



200408030187

Skagit County Auditor

8/3/2004 Page

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AFTER RECORDING RETURN TO:

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**ACKNOWLEDGEMENT/APPROVAL  
BUILDING PLANS/SITE PLAN**

NORMAN and MARY COKER ("Coker") and JOEL and TAMI HYLBACK ("Hylback"), owners of two (2) separate parcels of real property located in Skagit County, subject to the covenants set forth in that certain Declaration of Covenants and Restrictions recorded under Skagit County Auditor's File No. 9312300010 ("Declaration"), hereby acknowledge and represent as follows:

1. Cokers own the parcel of real property legally described on Exhibit A attached hereto. This parcel of real property is generally to the east of the real property owned by Hylback as described hereinafter.
2. Hylbacks own the parcel of real property legally described on Exhibit B attached hereto. This property lies generally to the west of the Cokers' real property, and would be generally described to be on the "view side" of the Coker real property.
3. The Declaration, in part, states that a property owner should not build any structure and/or home that exceeds "three stories in height" and further shall not construct a dwelling on a lot so as to "significantly block or obstruct the view of any other owner's previously existing dwelling."
4. Cokers' real property is improved and Hylbacks intend to build a new home and detached garage (shop) with an apartment (mother-in-law cottage) within the near future. Hylbacks, being concerned about the view of the Coker's real property and in order to insure compliance with the Declaration, have discussed their building plans with Cokers and have provided Cokers with a copy of the plot map, a copy of which is marked Exhibit C attached hereto and incorporated herein by this reference, and in addition a copy of the elevations of the new home from all four sides, as well as an

ACKNOWLEDGEMENT/APPROVAL OF  
BUILDING PLANS/SITE PLAN - 1  
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overview of their building plans, which have been prepared by ESG Residential Design and which have been submitted to the Skagit County Planning and Permit Center under Application No. BP 04-0604. As is reflected in the plot map, the general location of the new structures have been outlined and/or designated as to the location on the Hylback real property. The Skagit Co. Planning Dept. has approved a building envelope of approximately one acre for building structures on the Hylback's real property and as is reflected on the plot map, the garage/shop/apt. structure will be located, generally to the north of the new home.

5. The Cokers hereby acknowledge and represent that they have reviewed the plot map and building plans, including, without limitation, the location and elevations, of the improvements to be built upon the Hylback real property and hereby approve the location and building plans. The Cokers understand, represent and acknowledge that Hylbacks will rely upon this representation and/or acknowledgement in planning and proceeding with constructing the improvements to their real property.

DATED this 9<sup>th</sup> day of July, 2004.

Norm Coker  
NORMAN COKER

Mary Coker  
MARY COKER

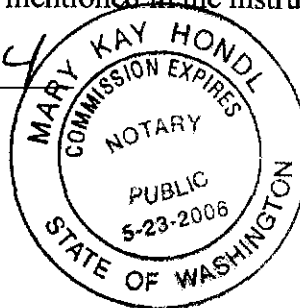
Joel Hylback  
JOEL HYLBACK

Tam Hylback  
TAM HYLBACK

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that NORMAN COKER and MARY COKER, husband and wife, are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 9<sup>th</sup>, 2004



ACKNOWLEDGEMENT/APPROVAL OF  
BUILDING PLANS/SITE PLAN - 2  
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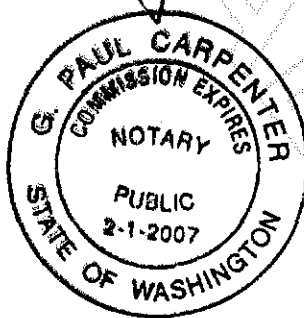
Skagit County Auditor

Mary Kay Honda  
PRINTED NAME: Mary Kay Honda  
NOTARY PUBLIC  
in and for the State of Washington.  
My commission expires: 5-23-06

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that JOEL HYLBACK and TAMI HYLBACK, husband and wife, are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 9, 2004



G. Paul Carpenter  
PRINTED NAME: G. PAUL CARPENTER  
NOTARY PUBLIC  
in and for the State of Washington/  
My commission expires: 2/1/07

Exhibit A

LOT A, SHORT PLAT NO. 99-0016,  
A.F. #199910280103.

01/09/04

get/mc  
set/mc  
JR



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Exhibit B

Lot C1 of Short Plat No. PL00-0301, approved September 12, 2000, under Auditor's File No. 200009150019, and revised on March 29, 2004 under Auditor's File No. 200403290214.

