



201301150049

Skagit County Auditor

1/15/2013 Page

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DAVID TURNER  
13465 ROSARIO ROAD  
ANACORTES, WA 98221

**Document Title(s) (or transactions contained therein):**

1. **ADDENDUM B RESIDENTIAL TWO CONNECTION GROUP B PUBLIC WATER SYSTEM CONTRACT**

**Grantor(s) (Last name first, then first name and initials)**

1. BUKER, NORMAN L.
2. TURNER, DAVID E.
3. TURNER, JODIE D

**Grantee(s) (Last name first, then first name and initials)**

1. BUKER, NORMAN L.
2. TURNER, DAVID E.
3. TURNER, JODIE, D

**Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)**

1. (2.5000 ac) LT 2 SHORT PLAT 13-90 AF#9004260008 ALSO KNOWN AS PORTION SW1/4 NE1/4
2. LT 1 SHORT PLAT 13-90 AF#9004260008 ALSO KNOWN AS PORTION SW1/4 NE1/4

**Assessor's Property Tax Parcel or Account Number at the time of recording:**

1. Parcel ID: P109154 Xref ID: 340111-1-007-0200 QUARTER 01 SECTION 11 TOWNSHIP 34 RANGE 01
2. Parcel ID: 19113 Xref ID: 340111-1-007-0100 QUARTER 01 SECTION 11 TOWNSHIP 34 RANGE 01

**Reference Number(s) of Documents assigned or released:**

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**ADDENDUM B**

**RESIDENTIAL TWO CONNECTION GROUP B PUBLIC WATER SYSTEM**

Parcel 1- P109154	Site address 1- 13439 ROSARIO ROAD, ANACORTES,WA 98221
Parcel 2- P19113	Site address 2- 13465 ROSARIO ROAD, ANACORTES,WA 98221

**PUBLIC WATER SYSTEM**

This property is served by a public water system, Buker, Turner water system, with the ID# AC959N, which 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 bacterial contamination. 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. The purveyor must make all water system records available for review and inspection both property owners in this agreement. 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.

**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 can not 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. If the well 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.



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### **COST OF MAINTENANCE OF WATER SYSTEM**

Each party hereto covenants and agrees that they shall equally share the maintenance and operational costs of the well and water system herein described. The expense of water quality sampling as required by Skagit County shall be paid for by owner of parcel# P19113. Owner of Parcel# P109154 shall pay for electricity to run said Buker, Turner water system.

### **EASEMENT OF WELL SITE 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. Said easement shall allow the installation of well house, pumps, water storage reservoirs, pressure tanks, and anything necessary to the operation of the water system.

### **WATER LINE EASEMENTS**

Attachment A shows the locations of water lines, the pump house and other held-in-common components of the water system. Building permanent structures on the water line easements is prohibited except as needed for the operation of the well and water system.

### **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. Cost of repairing or maintaining common distribution pipelines shall be borne equally by both parties. Each party in this agreement shall be responsible for the maintenance, repair, and replacement of pipe supplying water from the common water distribution piping to their own particular dwelling and 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.

### **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.

### **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.



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**ENFORCEMENT OF AGREEMENT ON NON-CONFORMING PARTIES AND PROPERTIES**

The parties herein agree to establish the right to make reasonable regulations for the operation of the system, such as the termination of service if bills are not paid.

**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 systems. In this case, the second well may be drilled in the designated. If the public system is dissolved, the property owners are required to promptly notify the Skagit County Public Health Department of the dissolution.

WITNESS Jodie Turner hand \_\_\_\_\_ this 15<sup>th</sup> day of  
January, 2013.

