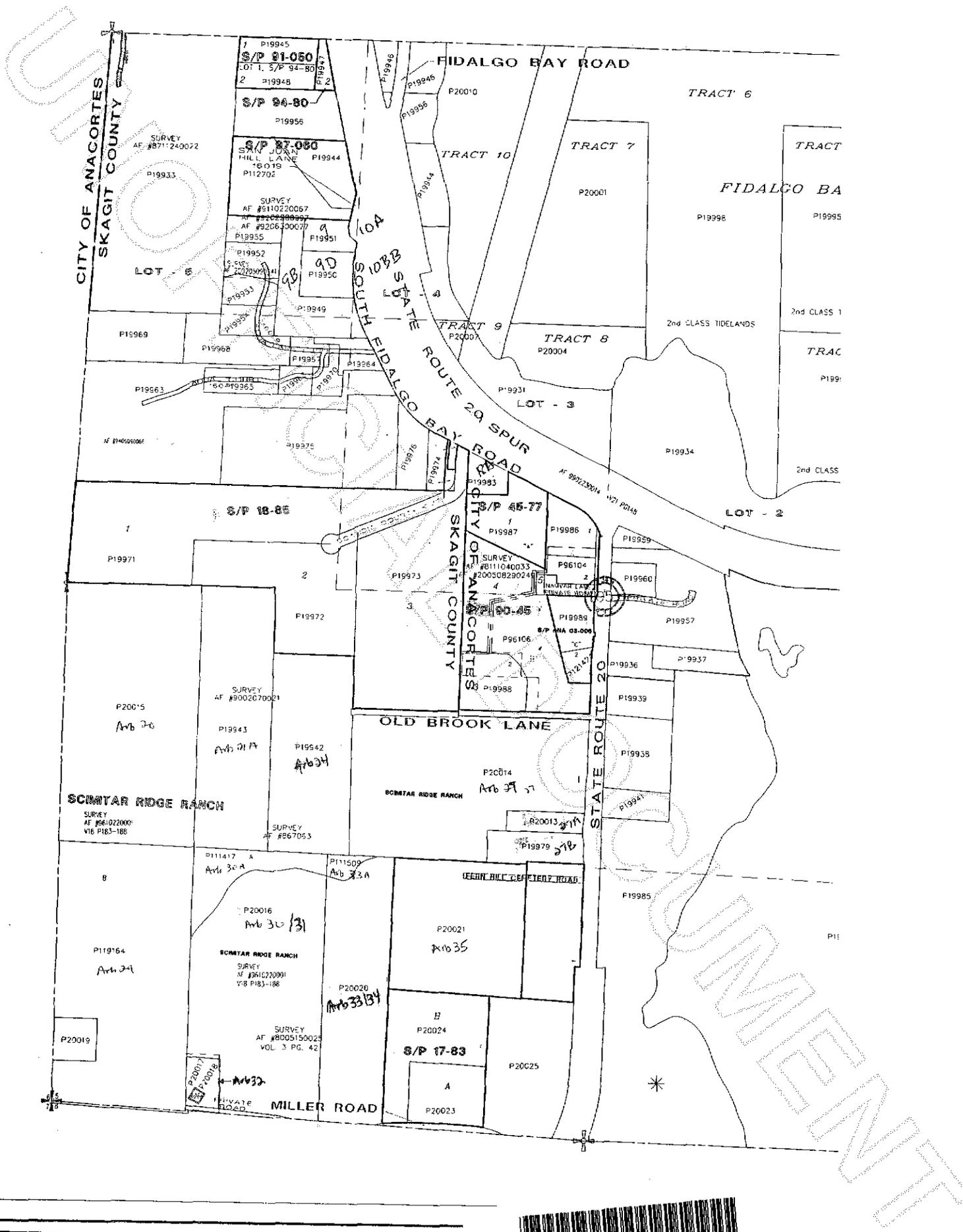
Parcels: 20031, 20035 – 30 acres. Section 6, Twp 34, Rge 2

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

6	5	4	3
7	8	9	10
18	17	16	15
19	20	21	22
30	29	28	27
31	32	33	34

T 34 N R 02

P20027  
CITY OF ANACORTES Arb 14

P20028  
Arb 3

P20029  
Arb 2

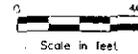
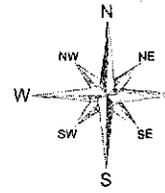


**Scimitar Ridge Ranch**

AF 9810220001  
V18 P184-182  
P20030

Arb 5

Arb 11



Scale in feet

P20031  
Arb 8

P20032  
Arb 4

SURVEY  
VOL 4 PG 22

**Scimitar Ridge Ranch**

SURVEY  
AF 9810220001  
V18 P184-188

Arb 13

P20035  
Arb 7/7A

P119162  
Arb 6

P20034

These maps were created from available records and existing map sources; no surveys. Map features from all sources depicted to achieve a "best fit" with the Generative Parcels map. While care taken in this process, maps from different sources may not perfectly align with each other. The relative positioning of features in one map may differ from another map. This map is not a substitute for a survey or field ground truth.

