



200112260183

Skagit County Auditor

12/26/2001 Page 1 of 4 2:42PM

RETURN TO:

LAW OFFICE

of

BRADFORD E. FURLONG, P.S.
825 CLEVELAND AVENUE
MOUNT VERNON, WASHINGTON 98273
(360) 336-6508

Document Title: Notice to Future Property Owners

Reference number of documents assigned or released: N/A

Grantors: Donald M. Caldwell

Grantee: General Public

Partial Legal Description: (Full legal on Attachment 1)

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14,
Township 34 North, Range 1 East, W.M., and the Southeast 1/4 of the
Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M

Assessor's Parcel/Tax I.D. Numbers: P115540, P19424, P118405, P111926, P111924 and
P19426.

NOTICE TO FUTURE PROPERTY OWNERS

This property is served by a public water system which is subject to the provisions of Chapter 246-291 WAC. This system may also be subject to other state and local regulations. The system owner is responsible for maintaining this system in compliance.

The name of this system is: Caldwell Water System

Legal Description of the Property: See Attachment 1.

The state Department of Health and local health departments share administration of the drinking water regulations. Therefore, when the term "department" is used, it refers to whichever agency regulates this particular system. You can contact the local health department to find out which agency is applicable.

This water system is designed to provide for up to 6 services. Additional planning and design approvals must be obtained from the department prior to expanding beyond this number of services or whenever there are changes made to the system, such as adding a treatment system.

Please note that the design standards for this system account for domestic use and limited watering of a small lawn and garden space only. The design assumes that all residences will be equipped with plumbing fixtures that meet the current edition of the Uniform Plumbing Code and that all users will keep conservation in mind whenever they use this system.

At the time this water system was approved by the health department, a water right had not been issued by the State of Washington for this system. Without a water right, total withdrawals from the well must be limited to less than 5000 gallons per day and total irrigation must be limited to less than 1/2 acre. Water users are expected to work together [cooperate] to insure the water system operates within these parameters. Failure to keep usage within the 5000 gallons per day limit may jeopardize the system's continued use of the well.

Public water systems are subject to on-going requirements. These include periodic water quality monitoring, system maintenance and various record keeping. Prior to purchasing this property, it is recommended that you contact the department to determine whether this system is in compliance with applicable regulations. Fees may be charged by the department for providing **information on this public water system and other** various services.

The department maintains current information on this system to expedite retrieval of information for your use or for lending institutions which require information on the system as part of their loan approval process. Each time information changes, such as a change in the number of homes connected to the system; a change in owner/operator name, address or phone number; etc., the owner of your system must submit an updated *Water Facilities Report Form* to the department.



This system has not been granted one or more waivers from specific provisions of the regulations.

At the time this system is fully developed, the financial plan indicates an average cost of \$300 per home to properly operate and maintain the system in compliance with state and local drinking water regulations. Costs are likely to increase over time. Current information on costs is available from the system owner.

WAC 246-291-140 (2) requires ownership and/or operation by a state-approved satellite management agency where available. This water system is owned/or operated by Donald Caldwell.

If an approved SMA was not available at the time the system was developed, the system approval is conditioned upon future management or ownership by an SMA, if such management can be made with reasonable economy and efficiency, or upon periodic review of the system's operational history to determine its ability to meet the department's financial viability and other operating requirements.

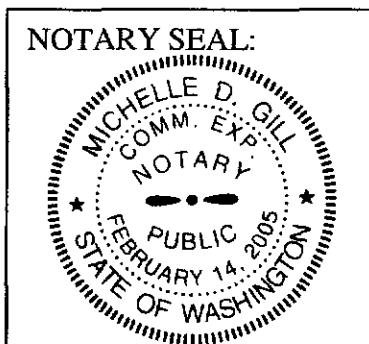
Dated this 21^s day of December 2001.

Donald M. Caldwell
Donald M. Caldwell

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that DONALD M. CALDWELL is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: Dec 21, 2001



Michelle Gill
Notary Public in and for the
state of Washington, residing
at Snohomish WA
Printed Name: Michelle Gill



Attachment No. 1
Caldwell Water Service Area

The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M., and the Southeast 1/4 of the Southwest 1/4 of Section 14, Township 34 North, Range 1 East, W.M.

EXCEPT the West 66.00 feet of the North 1/2 of said Southeast 1/4 of the Southwest 1/4;

AND ALSO EXCEPT that portion of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 described as follows:

BEGINNING at the Southeast corner of Lot 9 as shown on Survey filed August 5, 1976, under Auditor's File No. 840303, at page 197 in Book 1 of Surveys, records of Skagit County, Washington.

thence North 89°26'34" West along the South line of said Lot 9 for 269.46 feet;

thence South 0°33'26" West for 161.66 feet;

thence South 89°26'34" East for 269.46 feet;

thence North 0°33'26" East for 161.66 feet to the POINT OF BEGINNING.

ALL BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Containing 60.3 acres



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