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11/19/2020 01:42 PM Pages: 1 of 4 Fees: \$108.50  
Skagit County Auditor

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 19 2020

Amount Paid \$ \_\_\_\_\_  
Skagit Co. Treasurer  
By MB Deputy

SETBACK EASEMENT

THIS INSTRUMENT, entered into to satisfy the RI (Zoning Dist) yard setback requirements of the Skagit County Code, Permit Number 6120-0682

WITNESSETH:

WHEREAS, The Skagit County Codes requires a 25 foot rear (side or rear) yard setback; and

WHEREAS, Section 14.16.810 (5) provides an exception from the rear (side or rear) setback requirement if an easement is provided along the N (N,S,E,W) lot line of the abutting lot, (sufficient enough to leave the minimum required building separation) of 13 feet;

NOW THEREFORE, COLONEL BETZ, Manager of Silverdale Grantor, hereby grants to Colonel Betz and Stacey Betz Grantee, an easement over the following described property: Parcel number 132826 Sec 32 Twn 35 Rng 03

(For Full Legal Description See Exhibit "A")

herein called the "easement area", for rear (side or rear) yard purposes to satisfy the Skagit County Code on the following described real property of the grantee: Parcel number 105639 Sec 32 Twn 35 Rng 03

(For Full Legal Description See Exhibit "B")

herein called the "receiving lot", and agrees that no structure will be located in the easement area and all future setbacks will be measured from the easement lines rather than the property lines adjacent to this easement. Grantee shall have access to the easement area for normal maintenance activities to the structure on the receiving lot.

Additional provisions: SEE ATTACHED SITE PLAN FOR LOCATION OF EASEMENT ATTACHED AS EXHIBIT A AND EXHIBIT B.

Grantor: [Signature] Date: 11/19/2020

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

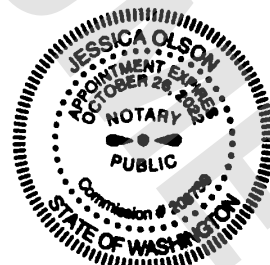
On this day personally appeared before me Colonel Betz, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned. Given under my hand and official seal this 18 day of November, 2020

Notary's Signature [Signature]

Notary Public in and for the State of Washington residing at Skagit Co.

My Commission Expires 10-26-2022

last updated 02.23.16



## EXHIBIT A (Parcel 132826 - Marihugh)

The Setback Easement ("Easement") area shall be:

The area consisting of the rectangular section of property defined by four 90 degree corners, stretching from and between the Point E of the Easement on Parcel 132826 to Point F of the Easement on Parcel 132826 to Point B, as defined below and on Exhibit B, and to Point A of the Easement as defined below and on Exhibit B, as shown on the attached Betz Sitemap.

For purposes of this Easement, the terms above shall be defined as:

- 1) Point E of the Easement: That point that is twenty-five (25) feet directly north of Point A, as identified on the attached Betz Sitemap.
- 2) Point F of the Easement: That point that is twenty-five (25) feet directly north of Point B, as identified on the attached Betz Sitemap.
- 3) Point B of the Easement: That point that is exactly thirty-two (32) feet from the west boundary line of Parcel 105369 and twelve (12) feet from the north boundary line of Parcel 105369, as identified on the attached Betz Sitemap.
- 4) Point A of the Easement: That point that is exactly eight (8) feet from the west boundary line of Parcel 105369 and twelve (12) feet from the north boundary line of Parcel 105639, as identified on the attached Betz Sitemap.

## EXHIBIT B (Parcel 105639 - Bridgeview)

The Setback Easement ("Easement") area shall be:

The area consisting of the rectangular interior section of property defined by four 90 degree corners, stretching from and between Point A of the Easement to Point B of the Easement to Point C of the Easement to Point D of the Easement on Parcel Number 105639 (the "Parcel"), as shown on the attached Betz Sitemap.

For purposes of this Easement, the terms above shall be defined as:

- 1) Point A of the Easement: That point that is exactly eight (8) feet from the west Parcel boundary line and twelve (12) feet from the north Parcel boundary line, as identified on the attached Betz Sitemap.
- 2) Point B of the Easement: That point that is exactly thirty-two (32) feet from the west Parcel boundary line and twelve (12) feet from the north Parcel boundary line, as identified on the attached Betz Sitemap.
- 3) Point C of the Easement: That point that is exactly thirty-two (32) feet from the west Parcel boundary line and twenty-five (25) feet from the north Parcel boundary line, as identified on the attached Betz Sitemap.
- 4) Point D of the Easement: That point that is exactly eight (8) feet from the west Parcel boundary line and twenty-five (25) feet from the north Parcel boundary line, as identified on the attached Betz Sitemap.