	DATE
DRAWN BY	7/12/06
REVISED	08/17/04
PLOTTED	08/17/04
MAP PRODUCED BY SKAGIT COUNTY MAPPING SERV.	

CITY OF ANACORTES  
SKAGIT COUNTY



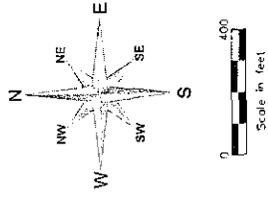
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# SKAGIT COUNTY

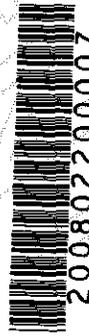
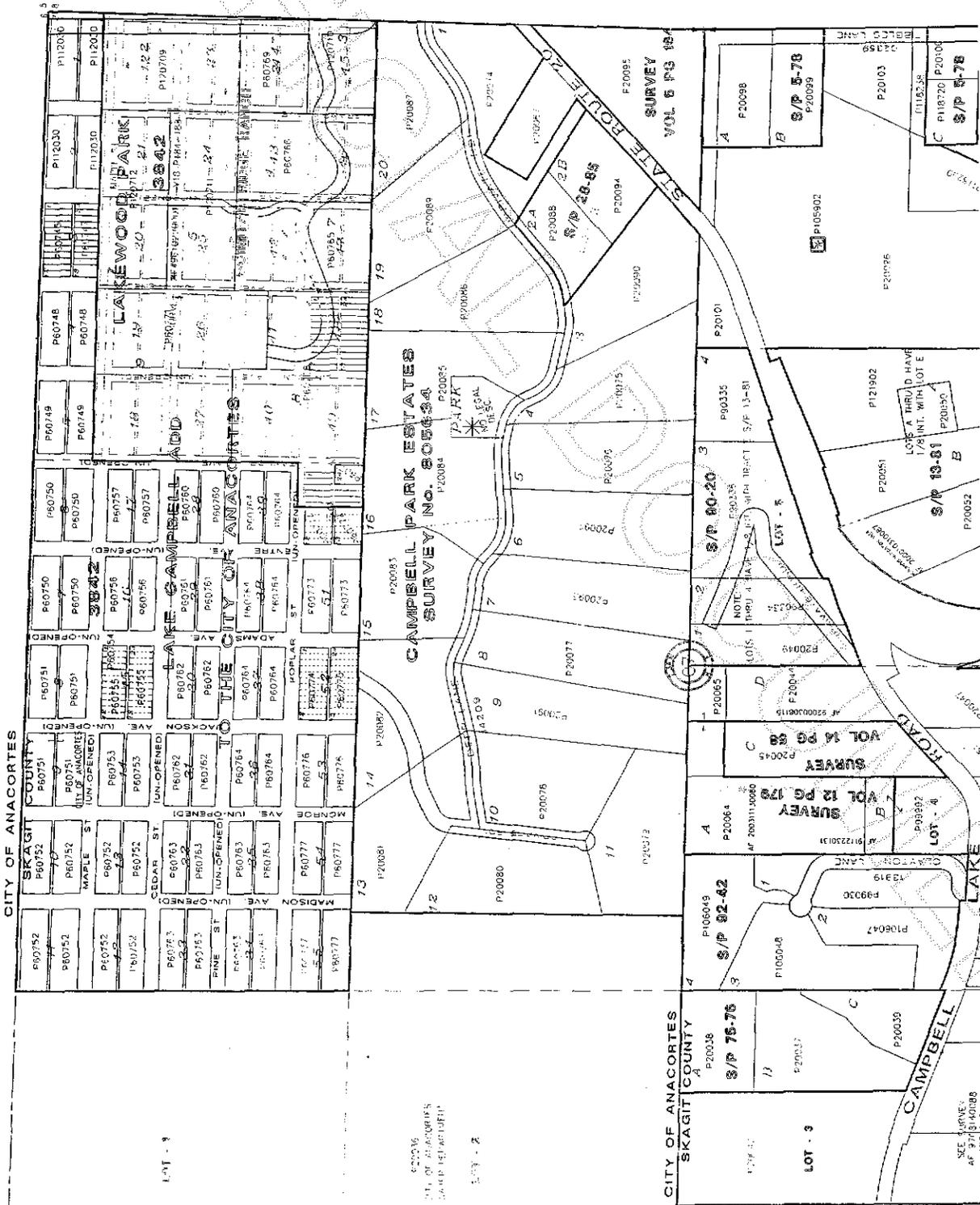
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31	32	33	34	35	36

