



200507260204

Skagit County Auditor

7/26/2005 Page

1 of

11 2:50PM

After Recording Please Return To:

Skagit County Sewer District No. 2
17079 State Route 9
Mount Vernon, Washington 98274-9366
(360) 422-8373

Document Title(s): Conveyance of Sewer Facility**Reference Number(s) of Documents Assigned or Released:** _____☐ Additional on page _____ of document.**Grantor(s): (Print Last name, First name, and Initials)**

1. Kreider, Gregory A.

2. Kreider, Dawnell C.

3. _____

☐ Additional on page _____ of document.**Grantee(s):** Skagit County Sewer District No. 2**Legal Description (abbreviated: i.e. lot, block, plat of section, township, range):** Lots 1 through 5 of Long CaRD No. PL-01-0523- Kreider Long CaRD (AF# ~~20040217019~~), Section 36, Township 34 North, Range 4 East, W.M., Skagit County, Washington.☐ Additional legal description is on page two of document.**Assessor's Property Tax Parcel / Account Number:** P 29946, P121370, P121371, P121372, P121373☐ Additional Parcel Numbers for additional legals are on page _____ of document.**CONVEYANCE OF SEWER FACILITY**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged Gregory A. Kreider and Dawnell C. Kreider hereby grant, bargain, sell and convey to SKAGIT COUNTY SEWER DISTRICT NO. 2, a municipal corporation, the following described property located in Skagit County, Washington:

ALL of the Sewer System heretofore constructed to serve Lots 1 through 5 of the Kreider Long CaRD (Long CaRD No. PL-01-0523) as recorded under AF# ~~20040217019~~, records of Skagit County, Washington, and adjacent property, all situated in Section 36, Township 34 North, Range 4 East.

The Sewer System is more specifically described as follows: SEE ATTACHED EXHIBIT A

Including manholes, side sewers, tees, wyes and other appurtenances, all within public right-of-way and/or easements.

In making the conveyance, the undersigned warrants to the District that all claims for labor, material or taxes and other indebtedness that might be a lien against said Sewer System have been paid and further guarantees to the District for the period of one year from the date of this instrument, that the said sewer be free of defects in labor and material.

The undersigned further warrant to the District that they own said Sewer System free and clear of all encumbrances and have full right, title and right to dispose of same.

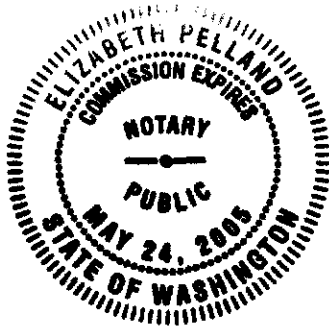
The execution of this conveyance hereby ratifies the Developer Extension Agreement.

DATED this 9 day of April, 2003.

STATE OF WASHINGTON)
COUNTY OF SKAGIT)ss

On this day of April 9, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gregory Head and Russell Threder to me know to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed and sealed the said instrument as a free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Elizabeth Pelland
NOTARY PUBLIC in and for the State of
Washington, residing at
Mont Vernon

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 26 2005

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy



200507260204
Skagit County Auditor

**EXHIBIT A
FOR CONVEYANCE OF SEWER FACILITY
SKAGIT COUNTY SEWER DISTRICT NO. 2
KREIDER LONG CARD SEWER DEVELOPER EXTENSION
ON-FROM-TO**

