

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
Laura Minton Breckenridge
Skagit Law Group, PLLC
P.O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273



201708220020

Skagit County Auditor

\$78.00

8/22/2017 Page

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5 10:41AM

Document Title: PROTECTED CRITICAL AREA SITE PLAN

Grantors: ESTATE OF CURTIS JOHNSON

Grantee: PUBLIC

Additional Grantor(s) on page(s)
Additional Grantee(s) on page(s)

Abbreviated Legal: DR 15: N 330FT OF FDT E1/2 E1/2 NW1/4 SW1/4 EXC S
1RD & DITCH

Additional Legal on page: 4

Assessor's Tax Parcel No.: P15399/330304-3-003-0104

Return to:
Laura Minton Breckenridge

Skagit Law Group, PLLC

P.O. Box 336

Mount Vernon, WA 98273

PROTECTED CRITICAL AREA SITE PLAN

Grantor/Owner: Estate of Curtis Johnson

Grantee: PUBLIC

Site Address: NHN Bountiful Lane, Mount Vernon

Property ID #: P15399 Assessors Tax Account #: 330304-3-003-0104

Legal Description: Sec. 4 Twp. 33 North Rng. 3 east, WM.

Permit/Activity #: PL17-0258

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.

Estate of Curtis E. Johnson, Deceased

Owner: By: Deann L. Johnson
Deann L. Johnson, Personal Representative

Date: 08/21/2017

On this day personally appeared before me _____, 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 _____ day of _____, 20____

SEE ATTACHED PAGE FOR NOTARY BLOCK

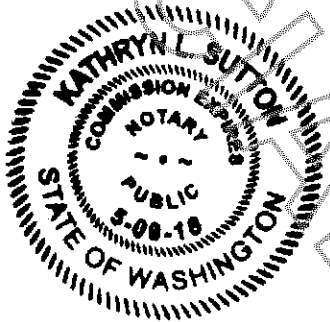
Notary Public residing at _____

My Commission Expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 21st day of August, 2017 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Deann L. Johnson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Personal Representative of the Estate of Curtis E. Johnson, Deceased and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.

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



Kathryn L. Sutton
Printed Name: Kathryn L. Sutton
NOTARY PUBLIC in and for the State
of Washington Residing at Sequoia-Worley,
My commission expires: 5-9-2018

Legal Description

The North 330 feet of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 33 North, Range 3 East, W.M.

Except County Road, and Ditch rights of way.

Skagit County, Washington.

JOHNSON CRITICAL AREA & MITIGATION MAP

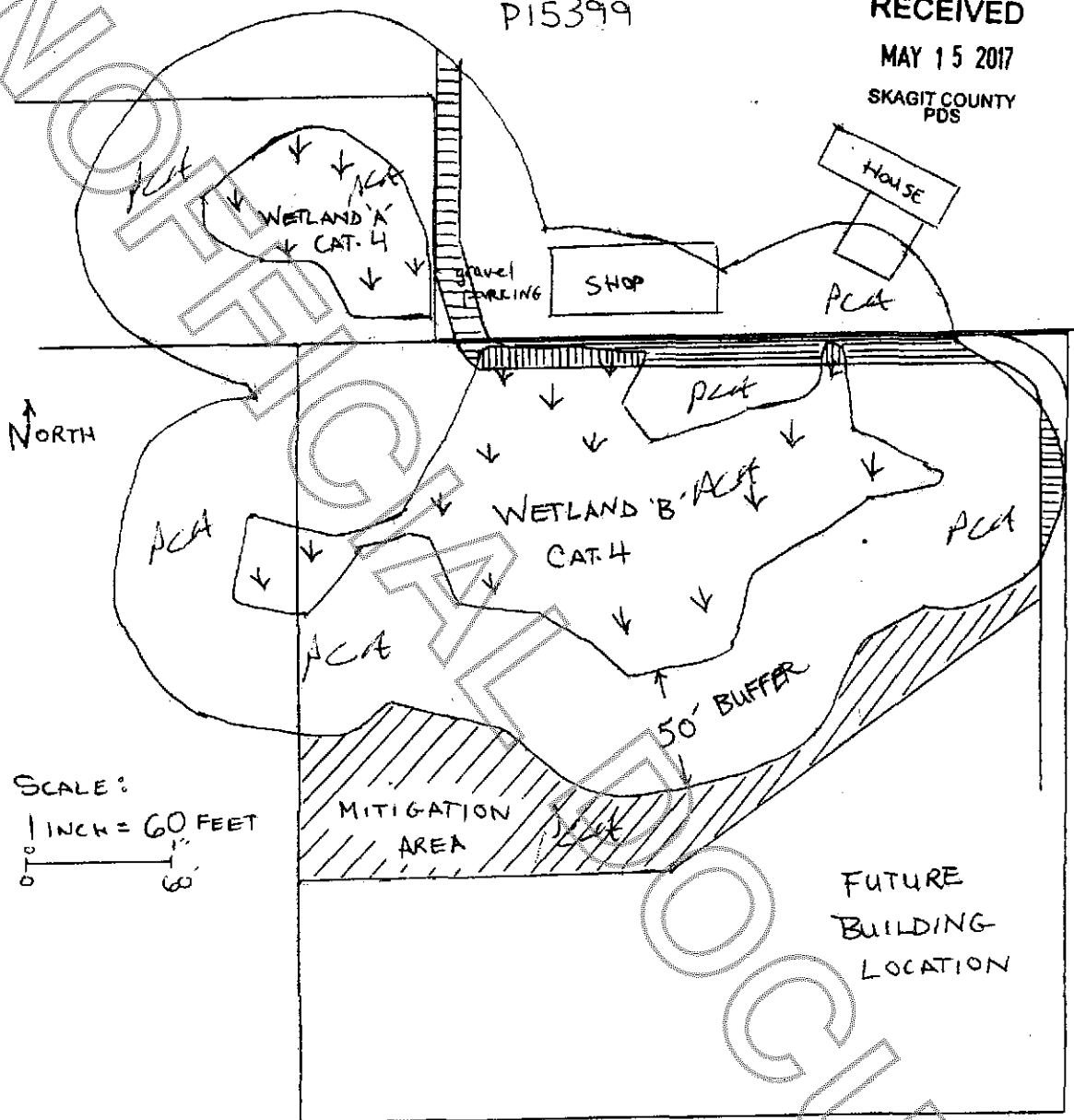
PL17-0258

P15399

RECEIVED

MAY 15 2017

SKAGIT COUNTY
PDS



- WETLAND IMPACT: 820 SF
- BUFFER IMPACT: 3,600 SF
- MITIGATION AREA: 13,758 SF