David E. Turner Grantor  
Norman E. Baker Grantor

State of Washington  
County of Skagit

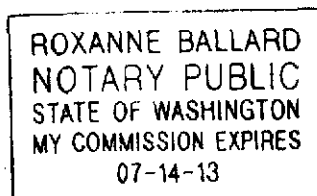
I, the undersigned, a Notary Public in and for the above named County and State, do hereby certified that on this 15 day of Jan, 2013, personally appeared before me  
David Turner & Norman Baker to me known to be the individual described in and who executed the within instrument, and acknowledged that s/he (they) signed and sealed the same as their free and voluntary act and deed, for the use and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Roxanne Ballard

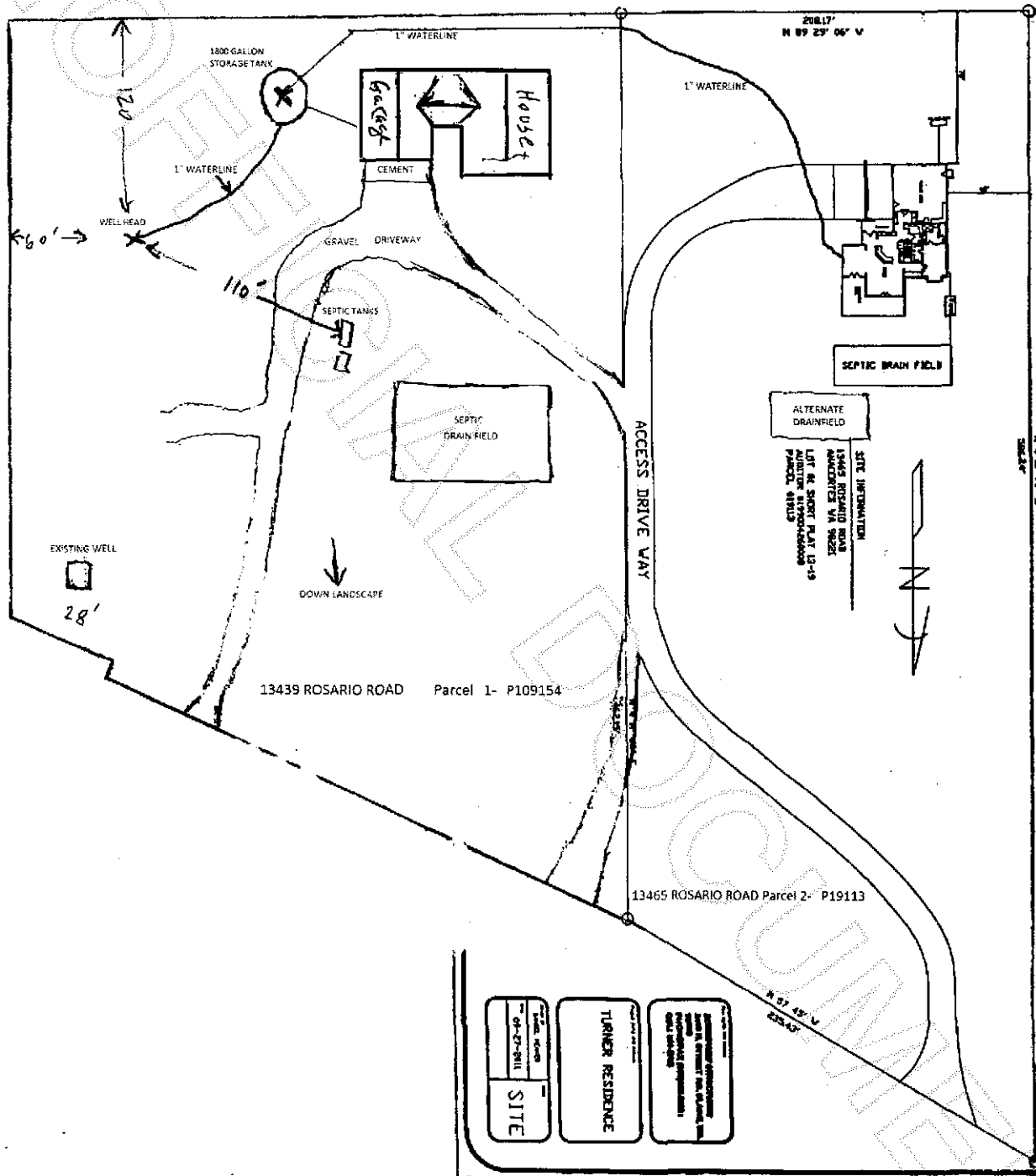
Notary Public in and for the State of Washington, residing at Mt Vernon

(SEAL or STAMP)



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# BUKER TURNER WATER SYSTEM # AC959N SITE MAP



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