

Return Name & Address:



201101270099

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

Re-record AF 201010040206 to reflect BLA PL10-0514, AF 201101240121 & 201101240122  
File Number: PL\_10-0401

Applicant Name: Cougar Peak, LLC

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): 35737, together with the East 120ft. of the south 170 ft. of the North 555 ft. of the SE ¼ of the SW ¼ (Ptn of P35734); 350403-4-003-0001; and a Ptn of the SW ¼ of the SE ¼ all in Sec. 3, Twp 35, Rge 4.

Lot Size: approximately 40 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 Resource-Natural Resource Land 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.

Authorized Signature: Handwritten Signature

Date: 1/27/2011

See attached map for Lot of Record boundaries.

LEGAL DESCRIPTIONS  
BEFORE  
BLA

PARCEL "A": - P 35737

The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M.

PARCEL "B": - P 35734

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M.

LEGAL DESCRIPTIONS  
AFTER  
BLA

PARCEL "A": - P 35737

The Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M., EXCEPT the North 385 feet of the West 53 feet thereof;

TOGETHER WITH the East 120 feet of the South 170 feet of the North 555 feet of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M.

PARCEL "B": - P 35734

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 3 East, W.M., EXCEPT the East 120 feet of the South 170 feet of the North 555 feet thereof.

TOGETHER WITH the North 385 feet of the West 53 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M.

All situate in the County of Skagit, State of Washington.



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Exhibit "A"

The North 385 feet of the West 53 feet of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington

Exhibit "B"

The Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M.

EXCEPT the East 120 feet of the South 170 feet of the North 555 feet thereof.

Situate in the County of Skagit, State of Washington



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**LEGAL DESCRIPTION PRIOR TO  
BOUNDARY LINE ADJUSTMENT (BLA)**

**PARCEL "A" (SITE BEING DEVELOPED):**

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH,  
RANGE 4 EAST, W.M.

