



201508110101

Skagit County Auditor

\$1,164.00

8/11/2015 Page

1 of

13 2:59PM

**COVER SHEET****RETURN TO:**

Public Utility District No. 1 of Skagit County  
Post Office Box 1436, 1415 Freeway Drive  
Mount Vernon WA 98273

Grantor: Public Utility District No. 1 of Skagit County

Grantee: Public

RE: Resolution No. 2226-15  
Formation of Mann Road Local Utility District No. 31  
Preliminary Assessment Roll  
Boundary Map

Parcel Number P107260

(See attached Preliminary Assessment Roll, pages 1-4, for complete list of individual parcel numbers within boundary)

**LEGAL**

DESCRIPTION: That portion of Government Lot 3, Government Lot 4, Government Lot 9 and Government Lot 10 of Section 19, Township 33 North, Range 4 East, W.M. described as follows:

Beginning at the northwest corner of Lot 2 of Short Plat No. 41-79 as recorded in Volume 3 of Short Plats at Page 139 under AF#7907100003, records of Skagit County, Washington, said point being on the west line of Government Lot 3 at a point which lies S 1°20'20"W, a distance of 489.72 feet from the northwest corner thereof; thence S 88°39'40"E along the north line of said Lot 2, a distance of 600 feet, more or less, to the centerline of Keekecalla Slough; thence easterly and southeasterly along said centerline, to the northwest corner of that certain parcel conveyed to Hughes Farms Inc. by Special Warranty Deed recorded April 7, 1994 under AF#9404070112, records of Skagit County, Washington; thence northeasterly along the northerly line of said Hughes parcel, to the west line of Block 1 of the PLAT OF FIR, SKAGIT COUNTY, WASHINGTON, per plat recorded in Volume 2 of Plats at Page 18, records of Skagit County, Washington; thence northerly along the west line of said Block 1, to the northwest corner of Lot 10 of said Block 1; thence northeasterly along the northerly line of said Lot 10, to the northeast corner thereof and the west bank of the South Fork Skagit River; thence southerly along the west bank of the South Fork Skagit River and along the west bank of Fresh Water Slough, a distance of 4530 feet, more or less, to the southeast corner of that certain parcel conveyed to Larry Dean

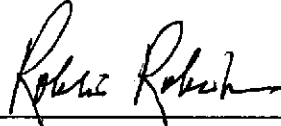
Percival and Diane Marie Percival by Quit Claim Deed recorded February 4, 2000 under AF#200002040076, records of Skagit County, Washington; thence west along the south line of said Percival parcel, to the southwest corner thereof; thence north along the west line of said Percival Parcel, to the northwest corner of said parcel at a point on the south line of that certain parcel conveyed to Hughes Farms, Inc. by deed recorded March 5, 1992 under AF#9203050049, records of Skagit County, Washington; thence west long the south line of said Hughes Farms Inc. parcel, to the southwest corner of said parcel at a point on the west line of Government Lot 10; thence north along the west line of Government Lot 10 and along the west line of Government Lot 9, to the southwest corner of Government Lot 4; thence north along the west line of Government Lot 4 and along the west line of Government Lot 3, to the northwest corner of Lot 2 of said Short Plat No. 41-79 and the point of beginning.

Containing 136 acres more or less.

Situate in Skagit County, Washington.

I, ROBBIE ROBERTSON, Secretary of the Commission of Public Utility District No. 1 of Skagit County, Washington, certify that the attached copy of Resolution No. 2226-15 is a true and correct copy of the original resolution adopted on the 4<sup>th</sup> day of August, 2015, as that resolution appears on the Minute Book of the District.

DATED this 4<sup>th</sup> day of August, 2015.



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ROBBIE ROBERTSON, Secretary of the Commission

RESOLUTION NO. 2226-15

A RESOLUTION OF THE COMMISSION OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, ORDERING THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF A WATER DISTRIBUTION SYSTEM IN THE MANN ROAD AREA OF THE DISTRICT, ALL IN ACCORDANCE WITH RESOLUTION NO. 2225-15 OF THE COMMISSION; ESTABLISHING LOCAL UTILITY DISTRICT NO. 31 AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENT; PROVIDING THAT PAYMENT FOR ALL OF THE COST AND EXPENSE OF THE IMPROVEMENTS BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN THE LOCAL UTILITY DISTRICT AND SPECIALLY BENEFITED THEREBY, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT WARRANTS REDEEMABLE IN CASH OR OTHER SHORT-TERM FINANCING AND LOCAL UTILITY DISTRICT OR WATER REVENUE BONDS.

