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, Skagit County Auditor

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Return to: Skagit Surveyors & Engineers
806 Metcalf Street
Sedro-Woolley, WA 98284
Phone: (360) 855-2121

COVER SHEET

OPEN SPACE AGREEMENT

GRANTOR: Mary Coker and Norm Coker

GRANTEE: Public

LEGAL DESCRIPTION

Lot "C" of Short Plat No. 99-0016, approved October 28, 1999, recorded October 28, 1999, as Auditor's File No. 199910280103, records of Skagit County, Washington, and being a portion of Lot 3 of Short Plat No. 93-011 in the South $\frac{1}{2}$ of Section 20, Township 33 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Snowden Lane as shown on the face of said Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of Lots 1 and 4 of said Short Plat No. 93-011, lying Westerly of the Westerly line of Franklin Road as shown on the face of the Short Plat No. 93-011.

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 50 feet wide, being 25 feet wide on each side of the centerline of the railroad of the English Lumber Company, as the same has heretofore been surveyed, staked out and established upon, over and across the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East, W.M., lying Northeasterly of the Northeasterly line of Cedardale Road.

Situate in the County of Skagit, State of Washington..

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P116061

ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 330420-4-006-0600

OPEN SPACE EASEMENT/AGREEMENT

In consideration of Skagit County Code (SCC) 14.08.118 (6) (d) and 14.08.118(9), requirements for designating areas of open space on all subdivisions using the CaRD process, the owner(s) of the property described on the face of Short CaRD Short Plat PL-00-0301 does hereby designate a portion of Lot C1 as Open Space Future Development (OS-FD), and a portion as Open Space Preservation Areas (OS-PA). The remainder is designated as a one acre building site.

These designations are subject to the following terms:

1. Lot C1 contains a mix of designations. A portion (6.89 acres) is designated as open space future development (OS-FD) per SCC 14.06.118(9)(a)(iii). The designation shall continue until the lot is needed for future urban growth as determined through the Comprehensive Plan amendment process.

A portion (0.59 acres) is designated as open space preservation area (OS-PA) per SCC 14.06.118(9)(a)(ii). This designation is subject to provisions of SCC 14.06 and is subject to terms and conditions of Protected Critical Area Agreement recorded under AF 199910280104. The area is subject to the OS-PA designation in perpetuity.

A one acre building site has been identified on Lot C1 and 0.52 acres is included within the existing roadway.

2. The right to use and possession of those lots designated for Open Space shall reside in the owner of said lot and his heirs, successors, assigns and invitees.
3. The Open Space designations shall not be construed to provide open or common space for owners within the project or members of the public.
4. The Open Space designation shall run with the land and be binding on current and future owners, their respective heirs, successors and assigns.



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