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Return to: Skagit Surveyors & Engineers
806 Metcalf Street
Sedro-Woolley, WA 98284
Phone: (360) 855-2121

COVER SHEET: Notice to Future Property Owners

GRANTOR: Charles D. Minerich and Lynn K. Minerich

GRANTEE: Current and future owners Lot 1 and Lot 2 of Short Plat SP96-0079

LEGAL DESCRIPTION

Ptn of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 33 North, Range 4 East, W.M.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P16239

Notice to Future Property Owners

Parcel # 16239	Site address 1: 21981 Shady Lane, Mount Vernon WA 98274
Parcel # 16239	Site address 2: 21992 Shady Lane, Mount Vernon WA 98274

PUBLIC WATER SYSTEM

The potable water supply for this property is the **Chuck Minerich Water System**. It was approved by the Skagit County Public Health Department as a residential two connection Group B public water system on March 13, 2012. The Washington State Department of Health gave this public water system the identification number AC801G and the basic water system data can be found on the DOH Water Facilities Inventory form (See Attachment C). This public water system is subject to the requirements in Chapter 246-291 Washington Administrative Code and Chapter 12.48 Skagit County Code. The system purveyor is responsible for maintaining this system in compliance with these regulations. Chapter 246-291-030 (3) WAC allows the Skagit County Public Health Department, at its discretion, to reduce the design requirements for two connection residential public water systems. Skagit County has approved this system based on water quality and quantity data provided by the owner, but did not review or approve the design or construction of this system.

WATER SYSTEM PURVEYOR REQUIREMENTS

The purveyor of the water system is the person listed as the "primary contact" person on the Water Facilities Inventory Form (provided by the Washington State Department of Health). The purveyor is responsible for ensuring submission of all necessary water samples as required in the Chapter 246-291 WAC and properly addressing emergencies such as system shutdown, repair, and contamination with bacteria. The purveyor is required to provide his/her name, address and telephone number to the Skagit County Public Health Department. The purveyor is required to organize and maintain the water system records. . Prior to purchasing one of these two properties, it is recommended that the proposed purchaser contact the Skagit County Public Health Department to determine whether this system is in compliance with applicable regulations.

WATER QUALITY MONITORING: NITRATE AND COLIFORM BACTERIA

The purveyor shall monitor this public water system for coliform bacteria and nitrate at least once every 12 months. The nitrate level for this water source has increased from 2.4 mg/L on 5/30/96 to 6.18 mg/L on 11/28/11. The maximum contaminant level for nitrate in drinking water is 10.0 mg/L. The Skagit County Public Health Department recommends that the water system users read the Washington State Department of Health's Nitrate in Drinking Water publication in ATTACHMENT "B".

OTHER WATER SOURCES:

At the time of water system approval there were two other known water sources on the property served by this public water system. Only the drinking water well with the Department of Ecology well tag # AKF887 (DOE start card 071167) was approved to serve this public water system. The approved well is



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located approximately 175 feet northeast of the house at 21981 Shady Lane, Mount Vernon, WA 98274. See Attachment A for location of the well.

EXEMPT WELL AND FLOW-SENSITIVE BASIN REQUIREMENTS

The Department of Ecology has not issued a Water Right Permit for this well. The purveyor is required to adhere to the requirements in RCW 90.44.050 and is not allowed to pump more than 5,000 gallons per day from this well and cannot use water from this well to irrigate more than 1/2 acre of land in total without a Water Right Permit issued by the Department of Ecology. All public water systems expanding after April 14, 2001, for areas subject to Chapter 173-503 WAC or after September 26, 2005, for areas subject to Chapter 173-505 WAC shall install and maintain water source meters. The well for this public water system is located in a flow-sensitive basin established in Washington Administrative Code 173-503-074 and 173-505-090 the water system purveyor (manager) shall provide an annual report of monthly water use data to the Skagit County Public Health Department Health Officer. The Department of Ecology has determined that the approval of this water system for the Short Plat is not an expansion of the water system and it is not subject to interruption or the limitations of the reservations established under WAC 173-503 as long as it serves only one residence on Lot 1 and one residence on Lot 2.

WATER SYSTEM OWNERSHIP AND EQUAL FINANCIAL BURDEN

Each of the short plat lots (Lot 1 & Lot 2 of Short Plat SP96-0079) is hereby granted an undivided one-half interest in and to the use of the well and water system as shown in Attachment A. Each party shall be entitled to receive a supply of water for one residential dwelling and shall be furnished a reasonable supply of potable and healthful water for domestic purposes.

EASEMENT OF WELL SITE, WATER LINES, AND PUMPHOUSE

There shall be an easement for the purpose of maintaining or repairing the well and appurtenances thereto, within 30 feet of the well site in any direction, within 20 feet of the pumphouse, and within 10 feet of the water lines. Said easement shall allow the installation and maintenance of the well house, pumps, water storage reservoirs, pressure tanks, water lines, and anything necessary to the operation of the water system. See the site map on ATTACHMENT "A" for the general location of the easements.

