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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
PROTECTED CRITICAL AREA AGREEMENT

GRANTOR: David Piper, R.B. Van Limited Partnership, Coast Investment, Gunderson Trust,
R.B. Van L.P.

GRANTEE: Skagit County

LEGAL DESCRIPTION:

PARCEL "A"

THAT PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION, WHICH IS 468 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 187 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 210 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 210 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 210 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B"

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SUBDIVISION, WHICH IS 468 FEET SOUTH OF THE NORTH LINE THEREOF; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 187 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 210 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 210 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 210 FEET; THENCE WEST A DISTANCE OF 210 FEET TO THE TRUE POINT OF BEGINNING, ALSO EXCEPT THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13.

PARCEL "C"

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P24676, P24677, P24680

PROTECTED CRITICAL AREA EASEMENT AGREEMENT

In consideration of Skagit County Code (SCC) 14.24.170, requirements for recording of Protected Critical Area easements (PCA), for areas included under PL01-0363, and mutual benefits herein Grantor(s) project does hereby grant, convey and warrant to Skagit County, a political subdivision of the State of Washington, a non-exclusive perpetual easement establishing a PCA over, along and across that portion of the project, denoted as PCA and described, hereinafter together with the right of ingress and egress to and from these easements for the sole purpose of monitoring and enforcing proper operation and maintenance of the PCA described herein.

These easements are granted subject to and conditioned upon the following terms, conditions and covenants:

1. The PCA legal descriptions are as follows:

Lots A, B, C and D of Short Plat PL01-0363.

2. Grantor(s) shall here after be responsible for maintaining and repairing PCA areas as described herein and is hereby required to leave the PCA undisturbed in a natural state. No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind or planting of non-native vegetation is allowed within the PCA's except as currently exists, is noted in "3." herein or is specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.

3. Grantor(s) and Skagit County agree to the following special conditions requested by the Grantor(s) or required as part of mitigation pursuant to SCC 14.24.

a. Permit the continuation of the existing uses within the buffer area.

b. Grantor(s) shall be held harmless from any damage or injury to any property or person by any person entering the easement areas not expressly authorized to do so by the Grantor(s).

4. Grantor(s) retains the right to the use and possession of the real property over which the easements are granted to the extent permitted by Skagit County. Low impact uses and activities, which are consistent with the purpose and function of the PCA and do not detract from its integrity, may be permitted in the PCA depending on the sensitivity of the habitat involved. Examples of uses and activities which may be permitted in appropriate cases, with prior County written approval separate from this agreement, include pedestrian trails, viewing platforms, stormwater management facilities and utility easements. Provided further that the grantor(s) agrees not to interfere with, obstruct or endanger Skagit County's use of the easement.

5. Should any human disturbance of the PCA occur, the fee owners shall have the obligation to restore and return the affected area to its natural state immediately, under the provisions of a County approved mitigation plan.

6. The parties recognize that this easement is created, granted and accepted for the benefit of the inherent natural functions provided by the PCA but shall not be construed to provide open or common space for owners within the project or members of the public. By acceptance of the



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easement for the purposes described, Skagit County does not accept or assume any liability of acts or omissions of the fee owners, his or her invitees, licenses or third parties within the easement areas. Grantor(s) holds Skagit County harmless from any damage or injury to any property or person by any person entering the easement areas not expressly authorized to do so by Skagit County.

7. Grantor(s) agrees that these easements shall run with the land and that the rights and obligations of Grantor(s) and Skagit County shall inure to the benefit of each and shall be binding upon their respective heirs, successors and assigns.

8. Grantor(s) covenants that they own the property legally described herein and has lawful right to convey the interest in the property to Skagit County for the benefit of the public forever.

Skagit County:

Leah Forbes

Owner:

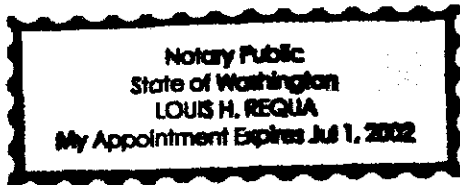
David R. Piper
David Piper

Lew Plummer as Attorney in Fact for;

Robert D. Vandenburg - General Partner of R.B. Van Limited Partnership,
Robert Denburgh - President of Coast Investment, Robert Donald Vandenburg - Trustee of
Gunderson Trust, Robert Donald Vandenburg - Agent of R.B. Van L.P.

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that David Piper is the person who appeared before me that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.



Dated 8-17-01
Louis H. Regua
Signature


Notary Louis H. Regua
Title Notary

My appointment expires July 1, 2002

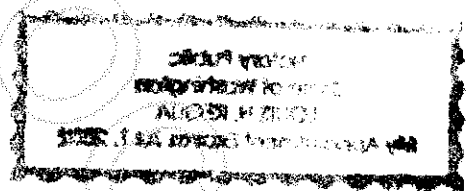
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 29 2001

Amount Paid \$
Skagit Co. Treasurer
By fp Deputy


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Skagit County Auditor
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UNOFFICIAL DOCUMENT



State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Lew Plummer signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it at as the Attorney in Fact for Robert D. Vandenburg - General Partner of R.B. Van Limited Partnership, Robert Denburgh - President of Coast Investment, Robert Donald Vandenburg - Trustee of Gunderson Trust, Robert Donald Vandenburg - Agent of R.B. Van L., to be the free and voluntary act of said parties for the uses and purposes mentioned in the instrument.



Dated 8-16-01
Signature Louis H. Regus
Notary Louis H. Regus
Title Notary
My appointment expires July 1, 2002



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