**PARCEL "B" (ADJACENT SITE):**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH,  
RANGE 4 EAST, W.M.

**SITE INFORMATION:**

TAX ID OF SITE BEING DEVELOPED: 350403-4-003-0001

TAX ID OF ADJACENT SITE: 350403-3-004-0002

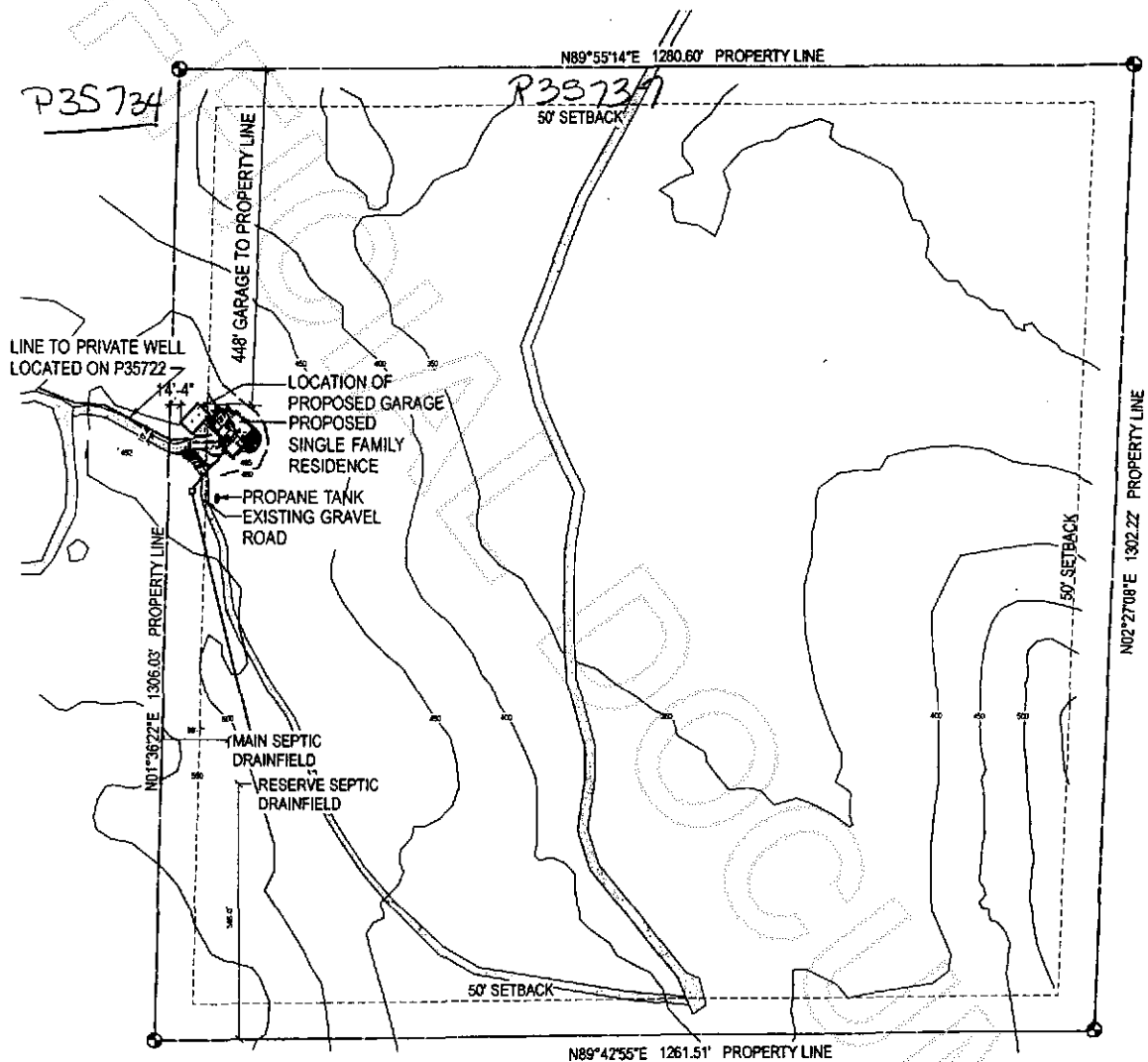
PARCEL NUMBER OF SITE BEING DEVELOPED: P35737

PARCEL NUMBER OF ADJACENT SITE: P35734

LOT SIZE OF SITE BEING DEVELOPED: 40 ACRES

LOT SIZE OF ADJACENT SITE: 160 ACRES

OWNERS OF BOTH PROPERTIES: COUGAR PEAK, LLC



**Site Plan Prior to BLA**

SCALE: 1" = 200'

0 200 400 600 FEET



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**LEGAL DESCRIPTION AFTER THE  
BOUNDARY LINE ADJUSTMENT (BLA)**

**PARCEL "A" (SITE BEING DEVELOPED):**

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH,  
RANGE 4 EAST, W.M. EXCEPT THE NORTH 385 FEET OF THE WEST 53 FEET THEREOF,

TOGETHER WITH THE EAST 120 FEET OF THE SOUTH 170 FEET OF THE NORTH 614 FEET  
OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH,  
RANGE 4 EAST, W.M.

**PARCEL "B" (ADJACENT SITE):**

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH,  
RANGE 4 EAST, W.M. EXCEPT THE EAST 120 FEET OF THE SOUTH 170 FEET OF THE NORTH  
614 FEET THEREOF.

TOGETHER WITH THE NORTH 385 FEET OF THE WEST 53 FEET OF THE SOUTHWEST 1/4 OF  
THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