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



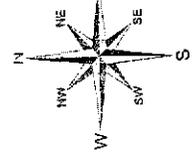
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# SKAGIT COUNTY

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19	20	21	22
30	29	28	27
31	32	33	34

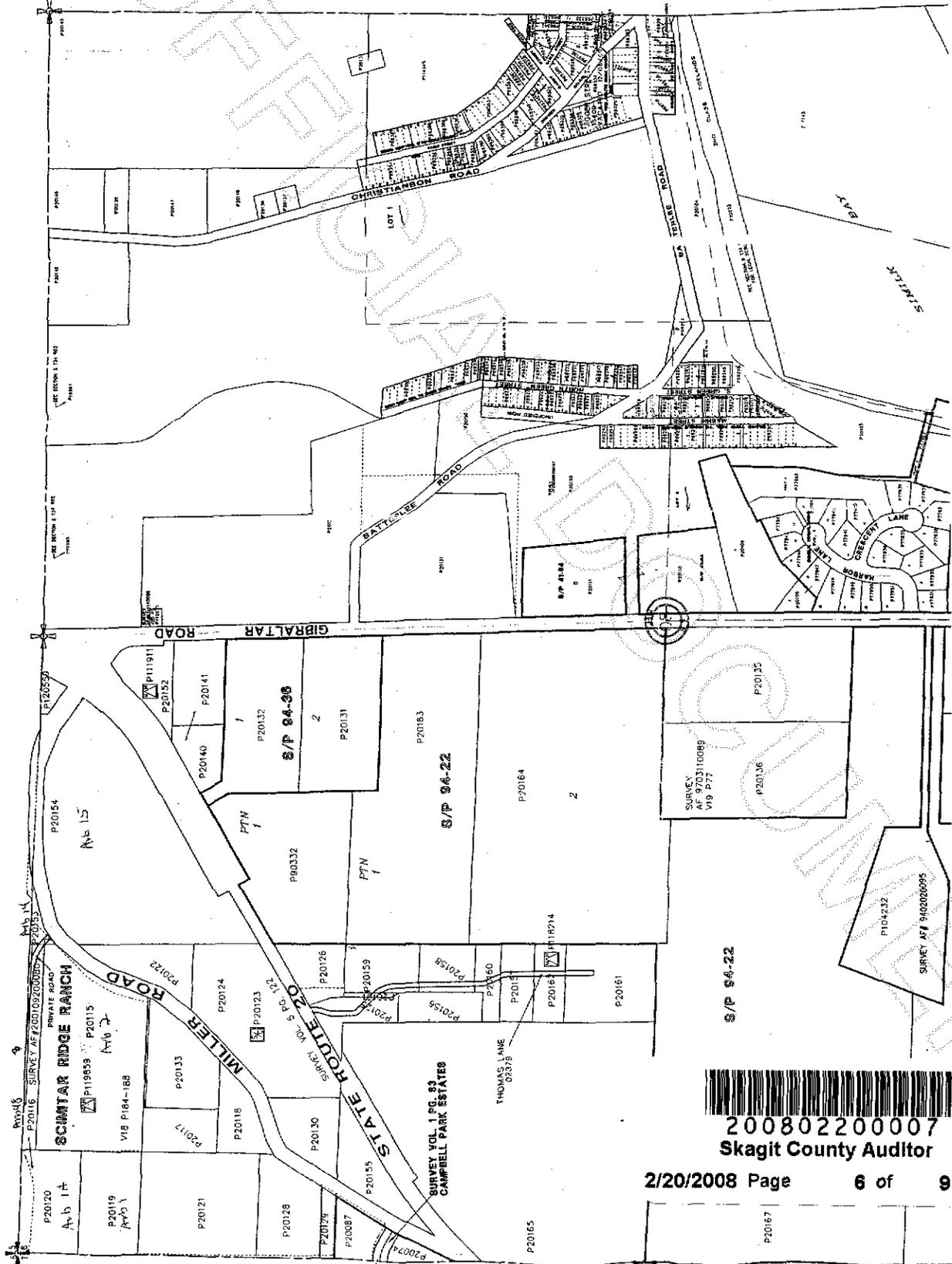
T 34 N R 02

**\* ATTENTION**  
 THIS MAP CONTAINS A PARCE  
 THAT HAS BEEN PLACED WITH  
 BEST AVAILABLE INFORMATION  
 EXACT LOCATION OF THIS PAR  
 IS UNKNOWN.



Scale in feet  
 0

These maps were created from a  
 record of the public map book.



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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. 18<sup>th</sup> 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.



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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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Mr. Christopher Collins  
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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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