

AFTER RECORDING, RETURN TO:



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Skagit County Auditor

\$79.00

2/10/2017 Page

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**NOTICE AND ACKNOWLEDGEMENT
AIRPORT AND AIRCRAFT OPERATIONS AND NOISE DISCLOSURE
SKAGIT REGIONAL AIRPORT ENVIRONS**

Permit Number: BP17-0005

Property I.D. No.: P20935

Assessor Tax No.: 340301-0-014-0000

Property Owner(s): East Ridge LLC

Property Legal Description: O/S#17 #873627 1979 DR 19 DK 12 TAX 100 BEG AT 2" IRON PIPE AT THE INTER OF THE LINE BTW SEC 1 & 2 & THE N'LY R/W OF THE G.N. RLY WHICH PT IS N 00 DEG 47'30" W 664.32' ON SD SEC LINE FROM THE SEC COR COMMON TO SEC 1 & 2 11 & 12 TH N 63 DEG 32'30" E 1825.47' ON SD N'LY R/W LINE TO A 2" IRON PIPE TH N 00 DEG 51'00" W 307.2' ON THE W LINE OF U.S. FARM SEC. ADM UNIT NO. 19 TO A 2" IRON PIPE TH S 89 DEG 19'30" W 1645.06' ON TH S LINE OF U.S. FARM SEC. ADM UNIT 20 TO A 2" IRON PIPE ON THE LINE BTW SEC 1 & 2 TH S 89 DEG 15'30" W 1329.64' ON SD S LINE OF UNIT 20 WHICH PT IS WITNESSED BY 2" IRON PIPE SET N 89 DEG 15'30" E 18.14' TH S 00 DEG 30" E 442.32' ON THE S LINE THRU CENTER OF SE 1/4 OF SEC 2 & ALG HARVEY SMITH RD TO CENTER OF HARVEY SMITH RD TH ALG CENTER OF HARVEY SMITH RD AS FOL S 15 DEG 50'30" E 24.66' S 25 DEG 23' 00" E 53.86' S 28 DEG 41' 00" E 666.75' TO A PT WITNESSED BY 2" PIPE SET 89 DEG 16'00" E 25' TH S 89 DEG 16'00" E 988.93' TO A 2" IRON PIPE ON LINE BTW SEC 1 & 2 TH S 00 DEG 47'30" E 5.83' TO POB EXCEPT PORTIONS OF HIGHWAY 20

Property Address/Location: 12779 Avon Allen Road, Burlington

Comp Plan/Zoning Designation: Agricultural – Natural Resource Lands (Ag-NRL)

NOTICE

The above referenced property is located within the Airport Environs Overlay Zone and is included in a mapped airport-impacted area in the vicinity of the Skagit Regional Airport (and depicted in Exhibits A, B & C, attached hereto). Skagit Regional Airport has been identified in the Skagit County Comprehensive Plan as an Essential Public Facility pursuant to Chapter 36.70A RCW (Washington Growth Management Act). It is the policy of Skagit County to support the continued use of Skagit Regional Airport, including its future accommodation of both increased aircraft traffic and utilization of aircraft of the class, size and category as is now or may hereafter be operationally compatible with the Skagit Regional Airport. The Port of Skagit County, which owns and operates Skagit Regional Airport, claims to have acquired through prescriptive aviation easements the right to operate Skagit Regional Airport with the attendant impacts of low flying aircraft over, near and upon those properties identified in Exhibit A attached hereto.

The Skagit Regional Airport is an aviation facility and is depicted on the maps attached as Exhibits A, B and C. The property subject to this notice will routinely experience the effects of low flying aircraft. As a result, the subject property will experience aircraft noise, exhaust fumes, vibration, glare and invasion of quiet enjoyment resulting from propeller-driven and jet aircraft. The airport noise contours for the immediate vicinity of the Skagit Regional Airport have been identified for traffic volumes (Exhibit "B") and forecasted future traffic volumes (Exhibit "C"). The contours and the level of noise received by properties in the vicinity of Skagit Regional Airport will change in the future and impacts to property occupants may increase.

More specific information regarding airport operation and aircraft noise can be obtained by calling the Port of Skagit County, Skagit Regional Airport, Operations Office.

This notice conveys actual and constructive knowledge to any person or entity acquiring, obtaining, or holding a real property interest or right of occupancy in or on the subject property.

ACKNOWLEDGEMENT

I, East Ridge LLC the owner or occupant of the referenced property, hereby acknowledge that I have read and understand the NOTICE provided above. I understand that this NOTICE AND ACKNOWLEDGEMENT will be recorded with the Skagit County Auditor.

The Auditor will convey notice of its contents to all persons or entities acquiring or obtaining an interest or right of occupancy in or on the subject property. I have freely executed this ACKNOWLEDGEMENT as a condition of approval for permit/subdivision/binding site plat application number BP17-0005 as required by SCC 14.16.210(5).