8-inch Sewer Main

<u>APPROX. LENGTH</u>	<u>ON</u>	<u>FROM</u>	<u>TO</u>
168 feet	District Property	A point on the District's existing sewer main on District property approximately 453 feet ± north and 51 feet ± west of the intersection of Gaven Lane and Highway 9 in Section 36, Township 34 North, Range 4 East, W.M. (This point is a wye).	A point 168 feet ± southwesterly on District property approximately 288 feet ± north and 80 feet ± west of said intersection. (This point is MH 012-1).
284 feet	Easement	Manhole 012-1	A point 284 feet ± southeasterly on private property approximately 28 feet ± north and 33 feet ± east of said intersection (This point is MH 012-2).
103 feet	Easement	Manhole 012-2	A point 103 feet ± northeasterly on private property approximately 42 feet ± north and 134 feet ± east of said intersection (This point is MH 012-3).
171 feet	Easement	Manhole 012-3	A point 171 feet ± northeasterly on private property approximately 68 feet ± north and 303 feet ± east of said intersection (This point is MH 012-4).
73 feet	Easement	Manhole 012-2	A point 73 feet ± southeasterly on private property approximately 39 feet ± south and 62 feet ± east of said intersection (This point is the end of an 8" capped stub).



200507260204

Skagit County Auditor

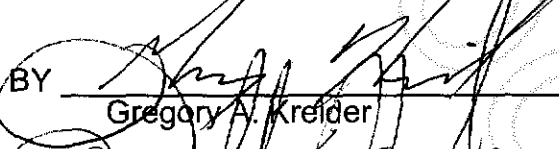
**CERTIFICATION OF COSTS OF CONSTRUCTION
OF DEVELOPER EXTENSION CONVEYED TO
SKAGIT COUNTY SEWER DISTRICT NO. 2**

The undersigned are the Developers of the Kreider Long CaRD Sewer Extension (Long CaRD No. PL-01-0523) and have, pursuant to an agreement with Skagit County Sewer District No. 2 dated the 10th day of September, 2001, constructed certain sewer facilities which after connection to the sewer system of Skagit County Sewer District No. 2 are to be conveyed to the District by the Developer.

In accordance with the terms of the said Developer Extension Agreement between the undersigned and Skagit County Sewer District No. 2, the undersigned hereby certify that the costs of construction of the facility being conveyed to the District pursuant to said Developer Extension Agreement are as follows:

A. Engineering-Phase I	\$4,694.50
B. Surveying-Phase I	\$4,458.75
C. Pending Surveying-Phase I	\$350.00
D. District Engineering (through 1/03)	\$4,952.38
E. District Administration (through 1/03)	\$1,103.64
F. Construction-Phase I	\$22,667.80
G. Engineering-Phase II	\$2,327.72
H. Surveying-Phase II	\$625.00
I. Pending District Engineering	\$2,200.00
J. Pending District Administration	\$326.84
K. Miscellaneous-Recording Fees	\$100.00
TOTAL COSTS OF CONSTRUCTION OF FACILITY	\$43,806.63

CERTIFIED TO SKAGIT COUNTY SEWER DISTRICT NO. 2 BY
GREGORY A KREIDER AND DAWNELL C. KREIDER

BY 
Gregory A. Kreider
BY 
Dawnell C. Kreider

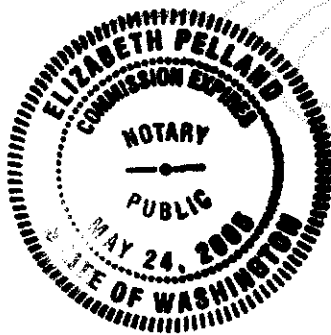
INDIVIDUAL ACKNOWLEDGEMENT:


200507260204
Skagit County Auditor

STATE OF WASHINGTON)
COUNTY OF SKAGIT)ss

On this day, personally appeared before me Gregory Kreder and Daniel Kreder known to be the individuals described in and who executed the within and foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 9 day of April, 2003.



Elizabeth Pelland
NOTARY PUBLIC in and for the State of
Washington, residing at Manit Vernon



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RESOLUTION NO. 386

A RESOLUTION of the Board of Commissioners of Skagit County Sewer District No. 2 accepting the Certifications of Costs of Construction of Developer Extension and the Conveyance of Sewer Facility from Greg Kreider, known as the Kreider Construction, Inc. Developer Extension #01-02.

