



200110020104

Skagit County Auditor

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COVER SHEET

RETURN TO:

**Public Utility District No. 1 of Skagit County
Post Office Box 1436, 1415 Freeway Drive
Mount Vernon, WA 98273**

RE:

**Resolution No. 1948-01
Formation of Marblemount Local Utility District No. 28
Preliminary Assessment Roll
Boundary Map**

LEGAL

DESCRIPTION:

**Section 12, Township 35 North, Range 10 East, W.M. (See Exhibit A,
page 4 of 5, for complete legal description of boundary)
Parcel Number P45124 (See attached Preliminary Assessment Roll,
pages 1-10, for complete list of individual parcel numbers within
boundary)**

RESOLUTION NO. 1948-01

A RESOLUTION OF THE COMMISSION OF PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, ORDERING THE ACQUISITION, CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS TO THE MARBLEMOUNT AREA OF THE DISTRICT, ALL IN ACCORDANCE WITH DISTRICT RESOLUTION NO. 1943-01; ESTABLISHING LOCAL UTILITY DISTRICT NO. 28 AND ORDERING THE CARRYING OUT OF THE PROPOSED IMPROVEMENTS; PROVIDING THAT PART OF THE PAYMENT FOR THE IMPROVEMENTS BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN THE LOCAL UTILITY DISTRICT, PAYABLE BY THE MODE OF "PAYMENT BY BONDS"; CREATING A LOCAL IMPROVEMENT FUND; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL UTILITY DISTRICT WARRANTS REDEEMABLE IN CASH OR OTHER SHORT-TERM FINANCING AND LOCAL UTILITY DISTRICT OR REVENUE BONDS.

WHEREAS, by Resolution No. 1943-01 adopted August 7, 2001, the Commission of Public Utility District No. 1 of Skagit County, Washington (the "District"), declared its intention to order the improvement of the properties within the Marblemount area of the District described in Exhibit A of that Resolution, by the acquisition, construction and installation of water system improvements to that area, in accordance with plans on file in the District's office and to create a local utility district to assess part of the cost and expense of carrying out those improvements against the properties specially benefited thereby, and fixed September 12, 2001, at 7:00 p.m., local time, at the Marblemount Community Center located in Marblemount, Washington, as the time and place for hearing all matters relating to the proposed improvements and all objections thereto and for determining the method of payment for the improvements; and

WHEREAS, the District's Planning Manager and consultants caused an estimate to be made of the cost and expense of the proposed improvements and certified that estimate to the Commission, together with all papers and information in its possession touching the proposed improvements, a description of the boundaries of the proposed local utility district and a statement of what portion of the cost and expense of the improvements should be borne by the property within the proposed district; and

WHEREAS, that estimate is accompanied by a diagram of the proposed improvements showing thereon the lots, tracts, parcels of land, and other property which will be specially benefited by the proposed improvements and the estimated cost and expense thereof to be borne by each lot, tract and parcel of land or other property; and

WHEREAS, due notice of the above hearing was given in the manner provided by law, and the hearing was held by the Commission on the date and at the time above mentioned, and all persons appearing at such hearing and wishing to be heard were heard; and

WHEREAS, after due consideration, all objections to the proposed improvements have been duly considered and all objections to the formation should be overruled; and

WHEREAS, the Commission has determined it to be in the best interests of the District that the improvements as hereinafter described be carried out, that the proposed improvements are financially and economically feasible and that a local utility district be created in connection therewith;



NOW, THEREFORE, BE IT RESOLVED by the Commission of Public Utility District No. 1 of Skagit County, Washington, as follows:

Section 1. The Commission being fully advised and after due consideration overrules all objections and orders the improvement of the properties in the Marblemount area of the District described in Exhibit A, attached hereto and by this reference made a part hereof, by acquiring, constructing and installing the improvements as more particularly described and set forth in Exhibit B in accordance with plans on file in the District's office (the "Improvements").

All of the foregoing shall be in accordance with the plans and specifications therefore prepared by the District's Engineering Manager and consulting engineers, and may be modified by the Commission as long as such modification does not affect the purpose of the Improvements.

Section 2. The Commission finds and determines that the Improvements are financially and economically feasible.