WHEREAS, a petition (the "Petition") signed by eighty five percent (85%) of the property owners within the boundaries of land described in Exhibit A, attached hereto and by this reference incorporated herein, has been filed with the Commission (the "Commission") of Public Utility District No. 1 of Skagit County, Washington (the "District"), requesting the formation of a local utility district ("Local Utility District No. 31") with boundaries coterminous with those of the land described in Exhibit A and the acquisition, construction and installation of a water supply system to serve that land (the "Improvements"); and

WHEREAS, by Resolution No. 2225-15 adopted on the 23<sup>rd</sup> day of June, 2015, the Commission of the District, declared its intention to order the improvement of a portion of the District by the acquisition, construction and installation of a water distribution system in the Mann Road area of the District, and fixed July 28, 2015, at 5:00 PM, local time, at the Aqua Room of the District, located at 1415 Freeway Drive, Mount Vernon, Washington, as the time and place for hearing all matters relating to the proposed improvement and all objections thereto and for determining the method of payment for the improvement; and

WHEREAS, the District's Planning Engineer, supported by the local utility district's proponents and their consultants, caused an estimate to be made of the cost and expense of the proposed improvement and has filed that estimate with the Commission, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the proposed local utility district and a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed local utility district; and

WHEREAS, that estimate is accompanied by a diagram of the proposed improvement showing thereon the lots, tracts, parcels of land and other property which will be specially benefited by the proposed improvement and the estimated cost and expense thereof to be borne by each lot, tract, parcel of land or other property; and

WHEREAS, due notice of the above hearing was given in the manner provided by law, the hearing was held by the Commission on the date and at the time above mentioned, all persons appearing at such hearing and wishing to be heard were heard; and

WHEREAS, the District received one written protests as of noon on July 28, 2015 representing one percent (1%) of the property owners within the proposed local utility district, and

WHEREAS, the Commission has determined it to be in the best interest of the District that the proposed improvement as hereinafter described be carried out, that the proposed improvements are economically and financially feasible and that the local utility district be created in connection therewith;

NOW, THEREFORE, BE IT RESOLVED by the Commission of Public Utility District No. 1 of Skagit County, Washington, as follows:

Section 1. The Commission of the District orders the improvement of the properties within the area described on Exhibit A attached hereto by the acquisition, construction and installation of a water distribution system, as more particularly described and set forth in Exhibit B attached hereto (the "Improvements"), both of which exhibits are by this reference incorporated herein.

Included in the acquisition, construction and installation of the improvements shall be all valves, fittings, appurtenances and work required for a complete and operable system, and all required restoration of existing streets or roads and other improvements disturbed during construction.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by the District's Engineering Manager, and may be modified by the Commission as long as such modification does not substantially alter the purposes of the Improvements described in Exhibit B.

Section 2. There is created and established a local utility district to be known and designated as "Local Utility District No. 31" of the District, the boundaries of which are more particularly described in Exhibit A.

Section 3. The total estimated cost and expense of the improvements is declared to be \$332,124.00, all or a portion of which shall be borne by and assessed against the property specially benefited by the proposed improvements included in Local Utility District No. 31 to be established embracing as nearly as practicable all property specially benefited by the improvements. Actual assessments may vary from estimated assessments as long as they do not exceed a figure equal to the increased true and fair value the improvements added to the property. The basis for the proposed assessments shall be the special benefits to the affected property and the District may use any method or combination of methods to compute assessments which may be deemed to fairly reflect the special benefits to the properties being assessed.