Greg Kreider entered into a Developer Extension Agreement with Skagit County Sewer District No. 2 to construct certain sewer facilities required in order to provide sewer service to the Kreider Developer Extension, #01-02, A/K/A Kreider Short Plat.

The facilities provided for in the Developer Extension Agreement have been constructed and inspected in accordance with the terms of the Developer Extension Agreement and will be reviewed by District Engineers before final acceptance.

The Developer has provided a Certification of Costs of Construction of Developer Extension to be conveyed to Skagit County Sewer District No. 2, a copy of which is attached to this Resolution. That Certification of Costs has been signed by developer and indicates a total cost of \$43,806.63.

The Developer has also provided a Conveyance of Sewer Facilities, as is required by the District. The Conveyance has been executed by the developer, a copy of which is attached, relating to facilities including three (3) sanitary manholes, (#012-1 thru 012-3), and approximately 799 lineal feet of eight (8) inch pipe.

The Board of Commissioners of Skagit County Sewer District No. 2 based upon the recommendations of its District Manager and its Consulting Engineers, has determined that the Conveyance and Certification of Costs are in the appropriate form and meet the requirements of the District, Now, therefore,

BE IT RESOLVED by the Board of Commissioners of Skagit County Sewer District No. 2 that the Certification of Costs of Construction of Developer Extension #01-02 (Kreider Short Plat) conveyed to Skagit County Sewer District No. 2, as prepared is approved.

BE IT FURTHER RESOLVED that the Conveyance of Sewer Facilities executed by Greg Kreider (Kreider Short Plant) for D/E #01-02 is in the form required by the District and has been executed by the developer and is approved by the Board of Commissioners.

BE IT FURTHER RESOLVED that the Board of Commissioners accepts the Conveyance of Sewer Facility and Certification of Costs and directs that those documents be appropriately filed in the District's record and, where appropriate, with the Auditor's Office in Skagit County, Washington.



200507260204

Skagit County Auditor

ADOPTED by the Board of Commissioners of Skagit County Sewer District No. 2 on the 10th 19th
day of September, 2003. ^{July 5}

SKAGIT COUNTY SEWER DISTRICT NO 2

Walter S. Glaser
Commissioner/President

David Van Sicker
Commissioner

ATTEST:

Secretary & Commissioner

I, the undersigned Secretary of the Board of Commissioners of Skagit County Sewer District No. 2, a municipal corporation of Skagit County, Washington, certify that the forgoing is a true and correct copy of Resolution 370, duly adopted by the Board at a regular meeting held this 10th 19th
day of September, 2003. ^{July 5}