Section 3. There is created and established a local utility district to be called Local Utility District No. 28 of the District ("LUD No. 28"), the boundaries or territorial extent thereof being more particularly described in Exhibit A.

Section 4. The total estimated cost and expense of the Improvements is declared to be \$1,004,370, of which it is anticipated that approximately \$570,000.00 will be paid by a grant from the United States Department of Agriculture, approximately \$200,000.00 will be paid by a grant from Skagit County, and approximately \$10,000.00 will be paid by a grant from the Washington State Department of Health.. All of the remaining cost and expense shall be borne by and assessed against the property specially benefited by the Improvements included in LUD No. 28 which embraces as nearly as practicable all property benefited by the Improvements.

Section 5. In accordance with the provisions of RCW 35.44.047, the District may use any method or combination of methods to compute assessments which may be deemed to fairly reflect the special benefits to the properties being assessed. Actual assessments may vary from estimated assessments as long as they do not exceed a figure equal to the increased true and fair value the Improvements added to the property.

Section 6. No property, any portion of which is inside or outside LUD No. 28, may connect to those improvements constructed or made a part of such LUD unless either that property shall have been subject to the special assessments on the assessment roll for that LUD or the owners of that property shall have paid prior to such connection a charge in lieu of assessment which shall be at least the equivalent of those assessments which would have been applied to that property had it been included within LUD No. 28.

Section 7. Local improvement warrants may be issued in payment of the cost and expense of the Improvements herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund, District No. 28, hereinafter created and referred to as the Local Improvement Fund, and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established hereafter by the Auditor of the District, as issuing officer, and to be redeemed in cash and/or by local utility district or revenue bonds herein authorized to be issued, such interest-bearing warrants to be hereafter referred to as "revenue warrants." In the alternative, the District hereafter may provide by resolution for the issuance of other short-term obligations pursuant to Chapter 39.50 RCW. The Commission declares that to the extent, if any, the District prior to the date bonds or other short-term obligations are issued to finance the Improvements shall make capital expenditures for the Improvements from funds that are not (and are not reasonably expected to be) reserved, allocated on a long-term basis or otherwise set aside by the District under its



existing and reasonably foreseeable budgetary and financial circumstances to finance the Improvements; those capital expenditure are intended to be reimbursed out of proceeds of the bonds or other short-term obligations issued in an amount not to exceed the principal amount provided by this resolution.

The District is authorized to issue local utility bonds or revenue bonds in payment of the cost and expense of the Improvements, to the payment of which bonds the assessments levied and collected in LUD No. 28 would be pledged. The entire principal and interest of such assessment shall be paid into such fund as the Commission shall hereafter direct and shall be used for the sole purpose of paying revenue warrants, other short-term obligations and/or bonds to be issued in payment of the costs and expense of the Improvements. The exact form, amount, date, interest rate and denominations of such bonds hereafter shall be fixed by resolution of the Commission. Such bonds shall be sold in such manner as the Commission hereafter shall determine.

Section 8. In all cases where the work necessary to be done in connection with the making of the Improvements is carried out pursuant to contract upon competitive bids and the District shall have and reserves the right to reject any and all bids.

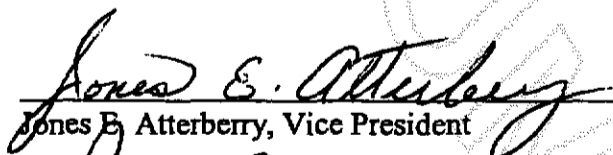
Section 9. The Local Improvement Fund is created and established in the office of the District Treasurer. The proceeds from the sale of revenue warrants or other short-term obligations drawn against the fund which may be issued and sold by the District and the collections of special assessments, interest and penalties thereon shall be deposited in the Local Improvement Fund. Cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the Improvements and cash warrants in payment for all other items of expense in connection with the Improvements may be issued against the Local Improvement Fund.

Section 10. Within fifteen (15) days of the adoption of this resolution there shall be filed with the District Treasurer the title of the Improvements and local utility district number, a copy of the diagram or print showing the boundaries of LUD No. 28 and the preliminary assessment roll or abstract of such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract or parcel of land. The District Treasurer immediately shall post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.