MAINTENANCE AND REPAIR OF PIPELINES

All pipelines in the water system shall be maintained so that there will be no leakage or seepage, or other defects which may cause contamination of the water, or injury, or damage to persons or property.

WELL SANITARY CONTROL AREA

The parties herein, their heirs, successors and/or assigns, will not construct, maintain or suffer to be constructed or maintained upon the said land and within 100 feet of the well herein described, so long as the same is operated to furnish water for two or more connections, anything that may contaminate the well. Perpetual adherence to the minimum well location and sanitary control area requirements stated in WAC 173-160 for individual water systems is required. See the site map on ATTACHMENT "A" for the general location of the well and reserved well site area sanitary control areas.



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PROVISIONS FOR CONTINUATION OF WATER SERVICE

The parties agree to maintain a continuous flow of water from the well and water system, herein described in accordance with public water supply requirements of the State of Washington and Skagit County. In the event that the quality or quantity of water from the well becomes unsatisfactory as determined by the Skagit County Public Health Department, the parties shall develop a new source of water. Prior to development of, or connection to a new source of water, the parties shall obtain written approval from the Skagit County Public Health Department. This system is not required to have back-up facilities to cover power outages or other system failures. Contact the system purveyor for information regarding the reliability of this system.

RESTRICTION ON FURNISHING WATER TO ADDITIONAL PARTIES

It is further agreed by the parties hereto that they shall not furnish water from the well and water system herein above described to any other persons, properties or dwellings other than one residence on each of the two short plat lots without written approval from Skagit County Public Health Department.

RENTERS

If either residence is rented the property owner will provide a copy of this notice to the renter.

HEIRS, SUCCESSORS AND ASSIGNS

These covenants and agreements shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in this land described herein or any part hereof, and it shall pass to and be for the benefit of each owner thereof.

SYSTEM DISSOLUTION

If a dispute arises between the users which cannot be resolved, they may dissolve this water user's agreement and develop a second water system so that each of the two properties is served by their own individual water system. In this case, the second well may be drilled in the designated reserved well site area. If the public system is dissolved, the property owners are required to promptly notify the Skagit County Public Health Department of the dissolution.



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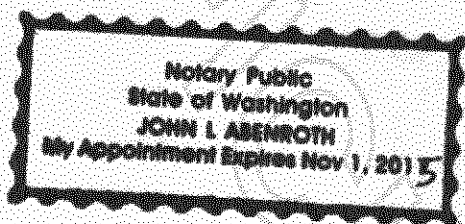
WITNESS our hands this 6th day of April, 2012.

Charles D. Minerich Grantor
Charles D. Minerich

Lynn K. Minerich Grantor
Lynn K. Minerich

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Charles D. Minerich and Lynn K. Minerich are the persons who signed this instrument, 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: 4/6/12
Signature: [Handwritten Signature]

(print name) John L. Abenroth

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

My appointment expires 11/1/2015



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Questions & Answers

Nitrate in Drinking Water

Nitrate is a chemical found in most fertilizers, manure, and liquid waste discharged from septic tanks. Natural bacteria in soil can convert nitrogen into nitrate. Rain or irrigation water can carry nitrate down through the soil into groundwater. Your drinking water may contain nitrate if your well draws from this groundwater.

Nitrate is an acute contaminant. That means one exposure can affect a person's health.

How does nitrate affect health?

It reduces the ability of red blood cells to carry oxygen. In most adults and children, these red blood cells rapidly return to normal. However, in infants it can take much longer for the blood cells to return to normal. Infants who drink water with high levels of nitrate (or eat foods made with nitrate-contaminated water) may develop a serious health condition due to the lack of oxygen. This condition is called methemoglobinemia or "blue baby syndrome." Some scientists think diarrhea makes this problem worse.

Low levels of nitrate in water will not have a long-lasting effect on your baby. If your baby doesn't have any of signs of blue baby syndrome, you do not need to have a doctor test for methemoglobinemia.

What are the signs of blue baby syndrome?

Moderate to serious blue baby syndrome may cause brownish-blue skin tone due to lack of oxygen. This condition may be hard to detect in infants with dark skin. For infants with dark skin, look for a bluish color inside the nose and mouth, on the lips, or fingernail and toenail beds.

Mild to moderate blue baby syndrome may cause signs similar to a cold or other infection (fussy, tired, diarrhea or vomiting). While there is a blood test to see if an infant has blue baby syndrome, doctors may not think to do this test for babies with mild to moderate symptoms.

What should I do if my infant has blue baby syndrome?

Take a baby who has brownish-blue skin tone or a bluish color to the lips, tongue, gums, nail beds, or nose to a hospital immediately. A medication called "methylene blue" will quickly return the baby's blood to normal.

Does the state regulate nitrate in drinking water?

Yes. State law requires public water systems to sample for many contaminants, including nitrate, on a regular basis. Our drinking water quality standard for nitrate is 10 milligrams per liter (mg/L). Public water systems with nitrate levels over 10 mg/L must notify people who receive water from them.