David S. Severn
Secretary and Commissioner



200507260204
Skagit County Auditor

NORTHEAST SECTION CORNER
 CALCULATED
 SEE NOTE NO. 10

LOT AREA AND ADDRESS INFORMATION

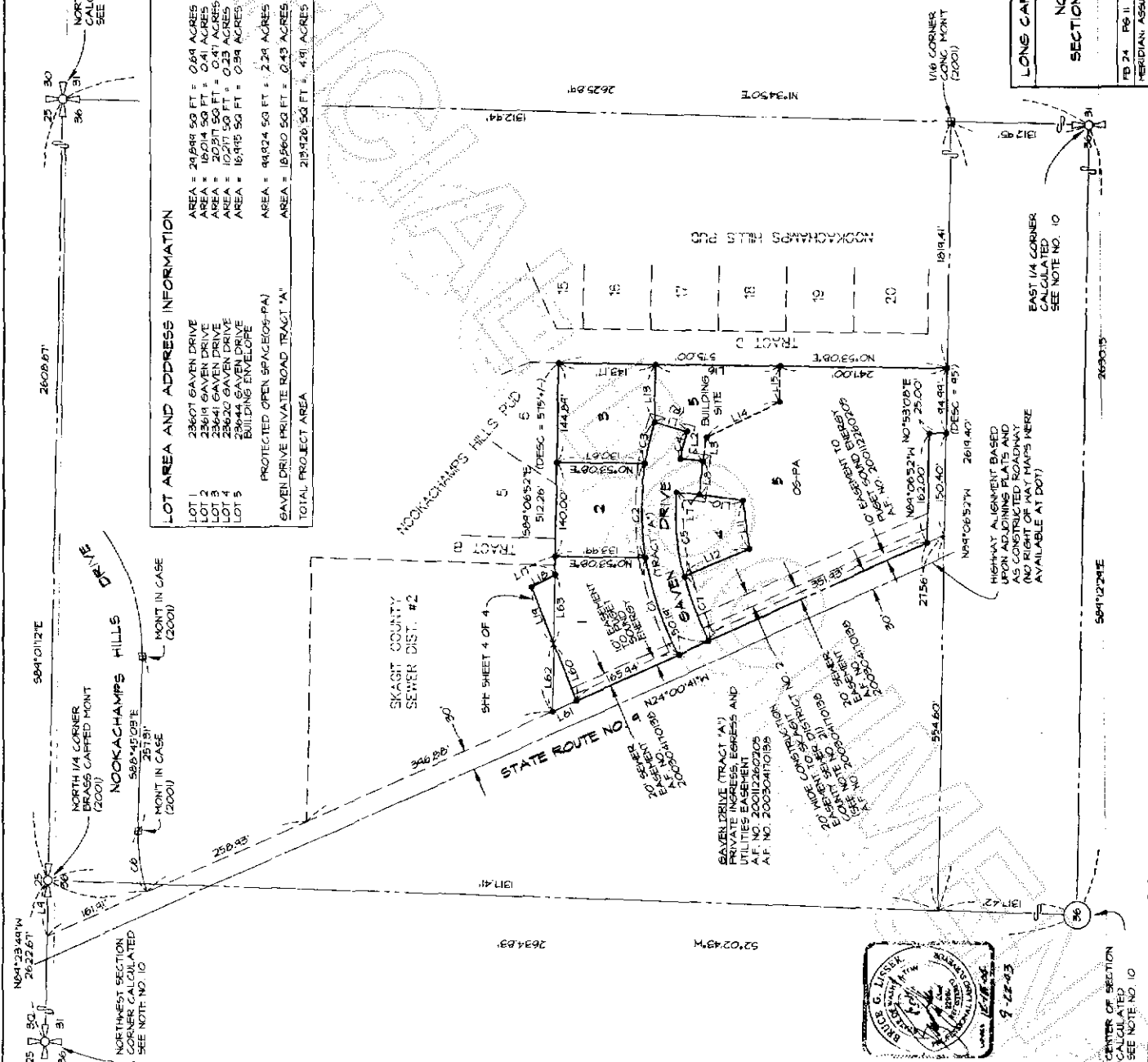
LOT 1	28601 GAVEN DRIVE	AREA = 24,849 SQ FT = 0.57 ACRES
LOT 2	28619 GAVEN DRIVE	AREA = 16,014 SQ FT = 0.37 ACRES
LOT 3	28620 GAVEN DRIVE	AREA = 10,271 SQ FT = 0.23 ACRES
LOT 4	28642 GAVEN DRIVE	AREA = 16,915 SQ FT = 0.39 ACRES
LOT 5	28644 GAVEN DRIVE	AREA = 94,824 SQ FT = 2.18 ACRES
PROTECTED OPEN SPACE (05-PA)		AREA = 18,560 SQ FT = 0.43 ACRES
GAVEN DRIVE PRIVATE ROAD TRACT 'A'		219,520 SQ FT = 5.01 ACRES
TOTAL PROJECT AREA		