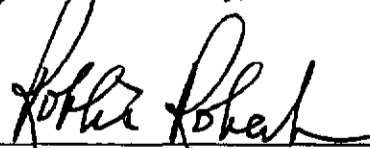
ADOPTED by the Commission of Public Utility District No. 1 of Skagit County, Washington, at a regular open public meeting held this 18th day of September, 2001.



Al Littlefield, President



Jones E. Atterberry, Vice President



Robbie Robertson, Secretary

ATTEST



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, Skagit County Auditor

MARBLEMOUNT LUD NO. 28
EXHIBIT A

That the boundaries of such local utility improvement district shall be as follows:

Beginning at the Southwest Corner of Section 12, Township 35 North, Range 10 East; THENCE northerly along the West Line of Section 12 to the West Quarter Corner; THENCE easterly along the North Line of the Southwest Quarter to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of said Section; THENCE southerly along the East Line of said Subdivision to its Intersection with the North Line of the South Half of the Southwest Quarter; THENCE continuing southerly along the same alignment to a point 367.70 feet South of said North Line; THENCE North 39°50'01" East a distance of 335.70 feet; THENCE North 31°54'07" East a distance of 127.98 feet to said North Line; THENCE easterly along said North Line a distance of 294 feet to the easterly Boundary of the Abandoned Seattle Municipal Railway Right of Way; THENCE South 8° East a distance of 814 feet; THENCE South 28° East a distance of 188 feet, more or less; THENCE easterly parallel to the State Highway a distance of 121 feet, more or less; THENCE southerly at Right Angle to the State Highway a distance of 15 feet; THENCE easterly parallel to the State Highway a distance of 40 feet; THENCE easterly parallel to the South Line of said Section a distance of 133 feet; THENCE northeasterly to a point on the westerly Margin of Ranger Station County Road Right of Way, such point being 225 feet North of the northerly Margin of the State Highway Right of Way; THENCE continuing along the Same Alignment to the Centerline of Ranger Station County Road and the North-South Centerline of Section 12; THENCE northerly along said Centerline to a point 34 feet North of the Southwest Corner of the Northwest Quarter of the Southeast Quarter of Section 12; THENCE easterly parallel to the South Line of said Subdivision to the easterly Margin of said County Road Right of Way; THENCE continuing easterly along the Same Alignment a distance of 787.6 feet; THENCE North 1°29'11" East a distance of 461 feet, more or less; THENCE easterly parallel to said South Line a distance of 510.6 feet to the West Line of the Northeast Quarter of the Southeast Quarter of Section 12; THENCE northerly along said West Line to the Northwest Corner of the Northeast Quarter of the Southeast Quarter; THENCE northerly along the Same Alignment a distance of 201.96 feet; THENCE easterly parallel to the North Line of the Southeast Quarter to the East Line of Section 12; THENCE southerly along said Section Line to the East Quarter Corner of Section 12 and the West Quarter Corner of Section 7, Township 35 North, Range 11 East; THENCE southerly along the Same Alignment to the North Line of the South Half of the North Half of the Northwest Quarter of the Southwest Quarter of Section 7; THENCE easterly along said North Line a distance of 440 feet; THENCE southerly parallel to the West Line of said Subdivision to the North Line of Southwest Quarter of the Southwest Quarter of Section 7; THENCE easterly along said North Line to the Northeast Corner of the Southwest Quarter of the Southwest Quarter; THENCE continuing easterly along the North Line of the Southeast Quarter of the Southwest Quarter to the Bank of the Skagit River; THENCE southerly along said River Bank to the South Line of Section 7 and the North Line of Section 18, Township 35 North, Range 11 East; THENCE southerly and westerly along said Bank a distance of 600 feet, more or less, to its Intersection with the Centerline of a Slough on the westerly Bank of the Skagit River; THENCE westerly along the Centerline of said Slough to the West Line of Section 18 and the East Line of Section 13, Township 35 North, Range 10 East and the Bank of the Skagit River; THENCE continuing along said River Bank westerly and northerly to the North Line of Section 13 and the South Line of Section 12; THENCE continuing westerly along said River Bank within Section 12 a distance of 1100 feet, more or less, to the South Line of Section 12 and the North Line of Section 13; THENCE continuing along the River Bank westerly a distance of 2000 feet, more or less, to a point, said point being the intersection of the River Bank and a Line extended from the Northwest Corner of Section 13 South 37°50' East; THENCE Northwesterly along Said Line to a point on the southerly Margin of State Highway 20 Right of Way; THENCE continuing along the Same Alignment to the northerly Margin of said Highway Right of Way; THENCE easterly along said northerly Margin to a point on said Margin a distance of 670 feet, more or less, southwesterly from the Center Line of Abandoned Indian County Road, which is also the southwest corner of Parcel 3 of the Survey recorded in Auditor's File 8711100035; THENCE North 29°22'31" West a distance of 404.43 feet to the Northwest Corner of Said Parcel 3; THENCE North 77°52'46" West to the Northwest Corner of Section 13 and the Southwest Corner of Section 12 and the true Point Of Beginning.

