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09/03/2021 11:22 AM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

Document Title: Letter

Reference Number :

Grantor(s): ☐ additional grantor names on page \_\_\_\_.

1. Dept of the Army Corps of Engineers
- 2.

Grantee(s): ☐ additional grantee names on page \_\_\_\_.

1. Tom Jackson
2. Wyndham Jackson

Abbreviated legal description: ☐ full legal on page(s) \_\_\_\_.

(0.5300 ac) THAT PORTION OF LOT A, JACKSON BOUNDARY LINE ADJUSTMENT, NO. BLA-2017-0008, RECORDED UNDER AF#201710090071, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: THE EAST 26 FEET OF LOT 7, AND ALL OF LOT 6, BLOCK 284, MAP OF THE CITY OF ANACORTES, AS-

Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page \_\_\_\_.

P56457 P32865



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, SEATTLE DISTRICT  
P.O. BOX 3755  
SEATTLE, WASHINGTON 98124-3755

Regulatory Branch

August 13, 2021

Tom & Wyndham Jackson  
416 2nd Street  
Anacortes, Washington 98221

Reference: NWS-2020-478  
Jackson Dock Project

Dear Tom & Wyndham Jackson:


We have completed our review of your application for a Department of the Army permit to construct a 3-by-53-foot ramp and 8-by-30-foot dock, secured by four, 12-inch diameter steel pipe piles, in Guemes Channel, near Anacortes, Skagit County, Washington. We have assigned your project the reference number listed above. Please cite your reference number in any correspondence with us concerning this project.

Based on the information you provided to us, we have determined that Regional General Permit (RGP) 6, *Structures in Inland Marine Waters of Washington State*, authorizes your proposal as depicted on the enclosed drawings dated March 3, 2020. In order for this RGP authorization to be valid, you must ensure that the work is performed in accordance with the conditions, requirements, and specifications listed in the enclosed *RGP-6 Enclosure*.

Please be reminded that the authorized activities may only be conducted from July 16 through February 15 in any year this permit is valid. The work authorized by this permit may not be conducted from February 16 through July 15 in any year.

In order for this RGP to be valid, you must ensure that the work is performed in accordance with the following special conditions:

- a. You shall implement and abide by the mitigation plan, *Jackson Dock Project – Mitigation and Monitoring Plan* dated December 1, 2020. Mitigation shall be constructed before or concurrent with the work authorized by the permit.
- b. An as-built mitigation construction report and as-built drawings of the mitigation area shall be submitted upon completion of mitigation construction. This report must be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch (Corps) for review and approval and must prominently display the reference number NWS-2020-478. The year mitigation construction is completed, as determined by the Corps, represents Year 0 for mitigation monitoring.

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c. Mitigation monitoring reports shall be submitted annually for 5 years to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch (Corps) by December 31 of each monitoring year. Year 1 monitoring will occur at least one year after completion of the mitigation site(s) as determined by the Corps. All reports must prominently display the reference number NWS-2020-478.

d. To ensure the long-term protection of the mitigation site, you shall record on the mitigation site property deed a copy of this Department of the Army permit and a description of the mitigation area identified in the final mitigation plan. These documents shall be recorded with the Registrar of Deeds or other appropriate official charged with maintaining records on real property. Proof of this recorded documentation must be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch within 60 days from the date of permit issuance.


e. Your responsibility to implement the transplanting of eelgrass plan as set forth in Special Condition "a" will not be considered fulfilled until you have demonstrated planting success/survival and have received written verification from the U.S. Army Corps of Engineers.

f. In order to meet the requirements of the Endangered Species Act you may conduct the authorized activities from July 16 through February 15 in any year this permit is valid. You shall not conduct work authorized by this permit from February 16 through July 15 in any year this permit is valid.

General Condition 3, Deed Restriction, requires that a copy of this verification letter, permit drawings, mitigation plan is recorded with the local government within 60 days from the date of this letter. You must submit proof of the deed restriction to the U.S. Army Corps of Engineers (Corps) within 65 days from the date of this letter.

Please remember that a report on mitigation completion or a status report must be submitted to the Corps within 12 months from the date of this letter. We recommend that you complete and submit a *Status Report for Mitigation Work Completion* to meet this requirement. Also, monitoring reports of the riparian mitigation planting area are due annually for 5 years from the date the Corps accepts the as-built drawings. We recommend that you complete and submit a *Mitigation Planting Monitoring Report* to meet this requirement. These report templates in italicized text can be found on our webpage at [www.nws.usace.army.mil](http://www.nws.usace.army.mil), select Regulatory – Regulatory/Permits, select Forms.

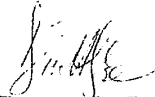
This permit expires on April 20, 2022. Activities that have commenced (e.g., are under construction) or are under contract to commence in reliance upon this permit will remain authorized provided that the activity is completed within one year of the date of this permit's expiration, modification, or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend, or revoke the authorization.

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A copy of this letter with permit drawings will be furnished to Ms. Emily Hurn and Mr. Jason Stutes, GeoEngineers, via email at ehurn@geoengineers.com and jstutes@geoengineers.com. If you have any questions about your authorization or our regulatory program, please contact me at danette.l.guy@usace.army.mil or by phone at (206) 348-3999.

Sincerely,



Danette L. Guy, Senior Project Manager  
Regulatory Branch

Enclosures

⑧ 8/31/21

**WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT**  
**RCW 42.44.100**

State of Washington

County of Skagit } ss.

I certify that I know or have satisfactory evidence that

Wyndham Elliot Jackson  
Tam Ratcliffe Jackson  
 Name of Signer

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: Aug 31, 2021  
 Month/Day/Year

[Signature]  
 Signature of Notarizing Officer Richard C Reeves

Notary Public  
 Title (Such as "Notary Public")

Place Notary Seal and/or Stamp Above

My appointment expires: 11/29/23

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: USACE Permit NWS-2020-478  
 Document Date: Aug 13, 2021 Number of Pages: 4  
 Signer(s) Other Than Named Above: As Above

**USACE Permit****NWS-2020-478****Jackson Dock Project**

Special Condition "c" re: Eel Grass  
Mitigation Area  
Referencing:

*Jackson Dock Project –*

*Mitigation and Monitoring Plan*

dated December 1, 2020.

{Parcel # P32865 & P56457 }

This document is committed to the Skagit  
County Parcel Record per Condition "c" by  
the parcel owners Thomas R Jackson and  
Wyndham E Jackson, executors of the  
Jackson Family Trust

Thomas R Jackson

Date: 8/31/2021

Wyndham E. Jackson

Date: 8/31/2021