**SITE INFORMATION:**

TAX ID OF SITE BEING DEVELOPED: 350403-4-003-0001

TAX ID OF ADJACENT SITE: 350403-3-004-0002

PARCEL NUMBER OF SITE BEING DEVELOPED: P35737

PARCEL NUMBER OF ADJACENT SITE: P35734

LOT SIZE OF SITE BEING DEVELOPED: 40 ACRES

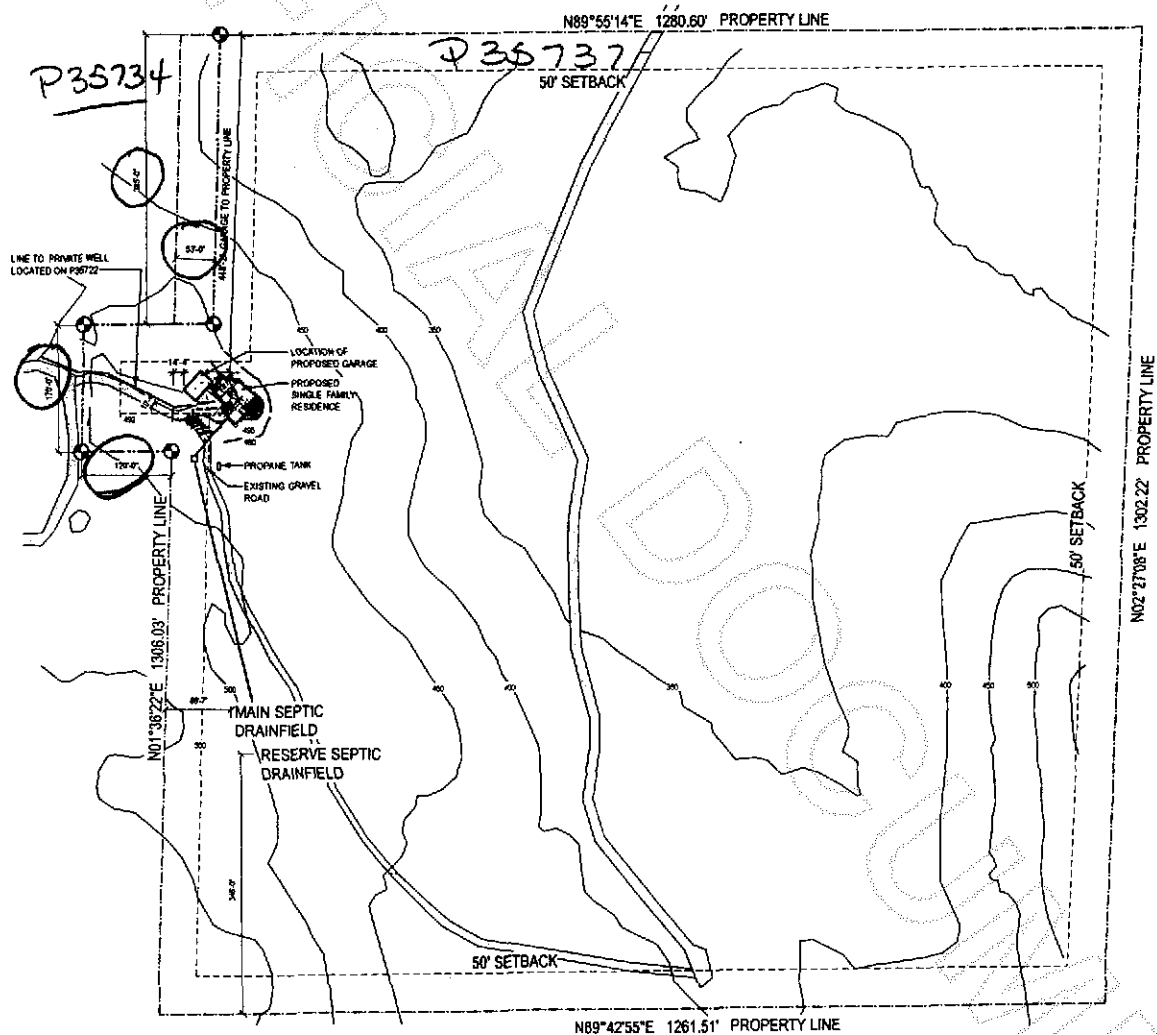
LOST SIZE OF ADJACENT SITE: 160 ACRES

**OWNERS OF BOTH PROPERTIES:**

COUGAR PEAK, LLC

P.O. Box 2249

BELLINGHAM, WA 98227



**Site Plan After BLA**

SCALE 1" = 200'



**Boundary Line Adjustment**

Reviewed and Approved in Accordance with  
SCC Chapter 14.18.700 on

2010.

Skagit County Planning & Development Services



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