Situated in the County of Skagit, State of Washington.



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MARBLEMOUNT LUD NO. 28
EXHIBIT B

IMPROVEMENTS

The purpose of this Local Utility District is to construct and install a new water system to satisfy State and County Health Department requirements for safe and adequate domestic water supply.

The Improvements will involve the construction and installation of the following:

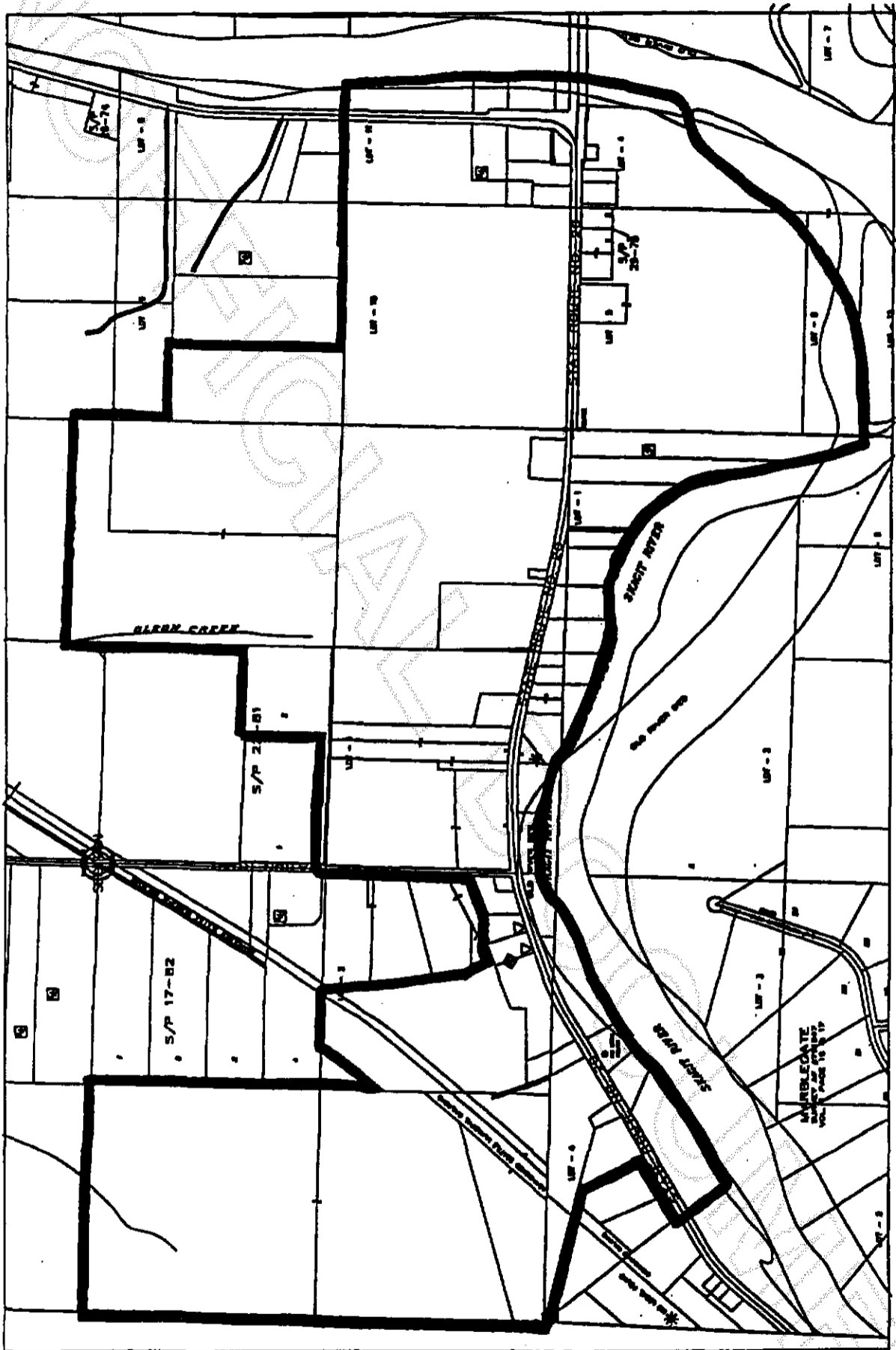
- A. Approximately 10,000 feet of 8-inch waterline.
- B. A groundwater well system
- C. A water storage reservoir
- D. Approximately fifty-four (54) water services, eight (8) fire hydrant assemblies, miscellaneous materials, and other appurtenances.
- E. A control system for automated operation of the various key features of the water system.