CURVE TABLE

NH	DELTA	ARC	RADIUS
C1	18°14'22"	151.11'	450.00'
C2	17°54'11"	140.61'	450.00'
C3	17°56'31"	62.39'	450.00'
C4	17°50'21"	40.71'	450.00'
C5	18°07'25"	126.53'	400.00'
C6	18°21'21"	92.91'	275.00'
C7	14°32'24"	101.51'	400.00'

LINE TABLE

NH	DISTANCE	BEARING
L1	50.00'	N6°25'20"E
L2	34.22'	S70°02'14"W
L3	30.60'	S62°36'46"E
L4	34.17'	S71°03'14"W
L5	50.00'	N62°36'46"W
L6	65.00'	N64°23'43"W
L7	12.40'	S61°50'22"W
L8	105.00'	N23°02'15"W
L9	85.82'	N64°06'52"E
L10	120.16'	S25°25'24"E
L11	52.00'	S64°06'52"E
L12	184.63'	N0°53'02"E
L13	27.23'	S64°06'52"E
L14	94.04'	S27°44'11"E
L15	68.64'	N68°13'44"E
L16	40.20'	N68°13'44"E
L17	36.30'	N24°00'41"W
L18	41.36'	S64°06'52"E
L19	100.16'	S64°06'52"E



SHEET 3 OF 4

LONG CARD NO. PL-OI-0525

SURVEY IN A PORTION OF THE
 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
 SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 FOR: GREG AND DANNELL KREIDER

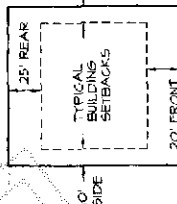
PLISSER & ASSOCIATES, PLLC
 SURVEYING & LAND CONSULTANTS
 11000 14TH AVE. SE, SUITE 100
 BELLEVUE, WA 98007
 (206) 461-1122
 DRAWING: 01-04-2007



CENTER OF SECTION
 CALCULATED
 SEE NOTE NO. 10

200507260204

Skagit County Auditor
4 of 4
2/17/2005 Page 4



BUILDING SETBACK DETAIL
SEE RECORDED COVENANTS FOR
ADDITIONAL INFORMATION

LINE TABLE

N/M	DISTANCE	BEARING
L20	14.05	S30°31'14"W
L21	24.91	S26°10'01"E
L22	12.33	S10°31'50"W
L23	10.90	S2°46'02"E
L24	26.17	S44°35'51"E
L25	20.25	S15°11'14"E
L26	15.71	S44°04'25"E
L27	22.65	N17°45'15"E
L28	14.24	S63°21'46"E
L29	16.58	S47°30'09"E
L30	15.00	S60°32'34"W
L31	12.43	S48°42'36"W
L32	22.71	S22°16'10"E
L33	10.39	S6°25'07"E
L34	11.51	S55°58'34"W
L35	16.81	S11°28'07"W
L36	11.03	S44°07'40"W
L37	21.76	S49°31'47"W
L38	22.44	S14°51'30"E
L39	11.65	N85°41'05"E

LINE TABLE (CONT)

N/M	DISTANCE	BEARING
L40	17.65	S18°45'22"W
L41	19.23	S50°43'27"E
L42	10.26	S44°42'11"W
L43	27.59	S26°04'55"E
L44	31.45	S46°20'15"E
L45	32.17	N24°51'53"E
L46	65.44	N57°00'24"E
L47	16.78	S51°08'41"E
L48	16.31	N01°42'11"E
L49	21.26	S307°00'21"E
L50	19.65	S18°45'22"E
L51	33.41	S45°24'09"E
L52	20.18	S26°16'40"E
L53	10.00	S63°02'34"E
L54	15.00	S11°45'23"E
L55	15.82	S15°33'17"E
L56	21.94	S17°09'33"W
L57	4.68	S85°55'14"W
L58	35.41	S55°37'14"W

BUFFER AVERAGING INFORMATION

ADDITIONAL BUFFER
BUFFER AREA "A" = 6100 SQ. FT.

ELIMINATED BUFFER
BUFFER AREA "B" = 275 SQ. FT.

