

Return Original Document To:

City of Anacortes Planning, Community & Economic Development Dept.
P.O. Box 547
Anacortes, WA 98221

**NOTICE ON TITLE FOR REGULATED
CRITICAL AREAS / BUFFERS PURSUANT TO AMC 19.70**

GRANTOR(S): Martin Loberg & Jasmine Loberg

GRANTEE: City of Anacortes

ASSESSOR'S TAX PARCEL # (s): P58805

PARCEL ADDRESS: 3804 Q Avenue, Anacortes, WA 98221

LEGAL DESCRIPTION: Abbreviated: LOT 1 of BLA-2021-0021 RECORDED UNDER

SURVEY AF#202112070153

(See attached for full legal description.)

This property contains critical areas, protective buffers, and/or mitigation as defined by Chapter 19.70, Anacortes Municipal Code, and as identified on the attached site plan/map, when required. The critical area(s) on the site were identified in association with review of a development permit. The review has provided information on the location of the identified critical areas and the restrictions on use. Limitations on actions permitted by the property owner in or affecting the critical area and/or buffer exist. Restrictions on use of land within the critical areas, buffers, and/or mitigation areas are in place until such time as the City of Anacortes Director of Planning, Community and Economic Development approves a change in restriction in accordance with the Critical Areas Ordinance (AMC 19.70).

Check when mitigation is present: ☒ **Mitigation**

This Notice on Title is a condition for issuance of permits CAP-2024-0006 & BLD-2023-1020 by the City of Anacortes Planning, Community, and Economic Development Department pursuant to AMC 19.70.135 Title Notification.

Restrictions on use:

The following activities shall not be conducted within the mitigation areas, critical areas, and/or buffers unless approved by the City of Anacortes Director of Planning, Community & Economic Development.

- Pruning, trimming, mowing, or clearing of vegetation.
- Grading, draining, dumping, excavating, discharging, or filling of any material.
- Constructing, reconstructing, demolishing, or altering the size of any structure, utility, or infrastructure.
- Any other activity for which a City of Anacortes permit is required, excluding permits for interior remodeling.
- Application of hazardous substances (i.e. pesticides, herbicides, and fertilizers) within 150' is prohibited, except when necessary for control of nuisance weeds in accordance with State Department of Ecology and State Department of Fish and Wildlife Management recommendations and regulations of the State Department of Agriculture and the US Environmental Protection Agency
- Use of the mitigation and/or critical areas and buffers in a manner that is inconsistent with the reservation of rights and purposes of this notice.

It shall be the responsibility of the real property owner, successors, or as otherwise assigned to maintain, restore, and repair in perpetuity the critical areas, buffers, mitigation areas, and any permanent field markers (e.g. fencing and signage) on site.

This notice shall not be construed as a complete disclosure of all critical areas and associated restrictions that may apply to future use and/or development of the subject property.

Continue to next page.

Martin E Loberg
Signature of Owner

Martin Loberg
Print Name

3-27-25
Date

Jasmine Loberg
Signature of Owner

Jasmine Loberg
Print Name

3-27-25
Date

STATE OF WASHINGTON

County of Skagit } ss.

I certify that I know or have satisfactory evidence that Martin Loberg is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 3/27/2025

Signature of Notary Public: Tiffani M. Mishock

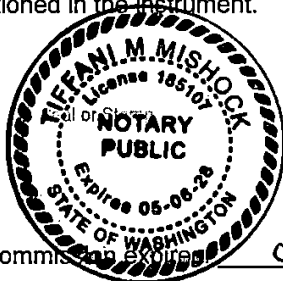
Title: Notary Public

My commission expires 05/06/2028

STATE OF WASHINGTON

County of Skagit } ss.

I certify that I know or have satisfactory evidence that Jasmine Loberg is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: 3/27/2025

Signature of Notary Public: Tiffani M. Mishock

Title: Notary Public

My commission expires 05/06/2028



LEGAL DESCRIPTION OF SUBJECT PROPERTY:

PARCEL A OF BLA SURVEY BLA-2018-0004, RECORDED UNDDER AF#201808070069, BEING LOTS 1, 2, 23 AND 24, BLOCK 6, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY WHICH REVERTED TO SAID PREMISES BY OPERATION OF LAW PER ORDINANCE NO. 1720 AS RECORDED UNDER AUDITOR'S FILE NO. 7902160017, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF LOTS 1 AND 24 AND THE VACATED ALLEY BETWEEN SAID LOTS IN BLOCK 6, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGIN AT A POINT ON THE SOUTHWESTERLY LINE OF AN EXISTING GRAVEL DRIVEWAY, AS DELINEATED ON BLA SURVEY 2018-0004 RECORDED AS AUDITOR'S FILE NO. 201808070069, WHICH POINT LIES ON THE EAST LINE OF SAID LOT 24, APPROXIMATELY 3.7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 24; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE 18 FEET, MORE OR LESS, TO A POINT ON EXISTING FENCE LINE DELINEATED ON SAID SURVEY OR TO (0.2068 ac) ALL OF PARCEL 'A' OF BLA SURVEY ENTITLED 'BLA-2018-0004' APPROVED AUGUST 6, 2018 AND RECORDED AUGUST 7, 2018 AS AUDITOR'S FILE NO. 201808070069 BEING LOTS 1, 2, 23 AND 24 OF BLOCK 6, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THAT NORTHERLY PORTION THEREOF CONVEYED TO JON M. HILL, ET UX, BY DEED RECORDED FEBRUARY 20, 2019 AS AUDITOR'S FILE NO. 201902200086, A RERECORDING OF AUDITOR'S FILE NO. 201902130039. TOGETHER WITH THAT PORTION OF PARCEL 'B' OF SAID 'BLA-2018-0004' DESCRIBED AS FOLLOWS; BEGINNING IN THE NORTHEAST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 1-03-30 WEST, 16.64 FEET ALONG THE EAST BOUNDARY OF SAID PARCEL 'B'; THENCE NORTH 89-45-34 WEST, 60.35 FEET; THENCE NORTH 0-14-26 EAST, 10.54 FEET; THENCE NORTH 89-45-34 WEST, 155.28 FEET; THENCE NORTH 0-59-38 EAST, 6.61 FEET ALONG THE WEST BOUNDARY OF SAID PARCEL 'B' TO THE NORTHWEST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 89-45-34 EAST, 215.78 FEET TO THE POINT OF BEGINNING. AKA LOT 1 BLA-2021-0021 RECORDED UNDER SURVEY AF#202112070153