



202106070095

06/07/2021 12:10 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Return Name & Address:

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: PL_21-0300_____

Applicant Name: _Weyerhaeuser Company (successor by Merger, December 31, 2013)

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): _41879, 41880, 41883; 350623-2-002-0000, 350623-3-001-0009, 350623-4-001-0007; within a Ptn of the SE ¼ of the NW ¼, lying South of the Finny-Cumberland Road and a Ptn of the East ½ of the SW ¼, also lying South of the Finny-Cumberland Road and a Ptn of the N ½ of the SE ¼, lying South and East of the Finny-Cumberland Road; all within Section 23, Twp. 35, Rge 6. As a single parcel. As more completely described as Tract B as shown on Attached Legal Description.

Lot Size: _approximately 145.7 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.

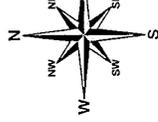
2. DEVELOPMENT

IS, the minimum lot size required for the _Industrial Forest-Natural Resource Land (with a Mineral Resource Overlay) zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

Authorized Signature: *Mason Rueda*

Date: _ 6/4/2021

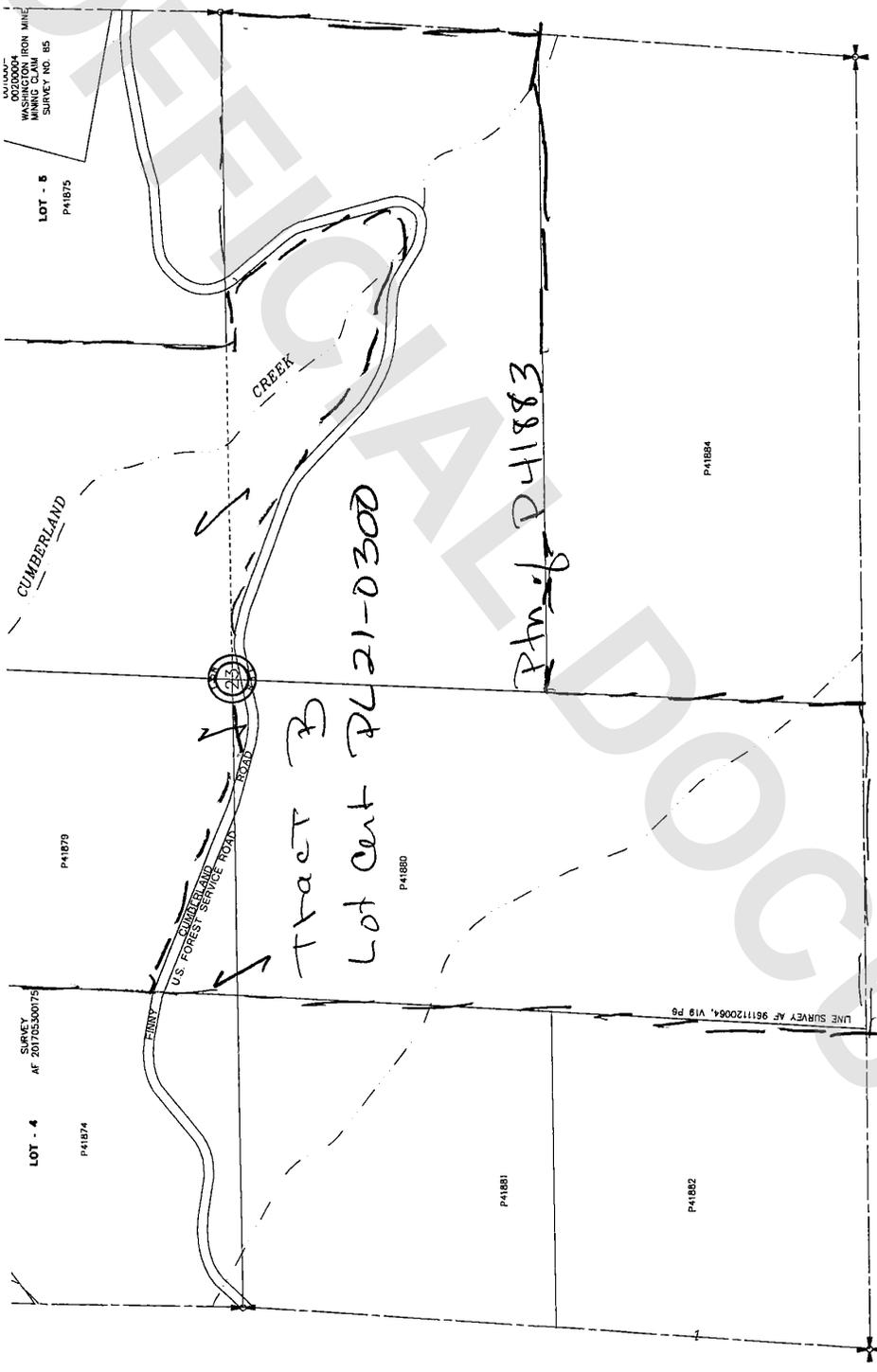
See attached map for Lot of Record boundaries



This map was prepared from the records of the Survey of the State of Tennessee. It is not intended to show any other boundaries or interests. The State of Tennessee is not responsible for any errors or omissions. The State of Tennessee is not responsible for any damages or losses resulting from the use of this map. THIS MAP IS NOT A SUBSTITUTE FOR A FIELD SURVEY.

