

Return to: Skagit Surveyors & Engineers
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COVER SHEET

OPEN SPACE AGREEMENT

GRANTOR: John Peth & Sons

GRANTEE: Skagit County

LEGAL DESCRIPTION

A portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 36 North, Range 3 East, W.M. and a portion of Government Lot 1, Section 19, Township 36 North, Range 4 East, W.M.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P49443
ASSESSOR'S PROPERTY TAX ACCOUNT NUMBER: 360419-0-001-0002

DRAFT OPEN SPACE EASEMENT/AGREEMENT

In consideration of Skagit County Code (SCC) 14.08.118 (6) (d) and 14.08.118(9) requirements for designating areas of open space on all subdivisions using the CaRD process, the owner(s) in fee of that certain real property described on the face of Short CaRD Short Plat # PL00-0345 does hereby designate Lot 4 as Open Space Future Development (OS-FD), Open Space Preservation Area (OS-PA) and a one acre site designated for residential building purposes.

This designation is subject to the following terms:

1. Lot 4 contains a mix of designations. Roughly, 10.03 acres are designated as open space future development (OS-FD) and 6.17 acres are designated as open space preservation area (OS-PA). One acre (43,560 square feet) of Lot 4 is designated for residential building purposes. The OS-FD designation shall continue until the lot is needed for future urban growth as determined through the Comprehensive Plan amendment process.

The OS-PA designation is subject to provisions of SCC 14.06 and is subject to terms and conditions of the Protected Critical Area Agreement recorded with the Short CaRD. The area is subject to the OS-PA designation until the Critical Area Ordinance is amended so as not to apply.

Maintenance of Lot 4 shall be the sole responsibility of the owner of Lot 4.

2. The right to use and possession of those lots designated for Open Space shall reside in the owner of said lot and his heirs, successors, assigns and invitees.
3. The Open Space designations shall not be construed to provide open or common space for owners within the project or members of the public.
4. The Open Space designation shall run with the land and be binding on current and future owners, their respective heirs, successors and assigns.

Easement
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 13 2001

Amount Paid \$ *0*
Skagit Co. Treasurer
By *[Signature]* Deputy



200111130173
, Skagit County Auditor

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