Section 4. Local improvement warrants may be issued in payment of the cost and expense of the improvements herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund hereinafter created, and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established hereafter by the Auditor of the District as issuing officer, and to be redeemed in cash and/or by local utility bonds or water revenue bonds herein authorized to be issued, such interest-bearing warrants to be hereafter referred to as "revenue warrants". In the alternative, the District hereafter may authorize internal financing or provide by resolution for the issuance of other short-term obligations pursuant to Chapter 39.50 RCW.

The District is authorized to issue local utility district bonds or water revenue bonds for Local Utility District No. 31 which shall bear interest at a rate or rates and to be payable on or before a date to be hereafter fixed by resolution. The bonds shall be issued in exchange for and/or in redemption of any and all revenue warrants issued hereunder, internal financing or other short-term obligations hereafter authorized and not redeemed in cash within twenty days after the expiration of the thirty-day period for the cash payment of assessments without interest on the assessment roll for Local Utility District No. 31. The bonds shall be redeemed by the collection of special assessments to be levied and assessed against the property within Local Utility District No. 31, payable in annual installments, with interest at a rate to be hereafter fixed by resolution under the mode of "payment by bonds", as defined by law and the resolutions of the District and if water revenue bonds are issued, from net revenues of the District's water utility. The entire principal and interest of such assessments shall be paid into such fund as the Commission of the District shall hereafter direct and shall be used for the sole purpose of paying revenue warrants, other short term obligations and/or bonds to be issued in payment of the costs and expense of the improvements. The exact form, amount, date,

interest rates and denominations of such bonds shall be hereafter fixed by resolution of the Commission. Such bonds shall be sold in such manner as the Commission shall hereafter determine.

Section 5. There is created and established in the office of the District Treasurer the "Local Improvement Fund, District No. 31" (the "Local Improvement Fund"), into which fund shall be deposited the proceeds from the sale of revenue warrants, internal financing or other short-term obligations drawn against the fund which may be issued and sold by the District and collections pertaining to assessments, and against which fund shall be issued cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the improvements, and against which fund cash warrants shall be issued in payment for all other items of expense in connection with the improvements.

Section 6. No property, any portion of which is inside or outside of LUD No. 31, may connect to those improvements constructed or made a part of such LUD unless either that property shall have been subject to the special assessments on the assessment roll for that LUD, or the owners of that property shall have paid prior to such connection a charge in lieu of assessment which shall be at least the equivalent of those assessments which would have been applied to that property had it been included within LUD No. 31.

Section 7. In all cases where the work necessary to be done in connection with the making of the Improvements is carried out pursuant to contract upon competitive bids, the call for bids shall include a statement that payment for such work will be made in cash warrants drawn upon the Local Improvement Fund.

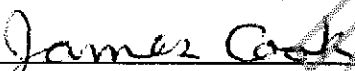
Section 8. Within fifteen (15) days of the passage of this resolution there shall be filed with the District Treasurer the title of the improvements and local utility district number, a copy of the diagram or print showing the boundaries of Local Utility District No. 31 and the preliminary assessment roll or abstract of such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract or parcel of land. The District Treasurer shall immediately post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.

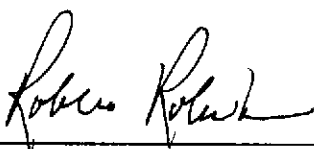
ADOPTED by the Commission of Public Utility District No. 1 of Skagit County, Washington, at a regular meeting held this 4<sup>th</sup> day of August, 2015.



ATTEST

  
Al Littlefield  
President and Commissioner

  
Jim Cook  
Vice President and Commissioner

  
Robbie Robertson  
Secretary and Commissioner

MANN ROAD LUD NO. 31  
EXHIBIT A

That the boundaries of such local utility improvement district shall be as follows:

That portion of Government Lot 3, Government Lot 4, Government Lot 9 and Government Lot 10 of Section 19, Township 33 North, Range 4 East, W.M. described as follows:

Beginning at the northwest corner of Lot 2 of Short Plat No. 41-79 as recorded in Volume 3 of Short Plats at Page 139 under AF#7907100003, records of Skagit County, Washington, said point being on the west line of Government Lot 3 at a point which lies S 1°20'20"W, a distance of 489.72 feet from the northwest corner thereof; thence S 88°39'40"E along the north line of said Lot 2, a distance of 600 feet, more or less, to the centerline of Keekeculla Slough; thence easterly and southeasterly along said centerline, to the northwest corner of that certain parcel conveyed to Hughes Farms Inc. by Special Warranty Deed recorded April 7, 1994 under AF#9404070112, records of Skagit County, Washington; thence northeasterly along the northerly line of said Hughes parcel, to the west line of Block 1 of the PLAT OF FIR, SKAGIT COUNTY, WASHINGTON, per plat recorded in Volume 2 of Plats at Page 18, records of Skagit County, Washington; thence northerly along the west line of said Block 1, to the northwest corner of Lot 10 of said Block 1; thence northeasterly along the northerly line of said Lot 10, to the northeast corner thereof and the west bank of the South Fork Skagit River; thence southerly along the west bank of the South Fork Skagit River and along the west bank of Fresh Water Slough, a distance of 4530 feet, more or less, to the southeast corner of that certain parcel conveyed to Larry Dean Percival and Diane Marie Percival by Quit Claim Deed recorded February 4, 2000 under AF#200002040076, records of Skagit County, Washington; thence west along the south line of said Percival parcel, to the southwest corner thereof; thence north along the west line of said Percival Parcel, to the northwest corner of said parcel at a point on the south line of that certain parcel conveyed to Hughes Farms, Inc. by deed recorded March 5, 1992 under AF#9203050049, records of Skagit County, Washington; thence west long the south line of said Hughes Farms Inc. parcel, to the southwest corner of said parcel at a point on the west line of Government Lot 10; thence north along the west line of Government Lot 10 and along the west line of Government Lot 9, to the southwest corner of Government Lot 4; thence north along the west line of Government Lot 4 and along the west line of Government Lot 3, to the northwest corner of Lot 2 of said Short Plat No. 41-79 and the point of beginning.

Containing 136 acres more or less.

Situate in Skagit County, Washington.

MANN ROAD LUD NO. 31  
EXHIBIT B

IMPROVEMENTS

The purpose of this Local Utility District is to construct and install a new water system to satisfy State Health Department requirements for safe and adequate domestic water supply.

The Improvements will involve the construction and installation of the following:

- A. Approximately 2,200 feet of 8-inch HDPE waterline.
- B. Relocation of 12 residential water meters.
- C. Miscellaneous fire hydrant assemblies (2), and other appurtenances.



## LUD #31 Mann Road

Page: 1

## Preliminary Assessment Roll

07/28/15

| Roll# | Accounts   | Name and Address   | Assessment |
|-------|--|--|------------|
| 1     | P107260  | BULLENTINI, JOSEPHINE<br>WOODS, SUSAN<br>2244 W Washington<br>Carson City, NV 89703      |            |
| 2     | P73466   | GURNEE, JAN M<br>PO Box 602<br>Conway, WA 98238  | 27957.00   |
| 3     | P73464   | GURNEE, JAN M<br>PO Box 602<br>Conway, WA 98238  |            |
| 4     | P16865   | HANSETH, ROBERT A<br>HANSETH, PATRICIA<br>21106 Mann Road<br>Mount Vernon, WA 98273      | 23297.00   |
| 5     | P16870   | HART, WILLIAM L<br>CONNIE FONG & PEGGY BALL<br>10209 38th Avenue SW<br>Seattle, WA 98146 | 27957.00   |
| 6     | P16862<br>COMBINED                               | HUGHES FARM INC<br>13225 Farm to Market Road, #B<br>Mount Vernon, WA 98273               |            |
| 7     | P16909<br>COMBINED                               | HUGHES FARM INC<br>13225 Farm to Market Road, #B<br>Mount Vernon, WA 98273               |            |
| 8     | P16903<br>330419-0-066-0007<br>330419-0-025-0007 | HUGHES FARMS INC.<br>13225 Farm to Market Road, #B<br>Mount Vernon, WA 98273             | 23298.00   |

## LUD #31 Mann Road

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## Preliminary Assessment Roll