DATE	DESCRIPTION
12/10/2021	DRAWN BY: [Signature]
05/09/2021	REVISED BY: [Signature]
05/09/2021	PLOTTED BY: [Signature]
05/09/2021	MAP PREPARED BY: [Signature]
05/09/2021	FIELD SURVEY BY: [Signature]

Section
T 35 N R



UNOFFICIAL

TRACT B**LEGAL DESCRIPTION**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 6 EAST OF W.M., SKAGIT COUNTY, WASHINGTON, LYING SOUTH AND EAST OF THE CENTERLINE OF CUMBERLAND ROAD (U.S.F.S. ROAD #353) WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23;
 THENCE NORTH 02°21'39" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 416.05 FEET TO THE CENTERLINE OF CUMBERLAND ROAD AND THE POINT OF BEGINNING;
 THENCE ALONG SAID CENTERLINE ROAD THE FOLLOWING COURSES:

THENCE SOUTH 83°06'26" EAST 286.74 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 434.93 FEET, THE CENTER OF WHICH BEARS SOUTH 04°51'02" WEST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°40'56", AN ARC LENGTH OF 225.32 FEET;
 THENCE SOUTH 53°09'56" EAST 130.58 FEET;
 THENCE SOUTH 51°45'26" EAST 194.72 FEET;
 THENCE SOUTH 47°56'37" EAST 59.06 FEET;
 THENCE SOUTH 55°47'56" EAST 139.81 FEET;
 THENCE SOUTH 59°26'44" EAST 47.40 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 317.15 FEET, THE CENTER OF WHICH BEARS NORTH 32°20'10" EAST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°50'57", AN ARC LENGTH OF 264.86 FEET;
 THENCE NORTH 73°54'45" EAST 347.94 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 231.23 FEET, THE CENTER OF WHICH BEARS SOUTH 15°02'36" EAST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43°32'55" AN ARC LENGTH OF 175.75 FEET;
 THENCE SOUTH 64°31'42" EAST 156.16 FEET;
 THENCE SOUTH 60°44'42" EAST 206.74 FEET;
 THENCE SOUTH 58°24'30" EAST 98.70 FEET;
 THENCE SOUTH 47°44'21" EAST 88.34 FEET;
 THENCE SOUTH 51°46'47" EAST 115.73 FEET;
 THENCE SOUTH 44°35'26" EAST 161.55 FEET;
 THENCE SOUTH 51°46'14" EAST 214.92 FEET;
 THENCE SOUTH 49°27'00" EAST 36.03 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 283.22 FEET, THE CENTER OF WHICH BEARS NORTH 35°12'49" EAST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°59'22" AN ARC LENGTH OF 207.56 FEET;
 THENCE NORTH 81°12'48" EAST 52.53 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 218.31 FEET, THE CENTER OF WHICH BEARS SOUTH 15°57'31" EAST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°28'07" AN ARC LENGTH OF 154.20 FEET;
 THENCE SOUTH 58°22'53" EAST 102.41 FEET;
 THENCE SOUTH 63°00'57" EAST 96.98 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 152.79 FEET, THE CENTER OF WHICH BEARS NORTH 26°13'03" EAST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°14'40", AN ARC LENGTH OF 144.66 FEET TO A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 119.88 FEET, THE CENTER OF WHICH BEARS NORTH 31°03'53" WEST;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°39'56" AN ARC LENGTH OF 154.13 FEET;
 THENCE NORTH 21°00'01" WEST 61.74 FEET;
 THENCE NORTH 27°02'44" WEST 173.24 FEET;
 THENCE NORTH 17°58'03" WEST 116.38 FEET;
 THENCE NORTH 25°34'38" WEST 82.55 FEET;
 THENCE NORTH 44°12'06" WEST 320.63 FEET;
 THENCE NORTH 22°20'02" WEST 37.26 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23 AND THE POINT OF ENDING.



