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Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273



202504020013

04/02/2025 09:00 AM Pages: 1 of 1 Fees: \$303.50
Skagit County Auditor

BP24-0706

Waiver of 200' Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands

Property Owner: CFMS INC

Parcel ID #: P68156 / 3969-000-043-0002

Legal Description: Lot 43 of Pressentin Creek Wilderness Subdivision No. 2, NW 1/4 NW1/4 of Sec. 24, Twp. 35, Rge. 07.

Notice: This parcel lies outside of and immediately adjacent to an area designated as a Natural Resource Land (agricultural, forest or mineral resource lands of long-term commercial significance) in Skagit County. Pursuant to Skagit County Code 14.16.810(7) such parcels shall observe a minimum 200' building setback from such Natural Resource Lands unless a waiver is obtained. The property owner hereby waives the 200 foot setback by acknowledging in this title notification the possible occurrence of agriculture, forestry or mining activity on the adjacent property. The property owner identified herein also waives for all current and future owners, any claim for damages that may occur to the building or occupants because of activities which are conducted in accordance with applicable state regulations. The property owner thus acknowledges that a variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting, or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law." In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. Contact Skagit County Planning and Development Services for details.

Zoning Designation: Rural Reserve

Adjacent: ☒ Secondary Forest ☐ Natural Resource Industrial ☐ Rural Resource

EXECUTED at Mount Vernon WA this 19 day of AUGUST, 2024

Declarant

ACKNOWLEDGEMENT

STATE OF WA

SS

COUNTY OF Skagit

Declarant
Notary Public
State of Washington
DEANNA WOHLMAN
My Comm. Expires 04/07/2025
Commission # 8021

On this day personally appeared before me, known to be the individual(s) Christian & Fix, 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 purposes therein mentioned.

Notary Deanna Wohlman GIVEN under my hand and
official seal this 19 day of AUGUST, 2024
NOTARY PUBLIC in and for the State of WA residing in:
Skagit County