ELIMINATED BUFFER
BUFFER AREA "C" = 247 SQ. FT.

ELIMINATED BUFFER
BUFFER AREA "D" = 3515 SQ. FT.

DATUM: SKAGIT COUNTY SEWER DISTRICT NO. 2
CONTOUR INTERVAL: 2 FOOT

"T" - INDICATES CRITICAL AREA MARKER SIGNAGE

"JL" - INDICATES APPROVED ACCESS LOCATION
SEE NOTE NO. 15

TOPOGRAPHICAL INFORMATION SHOWN
HEREON REFLECTS PRE-DEVELOPMENT CONDITIONS

TOPOGRAPHICAL INFORMATION SHOWN
HEREON REFLECTS PRE-DEVELOPMENT CONDITIONS



DATE 4/11/03

SHEET 4 OF 4

LONG CARD NO. P-01-0525

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
SKAGIT COUNTY, WASHINGTON

FOR: GREG AND DANIEL KREIDER

FB 24 Pg 11
LISSEY & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
10000 10TH AVENUE NW SUITE 300-2000
SEASIDE, WA 98138
SCALE: 1" = 50'
DRAWING: 4-01-04-0007



200507260204
Skagit County Auditor

1000

[illegible]

7/26/2005 Page 10 of 11 2:50PM

ASSESSMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SKANSIS COUNTY PUBLIC UTILITY DISTRICT NO. 1, FURTHER SIGNED HEREIN, VERIZON, AND CABLE & COMCAST, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE INGRESS, EGRESS AND UTILITIES EASEMENT (GIVEN LAND) AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE LONG CARD, IN ORDER TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FIXTURES, AND APPURTENANCES ATTACHED THEREON, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBSCRIBER, AND TO MAINTAIN, REPAIR, OPERATE, MAINTAIN AND REMOVE THE UTILITY SYSTEMS AND TRACTS, TIMES FOR THE PURPOSES OF THIS EASEMENT, WITHOUT LIABILITY TO THE SUBSCRIBER, AND WITHOUT LIABILITY WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

WATER PIPELINE ASSESSMENT

AN EASEMENT OVER LOT 1 IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SAGINAW COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY, ENABLING THE PUD TO DO ALL THINGS NECESSARY AND PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME, A PIPE OR PIPES, LINE OR LINES, AND TO TAKE ANY OTHER ACTION NECESSARY FOR THE PROTECTION AND IMPROVEMENT OF THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG IN AND UNDER THE LANDS SHOWN ON THE LONG CARD TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR. ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR, WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY. BY SIGNING HEREON, THE GRANTOR HEREBY AGREES THAT ALL TREES, BRUSH, TIMBER, AND OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTORS ITS HEIRS SUCCESSORS OR ASSIGNS, HEREBY CONVEYS AND WARRANTS NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTORS PROPERTY SO AS NOT TO INTERFERE WITH OR OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY PART OF THE EASEMENT. GRANTOR SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY STRUCTURE OR ANY OTHER OBSTACLE UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICTS USE OF THE EASEMENT.



4 OF 2

DATE: 5/15/03

LONGS CARD NO. PL-01-0523

SURVEY IN A PORTION OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 36, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
SKAGIT COUNTY, WASHINGTON

FOR: GREG AND DANIEL KREIDER

B 24	P& II	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION 10000 WISCONSIN AVE. #207M MOUNT VERNON, WA 98278 206-448-7442 SCALE: 1"=100' DRAWING: 01-04-2807
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VICINITY MAP
SCALE: 1" = 800'