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Marblemount LUD Boundary Map

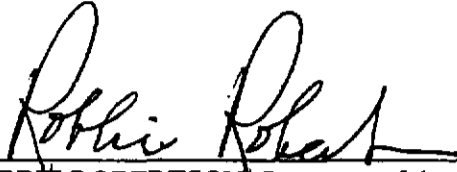


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I, ROBBIE ROBERTSON, Secretary of the Commission of Public Utility District No. 1 of Skagit County, Washington, certify that the attached copy of Resolution No. 1948-01 is a true and correct copy of the original resolution adopted on the 18th day of September, 2001, as that resolution appears on the Minute Book of the District.

Dated this 18th day of September, 2001.



ROBBIE ROBERTSON, Secretary of the Commission

UNOFFICIAL DOCUMENT



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Marblemount
 Preliminary Assessment Roll
 08/09/01

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Roll#	Accounts	Name and Address	Assessment
1	P45124	ALLEN, ARTHUR 6 SAND HOLLOW LN HORSESHOE BEND, ID 83629-9701	1250.00
2	P45115	AMERICAN UNION SUNDAY SCHOOL C/O MRS NORM STEWART PO BOX 59 MARBLEMOUNT, WA 98267	1874.00
3	P45214 P45145	ANTHONY, PAUL ANTHONY RUTH A P O BOX 858 MARBLEMOUNT, WA 98267	1874.00
4	P45099	BLOSS, JERRY C/O BLOSS KAY 2003 NE 185TH AVE VANCOUVER, WA 98684	1874.00
5	P45913	BULL, ARTHUR P O BOX 126 MARBLEMOUNT, WA 98267	10622.00
6	P45929	BULL, ARTHUR P O BOX 126 MARBLEMOUNT, WA 98267	2500.00
7	P45186	CONCRETE SCHOOLS #11 45389 AIRPORT WAY #103 CONCRETE, WA 98237	2500.00



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Roll#	Accounts	Name and Address	Assessment
8	P45139	COOK, GERALD 59965 STATE ROUTE 20 MARBLEMOUNT, WA 98267	2500.00
9	P46166 P46149	COOPER, MARSHALL COOPER CANDIDA M 58179 STATE ROUTE 20 ROCKPORT, WA 98283	8747.00
10	P45120	CUTHBERT, ALICE C/O JACK CUTHBERT 59471 STATE ROUTE 20 ROCKPORT, WA 98283	1250.00
11	P45142	CUTHBERT, ALICE C/O JACK CUTHBERT 59471 STATE ROUTE 20 ROCKPORT, WA 98283	1250.00
12	P46167	DAE JONG INC DBA DJ'S TEXACO PO BOX 27 MARBLEMOUNT, WA 98267	5623.00
13	P46171	DAE JONG INC DBA DJ'S TEXACO PO BOX 27 MARBLEMOUNT, WA 98267	6873.00
14	P45911	DAVES, IVAN DAVES DEBORAH D 28829 SR 9 NE ARLINGTON, WA 98223	625.00


