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Document Title:

Notice to Future Property Owners

Reference Number:Grantor(s):☐ additional grantor names on page \_\_\_\_

1. Donald Caldwell for Caldwell Family LLC
- 2.

Grantee(s):☐ additional grantee names on page \_\_\_\_

1. Public
2. Future Property Owners

Abbreviated legal description:☐ full legal on page(s) \_\_\_\_

Lots A+B of County Short Plat No. PL-06-1045

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page \_\_\_\_

P 125950

P 127487

P 19411

P 127489

P 127546

## **NOTICE TO FUTURE PROPERTY OWNERS**

This notice pertains to Lot A of the Caldwell short plat (PL06-1045) which contains tax lots P125950, P127487 and P19411. A legal description of this property is attached and made a part of this document (Exhibit A). This property is served by a public water system that is subject to the provisions of Chapter 246-291 WAC. This system may also be subject to other state and local regulations. The system owner is responsible for maintaining this system in compliance. The name of this system is the Caldwell Water System (State Health ID# AA480G).

The state Department of Health and local health departments share administration of the drinking water regulations. Therefore, when the term "department" is used, it refers to whichever agency regulates this particular system. You can contact the local health department to find out which agency is applicable.

This water system is currently designed and approved to provide for six services. It currently serves three connections. These are single family residences located on tax parcels P115540, P122040 and P119141. All connections are metered and the average use over the past several years has been less than 500 gallons per day per residence.

Additional planning and design approvals must be obtained from the department prior to expanding beyond six services. Please note that the design flow standards account for domestic use and watering of a typical lawn and garden space only. The design assumes that all residences will be equipped with low flow plumbing fixtures and that all users will keep conservation in mind whenever they use this system. Additionally, if system wide water use exceeds 5000 gallons per day or if the total property being irrigated by the system exceeds 1/2 acre, a water right permit must be obtained from the Department of Ecology.

Public water systems are subject to on-going requirements. These include periodic water quality monitoring, system maintenance and various record keeping. Prior to purchasing this property, it is recommended that you contact the department to determine whether this system is in compliance with applicable regulations. Fees may be charged by the department for providing information on this public water system and other various services.

The department maintains current information on this system to expedite retrieval of information for your use or for lending institutions which require information on the system as part of their loan approval process. Each time information changes, such as a change in the number of homes connected to the system; a change in owner/operator name, address or phone number; etc., the owner of your system must submit an updated *Water Facilities Report Form* to the department.

Group B public water systems are not required to have back-up facilities to cover power outages or other systems failures. However the Caldwell Water System is supported by a dedicated back up generator on an automatic transfer switch for the sole purpose of keeping the well pump supplied with power. Contact the system owner for information regarding the reliability of this system.

This system not been granted any waivers from specific provisions of the regulations.

At the time this system is fully developed, the financial plan indicates an average cost of \$250/ year per home to properly operate and maintain the system in compliance with state and local drinking water regulations. Costs are likely to increase over time. Current information on costs is available from the system owner.



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**WAC 246-291-140 (2) requires** ownership and/or operation by a state-approved satellite management agency where available. This water system is currently owned and operated by Donald M. Caldwell (PO Box 786, Anacortes, WA 98221).

If an approved SMA was not available at the time the system was developed, the system approval is conditioned upon future management or ownership by an SMA, if such management can be made with reasonable economy and efficiency, or upon periodic review of the system's operational history to determine its ability to meet the department's financial viability and other operating requirements.

**Exhibit "A"**

**June 10, 2008**

Lot A, Skagit County Short Plat No. PL-06-1045, approved March 20, 2008 and recorded March 20, 2008 under Skagit County Auditor's File No. 200803200111, being in a portion of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M.

**SUBJECT TO and TOGETHER WITH** easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.



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## **NOTICE TO FUTURE PROPERTY OWNERS**

This notice pertains to Lot C of the Caldwell Short Plat (PL06-1045). This property includes tax lots PP127489 and P127546. A legal description of this property is attached and made part of this document (Exhibit A). This property is served by a public water system that is subject to the provisions of Chapter 246-291 WAC. This system may also be subject to other state and local regulations. The system owner is responsible for maintaining this system in compliance. The name of this system is the Caldwell Water System.

The state Department of Health and local health departments share administration of the drinking water regulations. Therefore, when the term "department" is used, it refers to whichever agency regulates this particular system. You can contact the local health department to find out which agency is applicable.

This water system is currently designed to provide for six services. It currently serves three connections. These are single family residences located on tax parcels P115540, P122040 and P119141. All connections are metered and average use over the past several years has been less than 500 gallons per day per residence.

Additional planning and design approvals must be obtained from the department prior to expanding beyond this number of services. Please note that the design flow standards account for domestic use and watering of a typical lawn and garden space only. The design assumes that all residences will be equipped with low flow plumbing fixtures and that all users will keep conservation in mind whenever they use this system. Additionally, if system wide water use exceeds 5000 gallons per day or if the total property being irrigated by the system exceeds 1/2 acre, a water right permit must be obtained from the Department of Ecology.

Public water systems are subject to on-going requirements. These include periodic water quality monitoring, system maintenance and various record keeping. Prior to purchasing this property, it is recommended that you contact the department to determine whether this system is in compliance with applicable regulations. Fees may be charged by the department for providing information on this public water system and other various services.

The department maintains current information on this system to expedite retrieval of information for your use or for lending institutions which require information on the system as part of their loan approval process. Each time information changes, such as a change in the number of homes connected to the system; a change in owner/operator name, address or phone number; etc., the owner of your system must submit an updated *Water Facilities Report Form* to the department.

Group B public water systems are not required to have back-up facilities to cover power outages or other systems failures. However, the Caldwell Water System is supported by a back up generator on an automatic transfer switch for the sole purpose of keeping the well pump supplied with power. Contact the system owner for information regarding the reliability of this system.

This system has not been granted any waivers from specific provisions of the regulations.

At the time this system is fully developed, the financial plan indicates an average cost of \$250/ year per home to properly operate and maintain the system in compliance with state and local drinking water regulations. Costs are likely to increase over time. Current information on costs is available from the system owner.



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If an approved SMA was not available at the time the system was developed, the system approval is conditioned upon future management or ownership by an SMA, if such management can be made with reasonable economy and efficiency, or upon periodic review of the system's operational history to determine its ability to meet the department's financial viability and other operating requirements.

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