Dated the 8 day of Feb, 2017.

By

Owner

Printed Name

By

Owner

Printed Name

(Acknowledgement for Corporate Grantor)

STATE OF WASHINGTON)
) SS
COUNTY OF SKAGIT)

On this 8 day of February, 2017, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kraig Knutzen and , to me known to be the President and , respectively, of the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they was duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto the day and year in this certificate first above written.



Dina Remsen
(signature)
Dina Remsen
(print name)

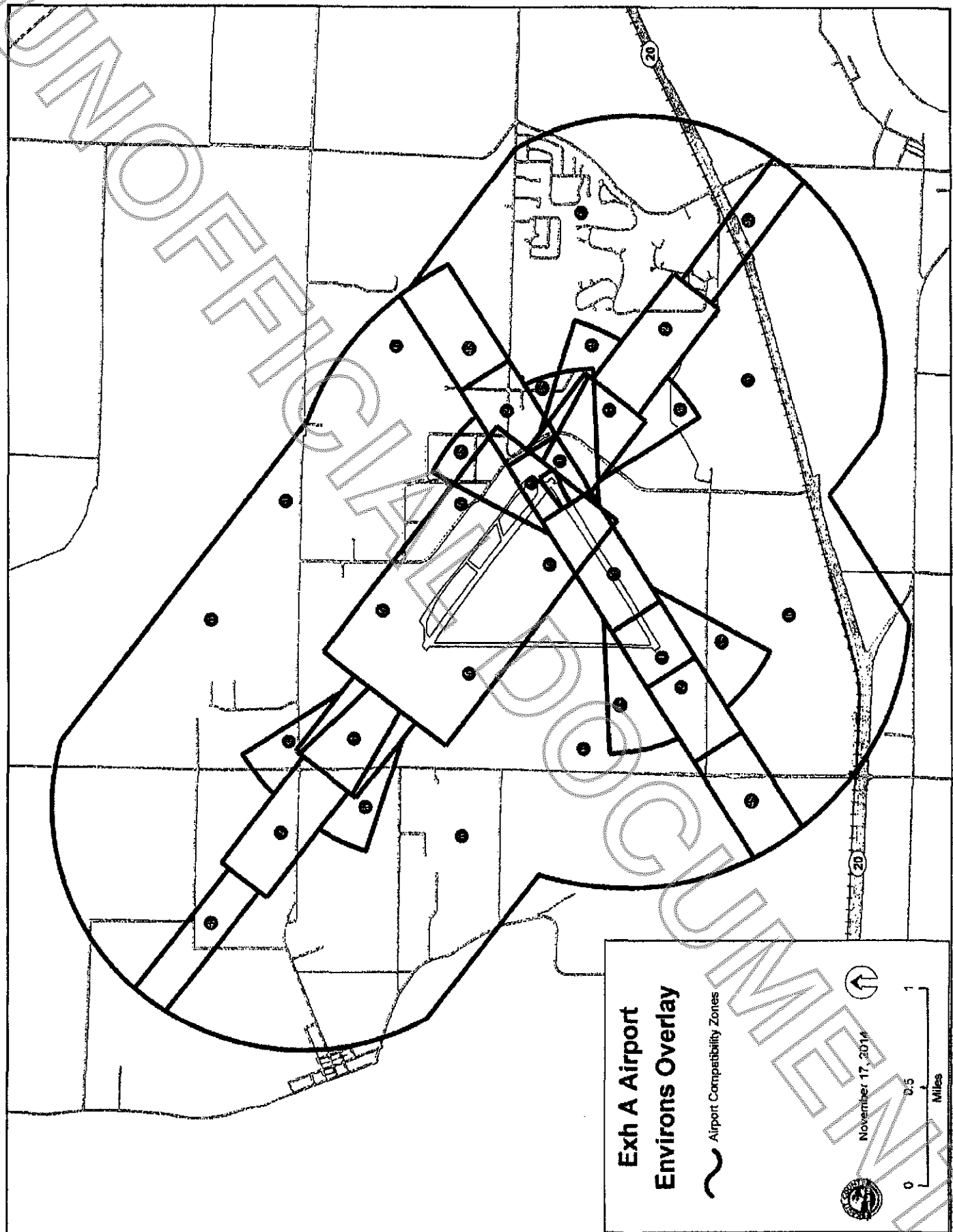


NOTARY PUBLIC in and for the State of Washington,
residing at MOUNT VERNON, WASHINGTON
My appointment expires: 03/16/20

**Exh A Airport
Environs Overlay**

~ Airport Compatibility Zones

0 0.5 1 Miles

November 17, 2014



**Airport Environs Overlay
Exh B Existing Noise Contours**

Existing Noise Contours



November 17, 2014



**Airport Environs Overlay
Exh C Future Noise Contours**

Future Noise Contours



November 17, 2014