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Roll#	Accounts	Name and Address	Assessment
15	P45245	DICKMAN, RICHARD DICKMAN NANCY T 22819 FRANKLIN RD MOUNT VERNON, WA 98273	3124.00
16	P45110	DUVARNEY, SANDRA P O BOX 25 MARBLEMOUNT, WA 98267	4374.00
17	P45915 P45909	GREENE, RICHARD GREENE JUDIE A P O BOX 36 MARBLEMOUNT, WA 98267	6435.00
18	P46172	GREENE, RICHARD PO BOX 36 MARBLEMOUNT, WA 98267	3124.00
19	P45138	GTE NORTHWEST ATTN GARY N WILLIAMS CAE ASA 1420 ROCHELLE RD IRVING, TX 75015	1250.00
20	P45100 P45101 P45244	HERRERA, DAVID 59718 STATE ROUTE 20 MARBLEMOUNT, WA 98267	1874.00
21	P45908	HOWARD, GERALD HOWARD JOHANNA G PO BOX 142 MARBLEMOUNT, WA 98267	6873.00



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Roll#	Accounts	Name and Address	Assessment
22	P45111	JONES, CLARENCE DBA JONES SHAKE & LOGGING CO 14037 AVON ALLEN RD MOUNT VERNON, WA 98273	312.00
23	P45113	JONES, CLARENCE DBA JONES SHAKE & LOGGING CO 14037 AVON ALLEN RD MOUNT VERNON, WA 98273	0.00
24	P45176	JONES, CLARENCE DBA JONES SHAKE & LOGGING CO 14037 AVON ALLEN RD MOUNT VERNON, WA 98273	6248.00
25	P45178	JONES, CLARENCE 14037 AVON ALLEN RD MOUNT VERNON, WA 98273	6248.00
26	P45213	JONES, CLARENCE 14037 AVON ALLEN RD MOUNT VERNON, WA 98273	1874.00
27	P45233	JONES, CLARENCE 14037 AVON ALLEN RD MOUNT VERNON, WA 98273	3124.00
28	P117914	JONES, CLARENCE DBA JONES SHAKE & LOGGING CO 14037 AVON ALLEN RD MOUNT VERNON, WA 98273	3124.00



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Roll#	Accounts	Name and Address	Assessment
29	P118022	JONES, CLARENCE 14037 AVON ALLEN RD MOUNT VERNON, WA 98273	2500.00
30	P45105	KEANE, MICHAEL P O BOX 98 CONCRETE, WA 98237	2500.00
31	P46148	KOPCZYNSKI, CARY KOPCZYNSKI JANICE E 155 108TH AVE NE #220 BELLEVUE, WA 98004	6248.00
32	P45914	LYONS, PATRICK LYONS CORRINE P O BOX 802 MARBLEMOUNT, WA 98267	625.00
33	P45930	MARBLEMOUNT COMMUNITY CLUB P O BOX 101 MARBLEMOUNT, WA 98267	937.00
34	P106868	MARBLEMOUNT COMMUNITY CLUB P O BOX 101 MARBLEMOUNT, WA 98267	937.00
35	P45187 P45199	MARKEN, JEFFREY MARKEN SONNIA S 59830 STATE ROUTE 20 MARBLEMOUNT, WA 98267	3124.00



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Roll#	Accounts	Name and Address	Assessment
36	P45123	MARTIN, HOPE PO BOX 632 SEDRO WOOLLEY, WA 98284	625.00
37	P45179	MARTIN, HOPE PO BOX 632 SEDRO-WOOLLEY, WA 98284	0.00
38	P45180	MARTIN, HOPE PO BOX 632 SEDRO-WOOLLEY, WA 98284	0.00
39	P45900	MARTIN, HOPE PO BOX 632 SEDRO-WOOLLEY, WA 98284	0.00
40	P45184	MARTIN, HOPE PO BOX 632 SEDRO-WOOLLEY, WA 98284	0.00
41	P45183	MARTIN, RANDY MARTIN DEBBIE P O BOX 64 MARBLEMOUNT, WA 98267	0.00
42	P45196	NORTHWEST DIST ASSEMBLY OF GOD P O BOX 146 MARBLEMOUNT, WA 98267	3124.00



