



200801150091
Skagit County Auditor

1/15/2008 Page

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PROTECTED CRITICAL AREA EASEMENT (PCA)

In consideration of Skagit County Code (SCC) 14.24.170, requirements for recording of protected critical area easements (PCA), for areas included under PL04-0757 and mutual benefits herein, Grantor(s), *Herbert & Nancy Wiseman, 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 those portions of the project, denoted as Protected Critical Area Easement and described on the attached legal description, together with the right of ingress and egress to and from this easement for the purpose of monitoring and enforcing proper operation and maintenance of the PCA described herein. *Herbert + Nancy Wiseman

P17849 & P17855
The easement is granted to and conditioned upon the following terms, conditions and covenants:

1. The PCA legal description is as follows (or noted if attached): **See Exhibit A**

Protected Critical Area, as shown on Skagit County Short Plat No. P104-0757 approved January 11, 2008 and recorded Jan 15, 2008 in Volume 7 of Short Plats, Pages 5, under Skagit County Auditor's File No. 200801150090, records of Skagit County, Washington, being in a portion of the NE Quarter of Section 36, Township 33-North, Range 4 East, W.M.

2. Grantor(s) shall hereafter be responsible for maintaining and repairing PCA areas as described herein and is hereby required to leave PCA areas undisturbed in a natural state. With the exception of activities identified as Allowed without Standard review under SCC 14.24.100, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." (SCC 14.24.060) No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCA areas except as 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.

foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

DATED this 11th day of January, 2006.

D. Jackie Frazier
NOTARY PUBLIC in and for the State of
Washington residing at: Bow

D. Jackie Frazier

Print Name:

My appointment expires: 3-15-06

D. JACKIE FRAZIER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 3-15-2006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 15 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By mlm Deputy



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Skagit County Auditor

Exhibit A

PROTECTED CRITICAL AREA EASEMENT DESCRIPTION IN NORTHERN PORTION OF LOT 1

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE SOUTHEAST ¼ OF GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AS DEPICTED IN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9402140124; THENCE S89°21'44"E ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 506.87 FEET; THENCE N45°15'10"W FOR 456.80 FEET; THENCE N89°18'35" W FOR 171.27 FEET; THENCE N02°00'32"E FOR 183.72 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE N02°00'32"E FOR 3.94 FEET; THENCE S89°05'40"E FOR 76.09 FEET; THENCE N00°54'20"E FOR 90.53 FEET; THENCE N72°44'16"E FOR 141.96 FEET; THENCE N52°46'35"E FOR 51.22 FEET; THENCE N37°07'18"E FOR 16.65 FEET TO THE BEGINNING OF A CURVE WHICH IS CONCAVE TO THE SOUTHWEST HAVING A RADIUS POINT WHICH BEARS S48°50'13"W A DISTANCE OF 2915.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°17'41" FOR 15.00 FEET; THENCE S89°05'40"E FOR 99.58 FEET TO A POINT LYING 30.00 FEET SOUTHWESTERLY OF THE AS CONSTRUCTED CENTERLINE OF STATE HIGHWAY 9, AS MEASURED PERPENDICULAR THERETO, SAID POINT LYING ON A CURVE WHICH IS CONCAVE TO THE SOUTHWEST HAVING A RADIUS POINT WHICH BEARS S50°24'10"W A DISTANCE OF 2990.56 FEET; THENCE SOUTHEASTERLY, PARALLEL WITH THE AS CONSTRUCTED CENTERLINE OF STATE HIGHWAY 9, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°08'15" FOR 7.18 FEET; THENCE S37°07'18"W FOR 84.77 FEET; THENCE S52°46'35"W FOR 58.58 FEET; THENCE S22°12'45"E FOR 33.79 FEET; THENCE N72°34'10"W FOR 40.99 FEET TO A CURVE WHICH IS CONCAVE TO THE SOUTH HAVING A RADIUS OF 173.15 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°28'02" FOR 167.62 FEET TO A REVERSE CURVE WHICH IS CONCAVE TO THE NORTH HAVING A RADIUS OF 52.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°41'08" FOR 35.22 FEET; THENCE N89°21'04"W FOR 62.60 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 25888 SQUARE FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PROTECTED CRITICAL AREA EASEMENT DESCRIPTION IN THE SOUTHERN PORTION OF LOT 1



