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02/20/2026 01:56 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

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PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Jason Graham

Grantee: PUBLIC

Site Address: 3601 Murrow Terrace, Bow

Property ID #: 123888

Assessors Tax Account #: 360322-0-002-0400

Legal Description: SW Sec. 22 Twp. 36 Rng. 03/ Plat Name: Short Plat PL05-0258 Lot: 2

Permit/Activity #: BLDR-2025-0030

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.

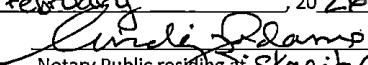
Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

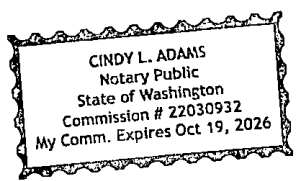
The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner: JASON GRAHAM  Date: 2/20/26

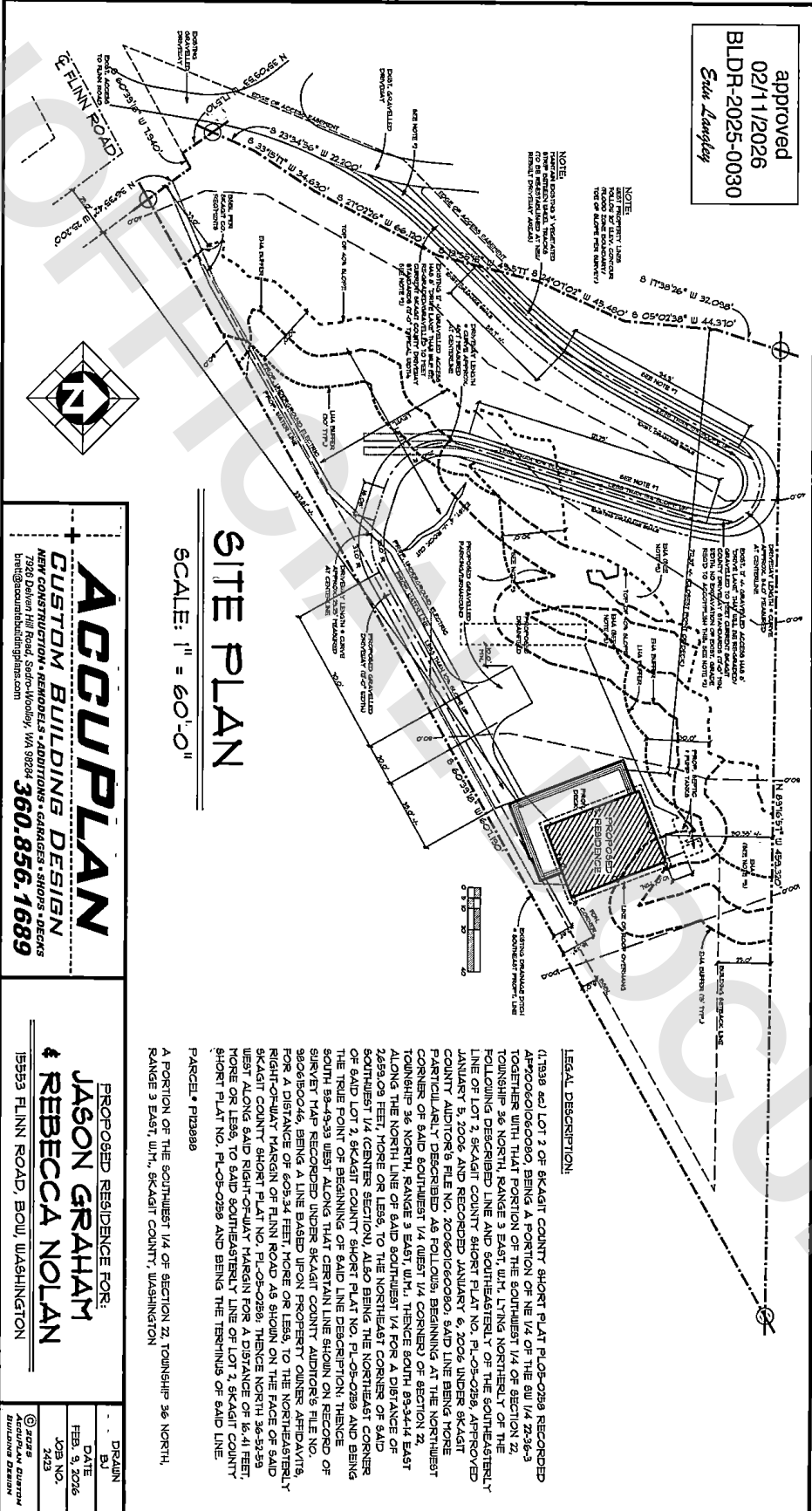
On this day personally appeared before me Jason Graham, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 20th day of February, 2026


Notary Public residing at Skagit County
My Commission Expires: 10-19-2026
Cindy L. Adams



approved
02/11/2026
BLDR-2025-0030
Eduin Langley



SITE PLAN
SCALE: 1" = 60'-0"

AGCUPPLAN
CUSTOM BUILDING DESIGN
NEW CONSTRUCTION • REMODELS • ADDITIONS • GARAGES • SHOPS • DECKS
7920 Davin Hill Road, Saco-Woolley, WA 98288
360.856.1689
info@agcupplan.com

PROPOSED RESIDENCE FOR:
JASON GRAHAM
REBECCA NOLAN
1553 FLINN ROAD, BOW, WASHINGTON

DRAWN	BY
DATE	FEB. 9, 2026
DEN. NO.	2423
DESIGN BY	AGCUPPLAN BUILDING DESIGN

LEGAL DESCRIPTION:
[17388 AND] LOT 2 OF SKAGIT COUNTY SHORT PLAT PLO-0288 RECORDED APPROX 06/06/2020, BEING A PORTION OF NE 1/4 OF THE SW 1/4 23-6-3 TOGETHER WITH THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, 17TH LING NORTHERLY OF THE FOLLOWING DESCRIBED LINE AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL-05-0288, APPROVED JANUARY 5, 2006 AND RECORDED JANUARY 6, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200601060000; SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 (WEST 1/4 CORNER) OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, THENCE SOUTH 89.9444 EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 2659.09 FEET MORE OR LESS; ALSO BEING THE NORTHEAST CORNER OF SOUTHWEST 1/4 (CENTER SECTION) ALSO BEING THE NORTHEAST CORNER OF SAID LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL-05-0288 AND BEING THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION; THENCE SOUTH 89.4933 WEST ALONG THAT CERTAIN LINE SHOWN ON RECORD OF SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 980650046, BEING A LINE BASED UPON PROPERTY OWNERS AFFIDAVITS, FOR A DISTANCE OF 609.34 FEET, MORE OR LESS, TO THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF FLINN ROAD AS SHOWN ON THE FACE OF SAID SKAGIT COUNTY SHORT PLAT NO. PL-05-0288; THENCE NORTH 36.5259 WEST ALONG SAID RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 16.41 FEET, MORE OR LESS, TO SAID SOUTHEASTERLY LINE OF LOT 2, SKAGIT COUNTY SHORT PLAT NO. PL-05-0288 AND BEING THE TERMINUS OF SAID LINE.

PARCEL # P123888
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, 17TH, SKAGIT COUNTY, WASHINGTON