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Roll#	Accounts	Name and Address	Assessment
43	P45117	PACKARD, ALFRED PO BOX 6 MARBLEMOUNT, WA 98267	1874.00
44	P45191 P45193	PETERSON, HELEN PO BOX 8 MARBLEMOUNT, WA 98267	3124.00
45	P45230	ROETMAN, TIM 59227 STATE RTE 20 ROCKPORT, WA 98283	1874.00
46	P45904 P45905	SAKSHAUG, JAMES JR SAKSHAUG DONALD & MARK PO BOX 852 MARYSVILLE, WA 98270	8747.00
47	P46185 P46175	SAKSHAUG, JAMES M P O BOX 165 MARBLEMOUNT, WA 98267	3124.00
48	P45216	SCHRODER, LARRY SCHRODER THERESA H 59379 STATE ROUTE 20 ROCKPORT, WA 98283	1874.00
49	P45202 P45188	SCHROEDER, ROBERT SCHROEDER AUDREY A PO BOX 909 PRESTON, WA 98050	2500.00



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Roll#	Accounts	Name and Address	Assessment
50	P45242 P45118	SCHWEITZER, JANIS P O BOX 13 MARBLEMOUNT, WA 98267	2500.00
51	P45921	SKAGIT COUNTY 700 S 2ND ST ROOM 202 MOUNT VERNON, WA 98273	0.00
52	P45931	SKAGIT COUNTY 315 S 3RD MOUNT VERNON, WA 98273	0.00
53	P46150 P46151 P46152	SKAGIT COUNTY 315 S 3RD MOUNT VERNON, WA 98273	24370.00
54	P45097	SMIDER REV LIVING TRUST SMIDER ANTON/ODETTE TRUSTEES PO BOX 163 MARBLEMOUNT, WA 98267	4374.00
55	P45144	SMIDER REV LIVING TRUST SMIDER ANTON/ODETTE TRUSTEES PO BOX 163 MARBLEMOUNT, WA 98267	625.00
56	P45185	STAFFORD, INESE PO BOX 34 MARBLEMOUNT, WA 98267	6248.00



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Roll#	Accounts	Name and Address	Assessment
57	P45126 P45232	STAFSTROM, ERICA 678 PANORAMA DR SAN FRANCISCO, CA 94131	2500.00
58	P45235	STATE DEPT OF GAME 600 N CAPITOL WY OLYMPIA, WA 98501	1874.00
59	P45237	STATE DEPT OF GAME 600 N CAPITOL WY OLYMPIA, WA 98501	1250.00
60	P45116 P45098 P45121	STEWART, GARY STEWART SALLEE LEA P O BOX 10 MARBLEMOUNT, WA 98267	3749.00
61	P45194	STEWART, GARY STEWART SALLIE L P O BOX 10 MARBLEMOUNT, WA 98267	15616.00
62	P46180	STEWART, GARY STEWART SALLEE LEA P O BOX 10 MARBLEMOUNT, WA 98267	5623.00
63	P115482	STEWART, GARY STEWART SALLEE LEA P O BOX 10 MARBLEMOUNT, WA 98267	1437.00



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Roll#	Accounts	Name and Address	Assessment
64	P45106 P45140	WARREN, R J P O BOX 51 BURLINGTON, WA 98233	6873.00
65	P45239	WILLIAMS, DAVID WILLIAMS HAZEL P PO BOX 279 MADRAS, OR 97741	2500.00
66	P45197	WILSON, WILLIAM C/O CRANNY KAREN P O BOX 22 MARBLEMOUNT, WA 98267	1874.00
67	P45112	YACCHETTA, CATHERINE COVERT & CAMARDELLA PO BOX 838 MARBLEMOUNT, WA 98267	1874.00

Transaction Count: 67

Report Totals: 224370.00

Transaction Count ***



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