07/09/04

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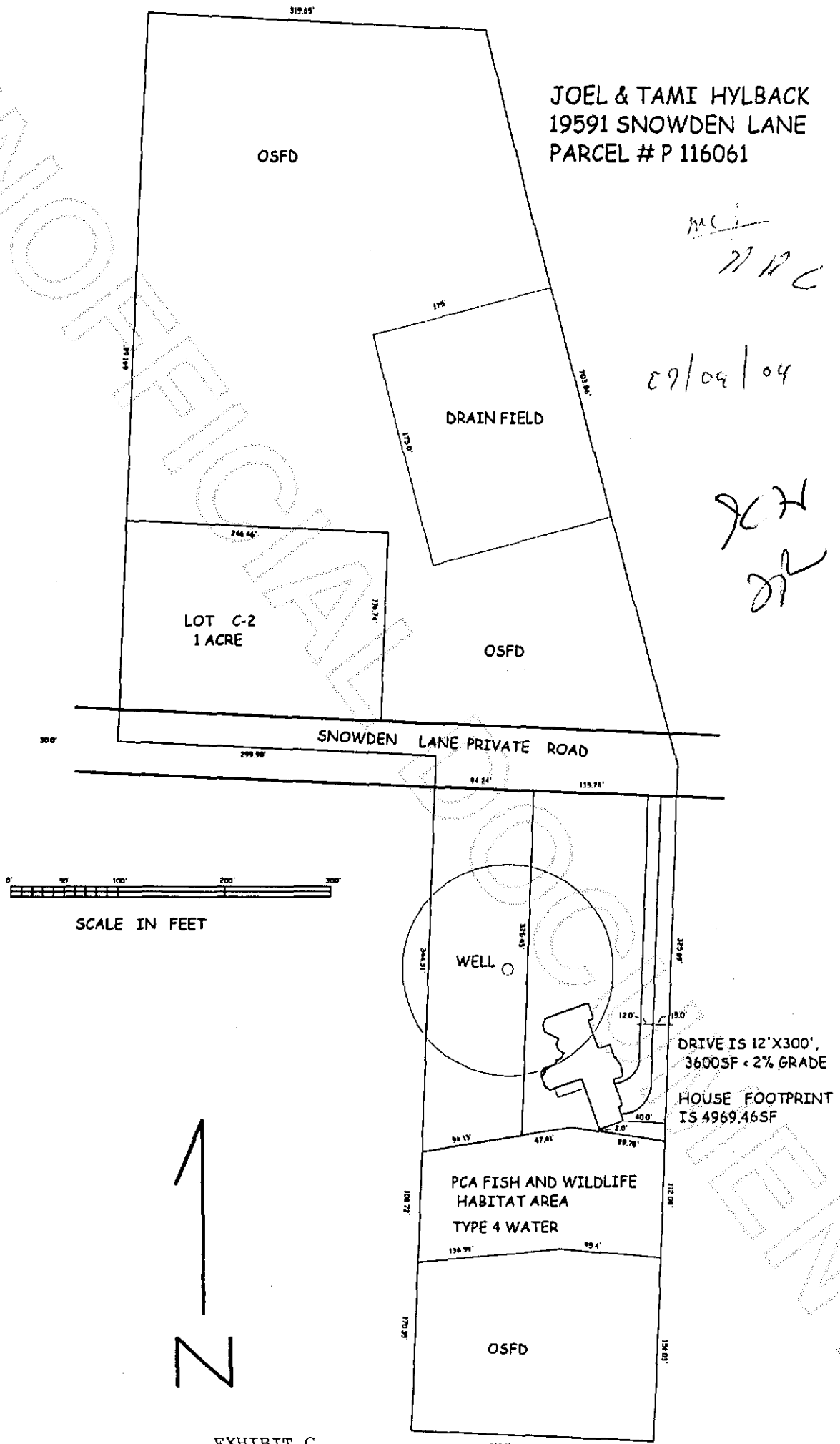
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JOEL & TAMI HYLBACK  
19591 SNOWDEN LANE  
PARCEL # P 116061

*mc*  
*7/17/04*

*09/09/04*

*JCH*  
*DR*



DRIVE IS 12'X300',  
3600SF ± 2% GRADE  
HOUSE FOOTPRINT  
IS 4969.46SF

PCA FISH AND WILDLIFE  
HABITAT AREA  
TYPE 4 WATER



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EXHIBIT C