07/28/15

| Roll# | Accounts                    | Name and Address   | Assessment |
|-------|-----------------------------|--|------------|
| 9     | P16871                      | HUGHES FARMS INC.<br>13225 Farm to Market Road, #B<br>Mount Vernon, WA 98273                       | 24602.00   |
| 10    | P16891<br>330419-0-029-0003 | KOETJE, PAUL<br>21132 Mann Road<br>Mount Vernon, WA 98273  | 23298.00   |
| 11    | P16866<br>COMBINED          | KOETJE, PAUL<br>21132 Mann Road<br>Mount Vernon, WA 98273  |            |
| 12    | P73463                      | MUEHLMAN, ANNE<br>MUEHLMAN, RAYMOND<br>PO Box 328<br>Langley, WA 98260                             |            |
| 13    | P16872<br>330419-0-035-0104 | PERCIVAL, LARRY D<br>PERCIVAL, DIANE M<br>21326 Mann Road<br>Mount Vernon, WA 98273                | 27956.00   |
| 14    | P16873<br>COMBINED          | PERCIVAL, LARRY D<br>PERCIVAL, DIANE M<br>31326 Mann Road<br>Mount Vernon, WA 98273                |            |
| 15    | P16859                      | ROBBLEE, RICHARD H<br>ROBBLEE, NANCY D<br>21072 Mann Road<br>Mount Vernon, WA 98273                | 23297.00   |
| 16    | 73465                       | SECRETARY OF THE US<br>DEPT OF VETERANS AFFAIRS<br>1100 Olive Way, Suite 1400<br>Seattle, WA 98101 |            |

LUD #31 Mann Road

Page: 3

Preliminary Assessment Roll

07/28/15

| Roll# | Accounts                    | Name and Address   | Assessment |
|-------|-----------------------------|--|------------|
| 17    | P107259                     | SECRETARY OF THE US<br>DEPT OF VETERANS AFFAIRS<br>1100 Olive Way, Suite 1400<br>Seattle, WA 98101 |            |
| 18    | P16915<br>4107-002-007-0003 | SKAGIT COUNTY<br>1800 Continental Place<br>Mount Vernon, WA 98273                                  |            |
| 19    | P73467<br>COMBINED          | SKAGIT COUNTY<br>1800 Continental Place<br>Mount Vernon, WA 98273                                  |            |
| 20    | P16863<br>330419-0-026-0100 | WOLDEN, ANTHONY H<br>WOLDEN, MARI<br>21049 Mann Road<br>Mount Vernon, WA 98273                     | 27956.00   |
| 21    | P119202<br>COMBINED         | WOLDEN, ANTHONY H<br>WOLDEN, MARI<br>21094 Mann Road<br>Mount Vernon, WA 98273                     |            |
| 22    | P16868<br>330419-0-030-0000 | WOLDEN, HARVEY O<br>21162 Mann Road<br>Mount Vernon, WA 98273                                      | 27956.00   |
| 23    | P16867<br>COMBINED          | WOLDEN, HARVEY O<br>21162 Mann Road<br>Mount Vernon, WA 98273                                      |            |
| 24    | P16869                      | WOLDEN, JOHN S<br>21184 Mann Road<br>Mount Vernon, WA 98273  | 23297.00   |