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS, ASSESS THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. IF THE LOT OWNERS ASSOCIATION AND MAINTENANCE AGREEMENT ~~60-85~~ IS RECORDED. **60-50-110301**
2. LONG CARD NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRAGS.
3. COMPREHENSIVE PLANNING DESIGNATION = RURAL VILLAGE RESIDENTIAL
4. SEWER DISPOSAL, SKAGIT COUNTY SEWER DISTRICT #2
SEE AUDITOR'S FILE NO. 202106140085
5. WATER, PUD NO. 1
6. • INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER 1-5569 22980
B - INDICATES EXISTING CONCRETE MONUMENT
C - INDICATES EXISTING REBAR OR IRON PIPE FOUND
7. MERIDIAN ASSUMED
8. BASIS OF BEARING, MONUMENTED CENTER LINE OF NOOKACHAMP HILLS DRIVE PLR NOOKACHAMP HILLS PUD.
BEARING = SOUTH 88°45'03" EAST
9. SURVEY GUARANTEE IS FROM FIRST AMERICAN TITLE COMPANY
SURVEY GUARANTEE ORDER NO. 13612, DATED APRIL 26, 2003.
10. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT NO. NOOKACHAMP HILLS PUD, RECORDED IN VOLUME 17 OF PLATS, PAGES 21 TO 31, AND PLAT OF BIG LAKE HEIGHTS RECORDED IN VOLUME 176 OF PLATS, PAGES 118-120, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
11. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, EASES, COVENANTS, COVENANTS AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 4 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2003040000, 2003040001, 2003040002, 2003040003, 2003040004, 2003040005, 2003040006, 2003040007, 2003040008, 2003040009, 2003040010, 2003040011, 2003040012, AND 200304002015.
12. INSTRUMENT NUMBER, 1/21 SET 4A RECOGNIZE DISTANCE METER.
13. SURVEY PROCEDURE, FIELD TRAVERSE
14. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
15. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
16. OPEN SPACE DESIGNATED (OS-PA) REPRESENTS A PORTION OF LOT 5 SET ASIDE AS AN OPEN SPACE AREA TO BE UTILIZED FOR BUFFERS AND CRITICAL AREAS (LANDS) PROTECTION. THIS AREA SHALL FALL WITHIN THE GUIDELINES SET FORTH IN SKAGIT COUNTY CODE 4-08 FOR CONSERVATION AND MAINTENANCE PURPOSES.
17. AT THE PRESENT TIME OWNERSHIP OF THE LAND WITHIN TRACT "A" GIVEN DRIVE OR TRACT DESIGNATED (OS-PA) PER TRACT "A" AND PARCEL (OS-PA) MAY BE CONVEYED TO A HOMEOWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE BUT ARE NOT TO BE CONSIDERED SEPARATE BUILDABLE TRACTS UNLESS SO APPROVED BY SKAGIT COUNTY OFFICIALS.
18. THIS LONG CARD SHOWS PROTECTED CRITICAL AREAS (OS-PA) PER REQUIREMENTS OF SKAGIT COUNTY CODE 600 CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE (OS-PA) TRACT SHOWN HEREON REPRESENT CRITICAL AREAS ORIGINALLY TOGETHER WITH THEIR BUFFERS AS PERMITTED BY EFA INC. BEING DATED AUGUST 10, 2001 WHICH IS ON RECORD WITH THE COUNTY OF SKAGIT. THE (OS-PA) TRACT REPRESENTS A BUFFER AREA HAVING A LINE EXTENDING LANDWARD 80 FEET FROM THE EDGE OF DELINEATED (WETLAND OR AS REPRESENTED HEREON WITH BUFFER AVERAGING. A PLA EASEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. **2004060110320**
19. BUILDING SETBACK REQUIREMENTS:
A. FROM PUBLIC ROAD, A MINIMUM OF 20 FEET (FRONT)
SIDE 10 FEET
REAR 10 FEET
- (B) SEE RECORDED COVENANTS FOR SPECIFIC LOT SETBACK INFORMATION
20. OWNER/DEVELOPER: GREGG AND DANIELL KREIDER
1942 PERSOON ROAD
BOM PA 98237



200507260204
Skaqit County Auditor