# SITE PLAN

SHEET #  
DATE: 10-21-20  
CZ

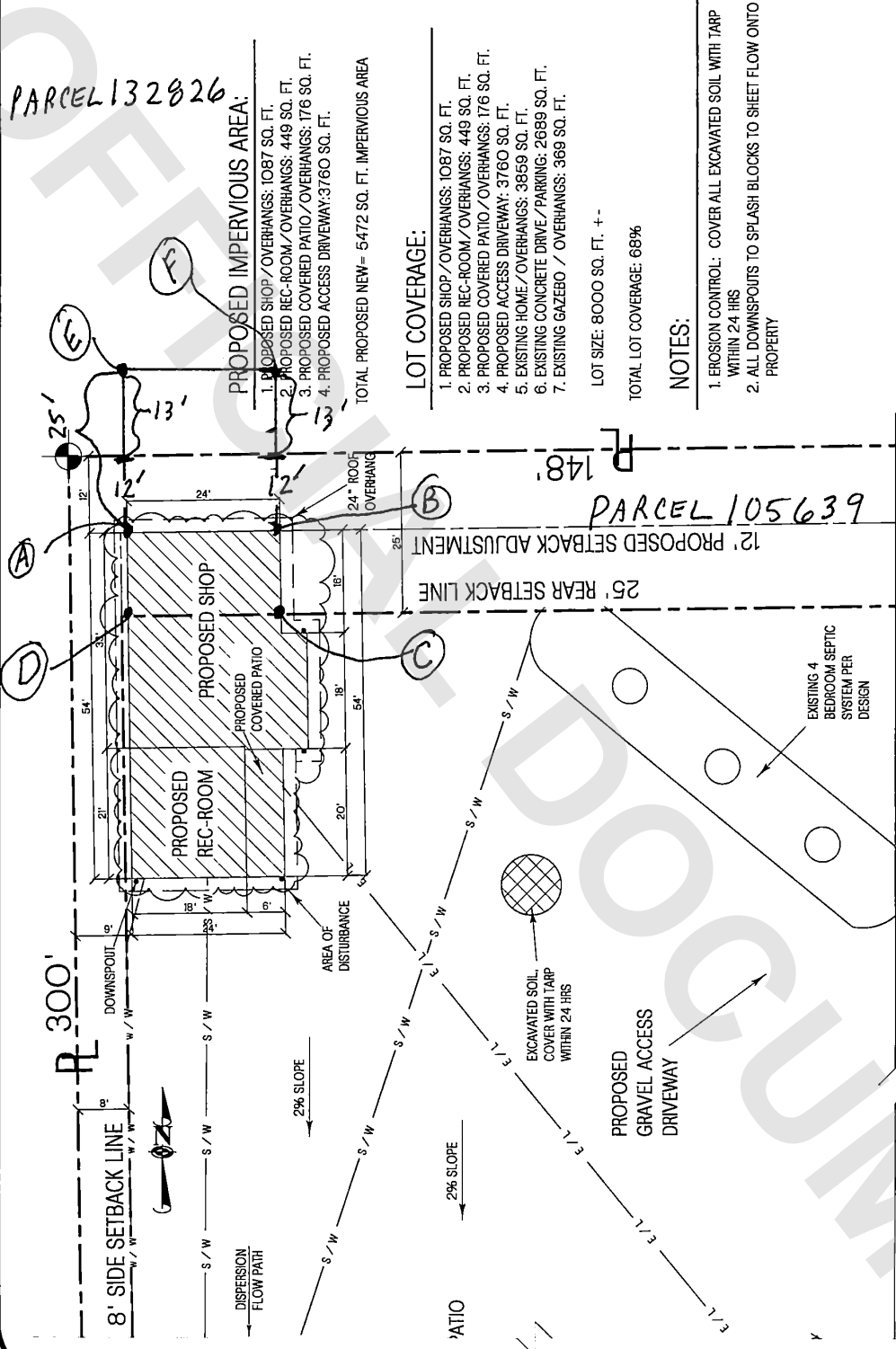
DESIGNED BY:  
FRAMEWORKS DRAWING AND DESIGN  
202 WEST STATE STREET  
SEPO WOOLLEY WA 98284

VIEW:  
SITE / DRAINAGE  
PLAN

PROJECT: PERZ SITE PLAN  
15421 BROOK VIEW WAY  
MOUNT VERNON, WA 98273



PARCEL 132826



- PROPOSED IMPERVIOUS AREA:**
1. PROPOSED SHOP / OVERHANGS: 1087 SQ. FT.
  2. PROPOSED REC-ROOM / OVERHANGS: 449 SQ. FT.
  3. PROPOSED COVERED PATIO / OVERHANGS: 176 SQ. FT.
  4. PROPOSED ACCESS DRIVEWAY: 3760 SQ. FT.
- TOTAL PROPOSED NEW- 5472 SQ. FT. IMPERVIOUS AREA

- LOT COVERAGE:**
1. PROPOSED SHOP / OVERHANGS: 1087 SQ. FT.
  2. PROPOSED REC-ROOM / OVERHANGS: 449 SQ. FT.
  3. PROPOSED COVERED PATIO / OVERHANGS: 176 SQ. FT.
  4. PROPOSED ACCESS DRIVEWAY: 3760 SQ. FT.
  5. EXISTING HOME / OVERHANGS: 3859 SQ. FT.
  6. EXISTING CONCRETE DRIVE / PARKING: 2689 SQ. FT.
  7. EXISTING GAZEBO / OVERHANGS: 369 SQ. FT.
- LOT SIZE: 8000 SQ. FT. +-  
TOTAL LOT COVERAGE: 68%

- NOTES:**
1. EROSION CONTROL: COVER ALL EXCAVATED SOIL WITH TARP WITHIN 24 HRS
  2. ALL DOWNSPOUTS TO SPLASH BLOCKS TO SHEET FLOW ONTO PROPERTY

SITE / DRAINAGE PLAN  
1"=15'-0"