HELPING TO ENSURE SAFE AND RELIABLE DRINKING WATER



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Can I prevent blue baby syndrome?

Yes. Do not give infants younger than 12 months drinking water with nitrate levels above 10 mg/L. Do not offer high-nitrate vegetables such as beets, broccoli, carrots, cauliflower, green beans, spinach, and turnips until the baby is at least seven months old.

Nitrate levels in well water can vary throughout the year. If you have a private well and you're not sure about your water quality, you may want to use bottled water to prepare your baby's food and drinks. Although boiling water kills bacteria, it will not remove chemicals such as nitrate. In fact, boiling may actually increase the nitrate level.

Will breast-feeding give my infant blue baby syndrome?

Low levels of nitrate have been found in breast milk, but the levels are not high enough to cause blue baby syndrome.

Can nitrate affect adults?

Although red blood cells quickly return to normal, some health conditions can make people more susceptible to health problems from nitrate. Individuals with the following health conditions should not drink water with more than 10 mg/L of nitrate:

- Individuals who don't have enough stomach acids.
- Individuals with an inherited lack of the enzyme that converts affected red blood cells back to normal (methemoglobin reductase).
- Women who are pregnant or trying to become pregnant. High nitrate levels may increase the risk of spontaneous abortion or certain birth defects.

How can I tell if my well water has nitrate?

Shallow wells, poorly sealed or poorly constructed wells, and wells that draw from shallow aquifers are at greatest risk of nitrate contamination. Manure and septic tank waste may also contain disease-causing bacteria and viruses.

If you own a private well, we recommend that you test for coliform bacteria and nitrate every year. Your county health department can tell you where you can get your water tested and may have specific recommendations for testing. Many certified labs in Washington charge \$20 to \$40 per test. If your nitrate test results are 5 mg/L or higher, you may want to re-sample in six months.

Where can I get more information?

If you get your water from a public water system, call your water utility or the state Department of Health at (800) 521-0323. You can also visit online at <http://www.doh.wa.gov/ehp/dw/>

If you have a private well, call your local health department. You can also find information in *Private Wells: Information for owners* (331-249) a publication available in English and Spanish at <https://fortress.wa.gov/doh/eh/dw/publications/publications.cfm>

For a list of certified labs, visit the state Department of Ecology online at <http://www.ecy.wa.gov/apps/eap/acclabs/labquery.asp> Under "Location," select your state, city, and county. Scroll down and click on "Show results." Click on the name of a lab to see the tests it performs. Call the lab to make sure it's accredited to analyze for nitrate in drinking water.

If you need this publication in alternate format, call (800) 525-0127. For TTY/TDD, call (800) 833-6388.



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WATER FACILITIES INVENTORY (WFI) FORM - Continued

1. SYSTEM ID NO. AC801G	2. SYSTEM NAME CHUCK MINERICH WATER SYSTEM	3. COUNTY SKAGIT	4. GROUP B	5. TYPE
25. SINGLE FAMILY RESIDENCES (How many of the following do you have?)		26. MULTI-FAMILY RESIDENTIAL BUILDINGS (How many of the following do you have?)	27. NON-RESIDENTIAL CONNECTIONS (How many of the following do you have?)	28. TOTAL SERVICE CONNECTIONS
A. Full Time Single Family Residences (Occupied 180 days or more per year)		A. Apartment Buildings, condos, duplexes, barracks, dorms		
B. Part Time Single Family Residences (Occupied less than 180 days per year)		B. Full Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied more than 180 days/year		
		C. Part Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied less than 180 days/year		
		A. Recreational Services and/or Transient Accommodations (Camping, RV sites, hotel/motel/overnight units)		
		B. Institutional, Commercial/Business, School, Day Care, Industrial Services, etc.		

29. FULL-TIME RESIDENTIAL POPULATION												
A. How many residents are served by this system 180 or more days per year?												
30. PART-TIME RESIDENTIAL POPULATION												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many part-time residents are present each month?												
B. How many days per month are they present?												
31. TEMPORARY & TRANSIENT USERS												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many total visitors, attendees, travelers, campers, patients or customers have access to the water system each month?												
B. How many days per month is water accessible to the public?												
32. REGULAR NON-RESIDENTIAL USERS												
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. If you have schools, daycares, or businesses connected to your water system, how many students/daycare children and/or employees are present each month?												
B. How many days per month are they present?												

33. ROUTINE COLIFORM SCHEDULE	Take one sample every 12 months		
34. NITRATE SCHEDULE	QUARTERLY	ANNUALLY	ONCE EVERY YEARS
(One Sample per source by time period)			

35. Reason for Submitting WFI:	
☐ Update - Change ☐ Update - No Change ☐ Inactivate ☐ Re-Activate ☐ Name Change ☐ New System ☐ Other _____	
36. I certify that the information stated on this WFI form is correct to the best of my knowledge.	
SIGNATURE: _____	DATE: _____
PRINT NAME: _____	TITLE: _____



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