



201411140049

Skagit County Auditor
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PROTECTED CRITICAL AREA SITE PLAN

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Grantor/Owner: Gary & Kristine Johnson

Grantee: PUBLIC

Site Address: NHN Lakeview Blvd

Property ID #: P67124

Assessors Tax Account #: 3941-000-053-0002

Legal Description: Sec. 25/36 Twp. 34 Rng. 4 B/LA AF#201304290222, new lot 53

Permit/Activity #: PL14-0455

The PROTECTED CRITICAL AREA (PCA) is to be left undisturbed in its natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.070, 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.

Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

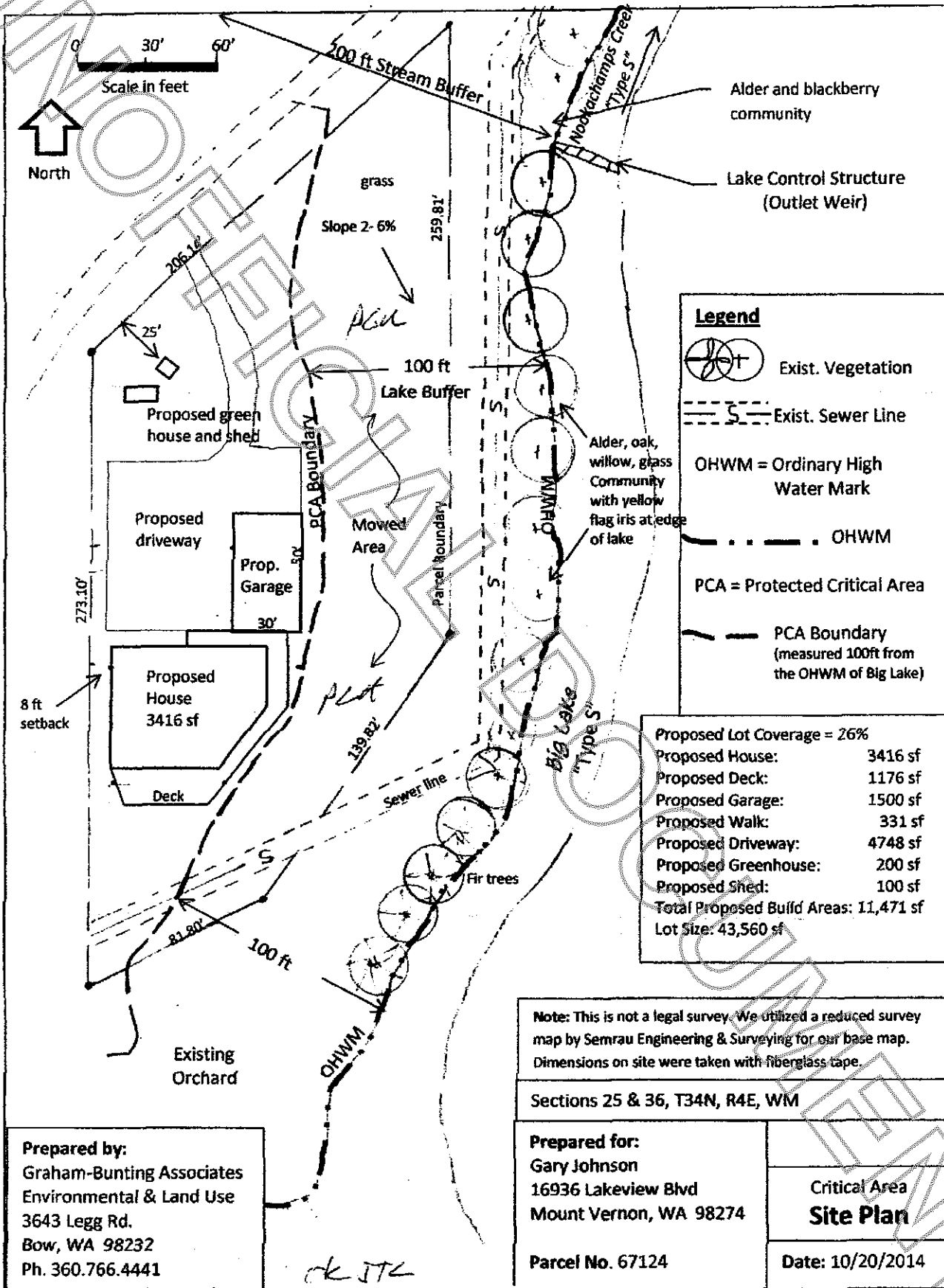
Owner: Gary & Kristine Johnson Date: 14 Nov 2014

On this day personally appeared before me Gary & Kristine Johnson, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 14th day of November, 2014



Julie M. Nickerson
Notary Public residing at Anacortes
My Commission Expires: 5/15/15



Proposed Lot Coverage = 26%

Proposed House:	3416 sf
Proposed Deck:	1176 sf
Proposed Garage:	1500 sf
Proposed Walk:	331 sf
Proposed Driveway:	4748 sf
Proposed Greenhouse:	200 sf
Proposed Shed:	100 sf
Total Proposed Build Areas:	11,471 sf
Lot Size:	43,560 sf

Note: This is not a legal survey. We utilized a reduced survey map by Semrau Engineering & Surveying for our base map. Dimensions on site were taken with fiberglass tape.

Sections 25 & 36, T34N, R4E, WM

Prepared by:
 Graham-Bunting Associates
 Environmental & Land Use
 3643 Legg Rd.
 Bow, WA 98232
 Ph. 360.766.4441

Prepared for:
 Gary Johnson
 16936 Lakeview Blvd
 Mount Vernon, WA 98274

Critical Area Site Plan

Parcel No. 67124

Date: 10/20/2014



Attachment