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04/13/2026 11:39 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

**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): RUTH SUTTON  
GRANTEE: City of Anacortes  
ASSESSOR'S TAX PARCEL # (s): P 109399  
PARCEL ADDRESS: 1815 OHIO AVE, Anacortes Wa  
LEGAL DESCRIPTION: LOT 3, PLAT OF SUTTON PLACE,  
as per plat records of Skagit  
county.

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 permit # CAP-2024-0003 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.

Ruth Sutton  
Signature of Owner

Signature of Owner

Ruth Sutton  
Print Name

Print Name

4/8/26  
Date

Date

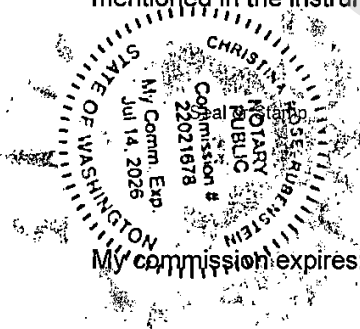
STATE OF WASHINGTON }  
County of SKAGIT } ss.

I certify that I know or have satisfactory evidence that RUTH SUTTON 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: 04/08/2026

Signature of Notary Public: [Signature]

Title: NOTARY PUBLIC, CHRISTINA ROSE RUBENSTEIN



My commission expires: 07/14/2026

STATE OF WASHINGTON }  
County of \_\_\_\_\_ } ss.

I certify that I know or have satisfactory evidence that \_\_\_\_\_ 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: \_\_\_\_\_

Signature of Notary Public: \_\_\_\_\_

Title: \_\_\_\_\_

Seal or Stamp

My commission expires: \_\_\_\_\_

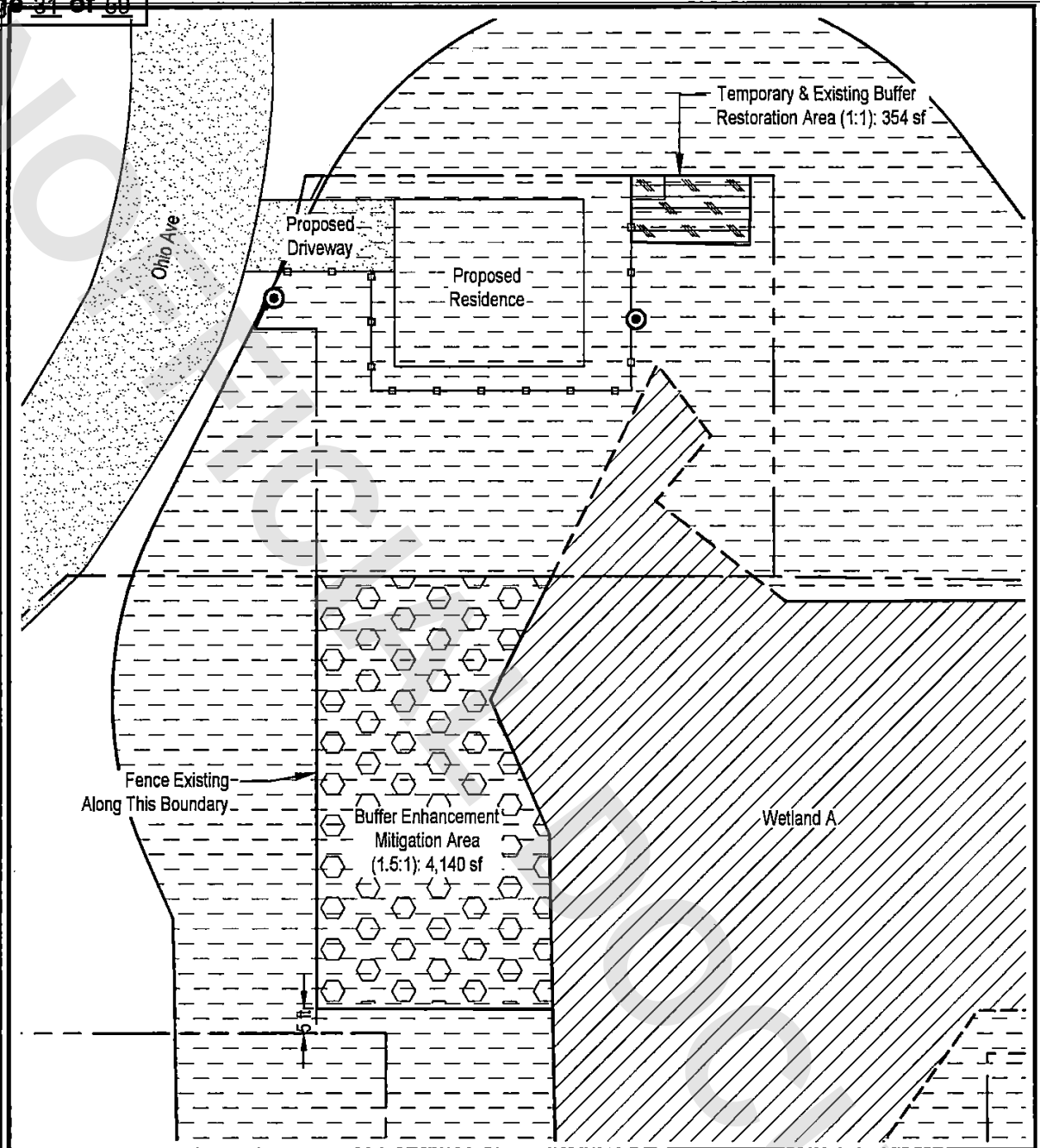


Figure 7. Proposed Mitigation Map

<b>Legend</b>		
Wetland	Approx. Wetland	Proposed Critical Area Sign (2)
Buffer	Concrete/Pavement	Proposed Mitigation Fence (156 ft)
Property	Proposed Buffer Enhancement	Proposed Buffer Restoration

Sutton-Ohio  
Parcel #P109399  
Anacortes, WA  
S23 T35N R01E WM  
October 2023

0 ft 30 ft  
N  
1 inch = 30 ft

**ATSI**  
Aqua-Terr Systems, Inc.  
Environmental Science, Land Use, & Mitigation  
Making Sustainability Possible:  
Since 1982

NOTE: Wetlands delineated, and points collected by ATSI unless otherwise noted. Map does not constitute a legal land survey.

