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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL99-0688 & SW08-0238

Applicant Name: Pedersen Brothers LLC

Property Owner Name: Pedersen Brothers LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P16245, P127064, P126951 as one lot

Lot Size: 83.37 acres Description: see attached

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 Secondary Forest - Natural Resource Lands (SF-NRL) 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: _____

B. Rosen

Date: 6/24/2008

See attached map for Lot of Record boundaries.

Legal Description

P16245

ACREAGE ACCOUNT, ACRES 76.00, CF-75: THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. EXCEPT THE FOLLOWING DESCRIBED TRACT: A) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 823.55 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 31'24" WEST, A DISTANCE OF 198.59 FEET; THENCE NORTH 02 DEGREES 28'36" WEST, A DISTANCE OF 105.49 FEET; THENCE NORTH 26 DEGREES 13'25" WEST, A DISTANCE OF 168.06 FEET; THENCE NORTH 23 DEGREES 17'41" EAST, A DISTANCE OF 18.56 FEET; THENCE NORTH 76 DEGREES 06'03" EAST, A DISTANCE OF 109.35 FEET; THENCE SOUTH 34 DEGREES 07'43" EAST, A DISTANCE OF 36.46 FEET; THENCE SOUTH 28 DEGREES 47'33" EAST, A DISTANCE OF 297.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. B) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 332.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 31'24" WEST, A DISTANCE OF 271.61 FEET; THENCE NORTH 02 DEGREES 28'36" WEST, A DISTANCE OF 72.49 FEET; THENCE NORTH 27 DEGREES 05'53" EAST, A DISTANCE OF 157.04 FEET; THENCE NORTH 87 DEGREES 31'24" EAST, A DISTANCE OF 77.93 FEET; THENCE SOUTH 42 DEGREES 51'43" EAST, A DISTANCE OF 179.31 FEET; THENCE SOUTH 02 DEGREES 28'36" EAST, A DISTANCE OF 72.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. C) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 01 DEGREES 21'21" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 492.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREES 21'21" WEST A DISTANCE OF 225.15 FEET; THENCE SOUTH 88 DEGREES 38'39" WEST, A DISTANCE OF 182.63 FEET; THENCE SOUTH 01 DEGREES 21'21" EAST, A DISTANCE OF 292.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 113.31 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 22 DEGREES 20'11" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 40'31" AND AN ARC DISTANCE OF 60.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 111.37 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76 DEGREES 36'12" AND AN ARC DISTANCE OF 148.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. D) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1292.86 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 17 DEGREES 02'25" EAST, A DISTANCE OF 969.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 21 DEGREES 48'07" EAST, A DISTANCE OF 335.71 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75 DEGREES 23'25" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 17'05" AND AN ARC DISTANCE OF 109.54 FEET; THENCE NORTH 16 DEGREES 27'13" WEST, A DISTANCE OF 356.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 170 DEGREES 17'59" AND AN ARC DISTANCE OF 148.61 FEET; THENCE SOUTH 06 DEGREES 18'18" EAST, A DISTANCE OF 97.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION



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P127064 (4 acre parcel created for tax purposes only, removed from open space)

ACREAGE ACCOUNT, ACRES 4.00, CF VIO#1-2008 DATE DUE: 2-18-2008 A) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 823.55 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 31'24" WEST, A DISTANCE OF 198.59 FEET; THENCE NORTH 02 DEGREES 28'36" WEST, A DISTANCE OF 105.49 FEET; THENCE NORTH 26 DEGREES 13'25" WEST, A DISTANCE OF 168.06 FEET; THENCE NORTH 23 DEGREES 17'41" EAST, A DISTANCE OF 18.56 FEET; THENCE NORTH 76 DEGREES 06'03" EAST, A DISTANCE OF 109.35 FEET; THENCE SOUTH 34 DEGREES 07'43" EAST, A DISTANCE OF 36.46 FEET; THENCE SOUTH 28 DEGREES 47'33" EAST, A DISTANCE OF 297.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. B) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 332.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 31'24" WEST, A DISTANCE OF 271.61 FEET; THENCE NORTH 02 DEGREES 28'36" WEST, A DISTANCE OF 72.49 FEET; THENCE NORTH 27 DEGREES 05'53" EAST, A DISTANCE OF 157.04 FEET; THENCE NORTH 87 DEGREES 31'24" EAST, A DISTANCE OF 77.93 FEET; THENCE SOUTH 42 DEGREES 51'43" EAST, A DISTANCE OF 179.31 FEET; THENCE SOUTH 02 DEGREES 28'36" EAST, A DISTANCE OF 72.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. C) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 01 DEGREES 21'21" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 492.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 01 DEGREES 21'21" WEST A DISTANCE OF 225.15 FEET; THENCE SOUTH 88 DEGREES 38'39" WEST, A DISTANCE OF 182.63 FEET; THENCE SOUTH 01 DEGREES 21'21" EAST, A DISTANCE OF 292.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 113.31 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 22 DEGREES 20'11" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 40'31" AND AN ARC DISTANCE OF 60.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 111.37 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76 DEGREES 36'12" AND AN ARC DISTANCE OF 148.91 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. D) COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.; THENCE SOUTH 87 DEGREES 31'24" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1292.86 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 17 DEGREES 02'25" EAST, A DISTANCE OF 969.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 21 DEGREES 48'07" EAST, A DISTANCE OF 335.71 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 145.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS SOUTH 75 DEGREES 23'25" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43 DEGREES 17'05" AND AN ARC DISTANCE OF 109.54 FEET; THENCE NORTH 16 DEGREES 27'13" WEST, A DISTANCE OF 356.24 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 170 DEGREES 17'59" AND AN ARC DISTANCE OF 148.61 FEET; THENCE SOUTH 06 DEGREES 18'18" EAST, A DISTANCE OF 97.25 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION



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P126951 (3.37 ac parcel created through BLA PL07-0861, this parcel is zoned Industrial Forest, there is no land division allowed on the zoning boundary line.)

ACREAGE ACCOUNT, ACRES 3.37, CF-75 A PORTION OF THE SE1/4 OF THE SW1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4; THENCE SOUTH 87-31-24 WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 212 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 35-08-43 WEST, 189.38 FEET; THENCE SOUTH 87-31-24 WEST, 755.37 FEET; THENCE NORTH 02-28-36 WEST, 150 FEET TO THE NORTH LINE OF THE SUBDIVISION; THENCE NORTH 87-31-24 EAST ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.



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