PREPARED BY JEPSON & ASSOCIATES, P.S.
 REGISTERED PROFESSIONAL ENGINEERS & LAND SURVEYORS
 222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
 PHONE: (360) 733-5760 | FAX: (360) 647-8939
 EMAIL: CMJEPSON@JEPSONENGINEERING.COM
 JOB NO. 20099 | 05/20/2021

SHEET 1 of 1

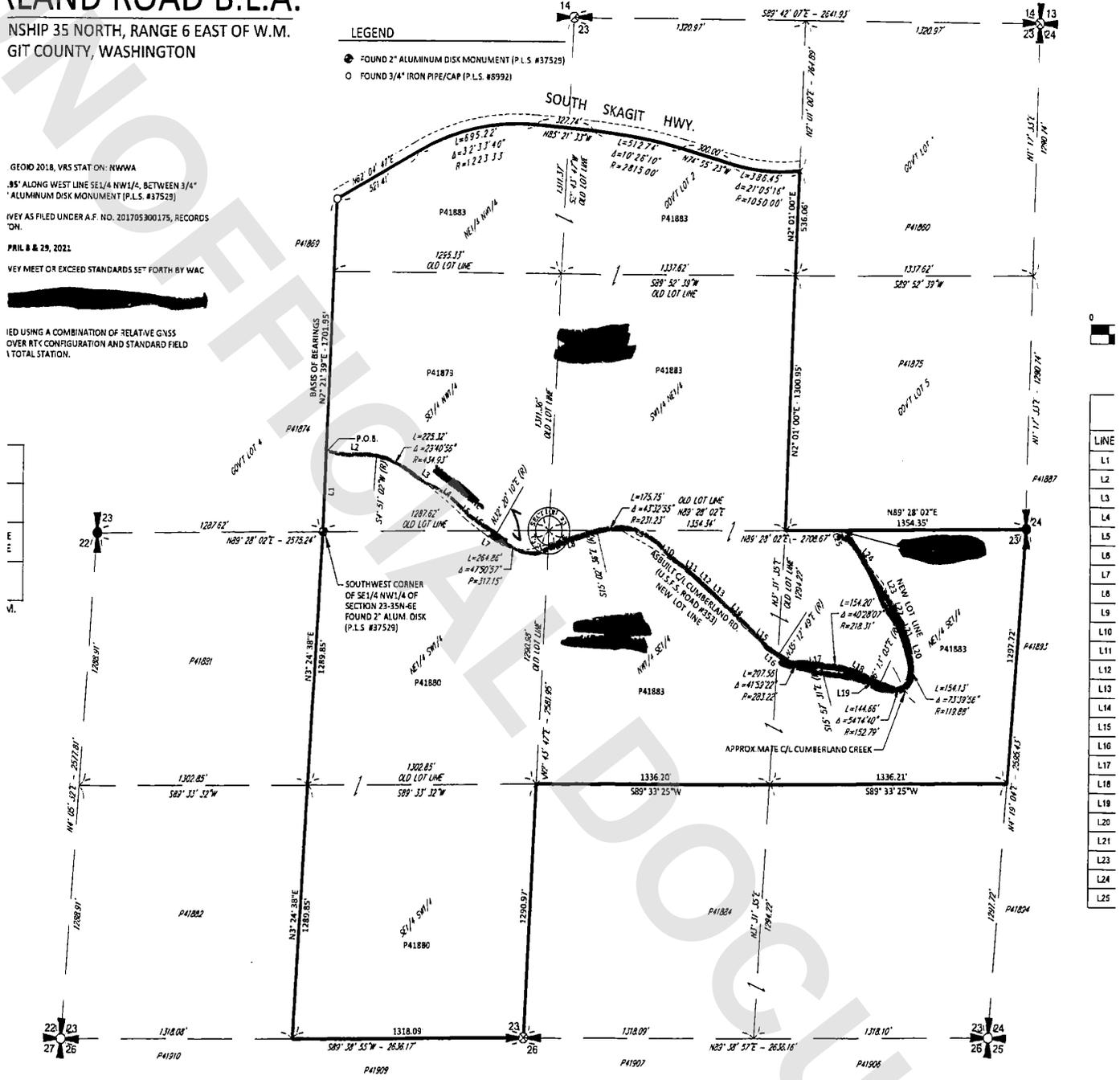
LAND ROAD B.L.A.

NSHIP 35 NORTH, RANGE 6 EAST OF W.M.
GIT COUNTY, WASHINGTON

GEOD 2018, VRS STAT ON: NWWA
 .85' ALONG WEST LINE SE1/4 NW1/4, BETWEEN 3/4"
 ALUMINUM DISK MONUMENT (P.L.S. #37529)
 VEY AS FILED UNDER A.F. NO. 201705300175, RECORDS
 ON.
 PRIL 8 & 29, 2021
 VEY MEET OR EXCEED STANDARDS SET FORTH BY WAC
 ED USING A COMBINATION OF RELATIVE GYSS
 OVER RTX CONFIGURATION AND STANDARD FIELD
 TOTAL STATION.

LEGEND

- FOUND 2" ALUMINUM DISK MONUMENT (P.L.S. #37529)
- FOUND 3/4" IRON PIPE/CAP (P.L.S. #8992)



LINE
L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
L11
L12
L13
L14
L15
L16
L17
L18
L19
L20
L21
L23
L24
L25



PTN. SEC. 23, TWP. 35 N., RGE. 6 E., W.M.
 SKAGIT COUNTY, WASHINGTON



JEPSON & ASSOCIATES
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
 PHONE: (360) 733-5760 FAX: (360) 647-8939
 EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CUI
 DAI
 DW
 JOB
 DRA
 CHE