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COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE SOUTHEAST ¼ OF GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AS DEPICTED IN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9402140124; THENCE S89°21'44"E ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 506.87 FEET; THENCE N45°15'10"W FOR 456.80 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE N45°12'41"E FOR 243.44 FEET; THENCE N38°35'57"W FOR 10.45 FEET; THENCE N72°34'10"W FOR 87.18 FEET TO A CURVE WHICH IS CONCAVE TO THE SOUTH HAVING A RADIUS OF 153.15 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°28'02" FOR 148.26 FEET TO THE BEGINNING OF A REVERSE CURVE WHICH IS CONCAVE TO THE NORTH HAVING A RADIUS OF 72.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°41'08" FOR 48.73 FEET; THENCE N89° 21'04"W FOR 63.07 FEET; THENCE S02°00'32"W FOR 163.71 FEET; THENCE S89°18'35"E FOR 171.27 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 49538 SQUARE FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PROTECTED CRITICAL AREA EASEMENT DESCRIPTION IN LOT 2

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE SOUTHEAST ¼ OF GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AS DEPICTED IN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9402140124; THENCE S89°21'44"E ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 506.87 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE N45°15'10"W FOR 456.80 FEET; THENCE N45°12'41"E FOR 243.44 FEET; THENCE S38°35'57"E FOR 48.28 FEET TO THE BEGINNING OF A CURVE HAVING A RADIUS POINT WHICH BEARS S20°52'29"E A DISTANCE OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°34'39" FOR 124.93 FEET; THENCE S49°59'40"W FOR 98.52 FEET; THENCE S32°00'31"E FOR 146.24 FEET; THENCE S42°41'49"E FOR 218.47 FEET TO THE EAST LINE OF SAID SUBDIVISION; THENCE S02°00'35"W ALONG THE EAST LINE OF SAID SUBDIVISION FOR 78.93 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE N89°21'44"W ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 138.92 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 100656 SQUARE FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



**PROTECTED CRITICAL AREA EASEMENT DESCRIPTION IN EASTERN
PORTION OF LOT 3**

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ½ OF THE SOUTHEAST ¼ OF GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AS DEPICTED IN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9402140124; THENCE S89°21'44"E ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 162.91 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE S89°21'44"E ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 82.99 FEET; THENCE N27°11'36"E FOR 48.80 FEET; THENCE N35°17'55"E FOR 91.53 FEET; THENCE S17°37'00"E FOR 108.47 FEET; THENCE S67°47'58"E FOR 43.32 FEET TO THE SOUTH LINE OF SAID SUBDIVISION AT A POINT BEARING S89°21'44"E A DISTANCE OF 231.13 FEET FROM THE TRUE POINT OF BEGINNING; THENCE S89°21'44"E ALONG THE SOUTH LINE OF SAID SUBDIVISION FOR 112.83 FEET; THENCE N45°15'10"W FOR 456.80 FEET; THENCE N89°18'35"W FOR 171.27 FEET; THENCE N02°00'32"E FOR 141.08 FEET; THENCE S14°35'55"W FOR 151.08 FEET; THENCE S27°26'50"E FOR 85.93 FEET; THENCE S78°53'48"E FOR 101.74 FEET; THENCE S69°46'23"E FOR 129.18 FEET; THENCE S36°23'38"W FOR 97.53 FEET; THENCE S27°15'54"W FOR 68.40 FEET; THENCE S22°06'44"E FOR 34.50 FEET; THENCE S08°59'09"E FOR 2.85 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 63689 SQUARE FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PROTECTED CRITICAL AREA EASEMENT DESCRIPTION IN SOUTHERN
PORTION OF LOT 3**

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF GOVERNMENT LOT 1 IN SECTION 36, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., AS DEPICTED IN RECORD OF SURVEY RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 9402140124; THENCE N02°00'32"E ALONG THE EAST LINE OF SAID SUBDIVISION FOR 51.56 FEET TO THE TRUE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE N02°00'32"E ALONG SAID EAST LINE FOR 128.22 FEET; THENCE S55°26'29"W FOR 96.00 FEET; THENCE S45°59'59"W FOR 35.36 FEET TO THE BEGINNING OF A CURVE WHICH IS CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 51.00 FEET; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 175°57'20" FOR 156.62 FEET; THENCE N50°02'39"E FOR 41.52 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 12813 SQUARE FEET.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



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