LUD #31 Mann Road

Page: 4

Preliminary Assessment Roll

07/28/15

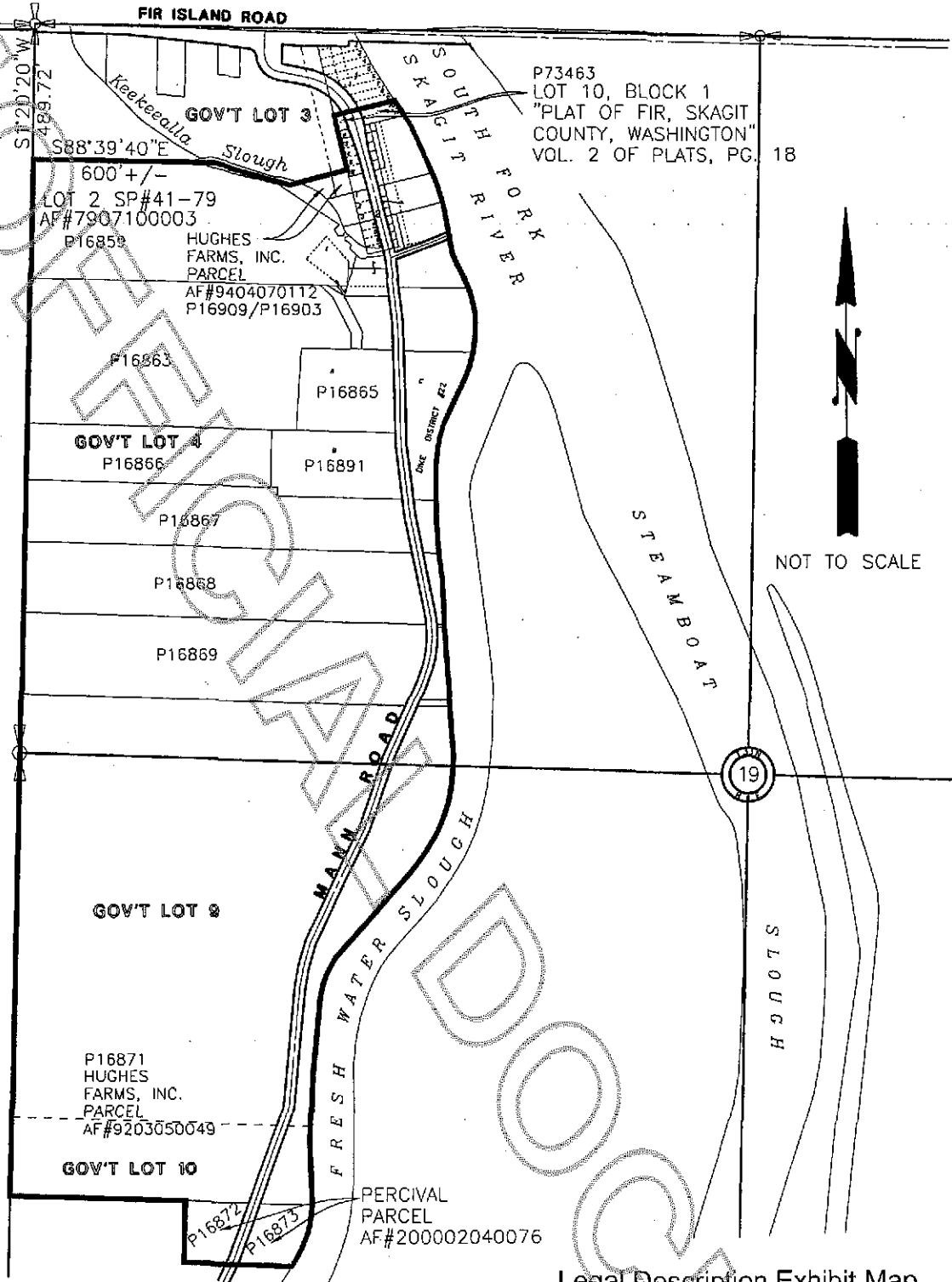
| Roll# | Accounts          | Name and Address       | Assessment |
|-------|-------------------|------------------------|------------|
| 25    | P16860            | WOLLAN, LARRY          | 23298.00   |
|       |                   | WOLLAN, ARLYNE         |            |
|       | 330419-0-024-0008 | 21076 Mann Road        |            |
|       |                   | Mount Vernon, WA 98273 |            |
| 26    | P16861            | WOLLAN, LARRY          |            |
|       |                   | WOLLAN, ARLYNE         |            |
|       | COMBINED          | 21076 Mann Road        |            |
|       |                   | Mount Vernon, WA 98273 |            |
| 27    | P16914            | WYNNE, PHILIP Y        | 27957.00   |
|       |                   | 21073 Mann Road        |            |
|       |                   | Mount Vernon, WA 98273 |            |

Transaction Count: 27

Report Totals: 332126.00

Transaction Count \*\*\*

SECTION 19, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.



Legal Description Exhibit Map  
LUD #31 ASSESSMENT AREA  
SKAGIT COUNTY PUD #1

SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 Riverside Drive, Suite 104  
Mount Vernon, WA 98273  
360.424.9566 ses@semrau.com

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