



200306180142  
Skagit County Auditor

6/18/2003 Page 1 of 4 3:47PM

**RETURN TO:**

Skagit Land Trust  
P.O. Box 1017  
Mount Vernon, Washington 98273

**Document Title:** Baseline Documentation for Conservation Easement Amendment  
(AF#200304180119)

**Grantor:** Robert H. Keller Jr. and Patricia. E. Karlberg  
**Grantee:** Skagit Land Trust

**Brief Legal Description:**

Lot 1 Southerly of Cascade Hwy less the Portion Southerly of Cascade River; located  
in Section 9, T35N, R11E; Skagit County, WA.

**Assessor's Tax Parcel Numbers / Account Numbers:** P45998 / 351109-0-002-0005

Skagit Land Trust  
Baseline Documentation  
Keller/Karlberg Conservation Easement Amendment

**Grantors:**

Robert H. Keller and Patricia E. Karlberg  
500 Wilson Ave.  
Bellingham, WA 98225  
(360) 734-9641

**Date Prepared:** June 13, 2003 by Brenda Cunningham

**Property location:** T 35N, R 11E, Section 9      **Parcel:** P45998      **Acres:** 5.34

**Habitat types and acres of each:** forest (5.34 acres)

**Structures** (attach descriptions and photos): none

**County Zoning:** secondary forest

**Land Use tax classification:** Open space/open space

**Legal Description:**

That portion of Government Lot 1, Section 9, Township 35 North, Range 11, East of the Willamette Meridian; lying southerly of the Cascade Highway, as located on October 9, 1963, also known as State Highway 1-A; Except that portion lying southerly of the Cascade River. Situate in Skagit County, Washington.

**History of Land Ownership and Use:**

Robert Keller and Pat Karlberg purchased this parcel in May 2001 from other private landowners who had owned the land since at least 1982. The property has been used occasionally for tent camping and picnics. There are no structures on the property and no access for vehicles, other than several informal pullouts along the Cascade River Road along the north edge of the property. Mr. Keller and Ms. Karlberg have owned the adjacent land to the west along the north side of the Cascade River since 1998 and land to the west of that since 1974. The entire property is also a site for field studies in forest succession conducted by a professor from Huxley College in Bellingham.

**Soil types:** see attached soil survey map and descriptions

Barneston very gravelly sandy loam, 30 to 65 % slopes (7 on soil survey map): ~60%  
Marblemount-Rock outcrop complex, 65 to 90% slopes (91 on soil survey map): ~40%



200306180142  
Skagit County Auditor

**County Critical Areas:** Geohazard area (steep slope) and within 200 feet of DNR class 1 stream (Cascade River).

**State Priority Species and Habitats:** Chinook spawning habitat, potential roosts and breeding sites for Vaux's Swifts and Pileated Woodpeckers, numerous species of bats, breeding and foraging habitat for Harlequin Ducks, Riparian Habitat and Rural Natural Open Space.

**Special features and conservation values:** The extraordinary feature of this property is the extensive frontage on the Cascade River. Over 1,400 feet of river frontage occurs on this property in an area where the Cascade River is emerging from the confines of the steep-walled mountains and out into a broad alluvial fan created by the junction of the Cascade and Skagit Rivers. This forested property borders a very rapid segment of the Cascade River, creating excellent habitat for Harlequin Ducks, swifts, bats and fish.

This property is also made distinctive from the conservation easement lands to the west by its steep slopes and coniferous forest. Unlike the deciduous forest on the conservation easement land to the west, this forest of cedars, hemlocks and Douglas-firs provides very dense cover with very little growth in the understory. It provides a dramatic example of the influence of soils, slope and geological history on the forest types of the Pacific Northwest. This type of forest, adjacent to open foraging areas created such as the millpond and pastures to the west and the Cascade River, provides roosting and nesting habitat for a variety of songbirds, swallows, swifts, and bats. Although these species depend upon coniferous forests for roosting and nesting, many of them forage on insects emerging from ponds, streams and even pasturelands.

**Condition of property:** This property is very steep, dropping from the shoulder of the Cascade River Road down to the riverbank. The forest on this property is in excellent condition, not needing any restoration work. However, the placement of the Cascade River Road on this steep slope has caused several small slides and an accumulation of slide material on the downhill side of the road. Not only do these slides disturb the native vegetation, they create informal pullouts along the road, providing opportunities for people to dump household refuse over the bank and onto the property. There are at least three informal pullouts along the road that have been used for dumping. The material dumped appears to be household refuse. The landowners and Skagit Land Trust are not aware of any hazardous substances or the release or disposal of such in the easement area, and no signs of such were observed. The Trust and the landowners intend to remove all the loose materials on the surface to prevent further pollution to the river.

There is evidence of some camping on the property, on the top of the slope. There is a trail to a small campsite (less than 10-foot diameter) with a firepit and bench set in the forest.



200306180142

Skagit County Auditor

**Adjacent land uses:** The protected property is bounded on the west by land also owned by Mr. Keller and Ms. Karlberg and already protected under this conservation easement (File 98-01-1). This area to the west is used for quiet recreation, education and fish habitat enhancement (mill pond). Land to the north and across the Cascade River Road is used for private forestry. This property has a very steep slope and is subject to erosion. This land was clearcut in 2001. This logging appears to have increased sedimentation in the creek feeding the mill pond on the adjacent land (R.H. Keller). The land to the east (and south) belongs to WADNR (parcel #P46081). It is a very narrow strip of forested land between the Cascade River Road and the Cascade River. Use of this property is very limited and unlikely to change.

In compliance with Section 1.170A-14(g)(5) of the federal tax regulations, this natural resources inventory is an accurate representation of the property at the time of conservation easement donation.

Grantors:

Robert H. Keller  
Robert H. Keller, Jr.

Patricia E. Karlberg  
Patricia E. Karlberg

June 16, 2003  
date

6/16/03  
date

Grantee:

John S. Milnor  
John S. Milnor  
Skagit Land Trust President

6-18-03  
date

**Attachments (available in baseline file):**

- ✓ Ground photos
- ✓ Aerial photos
- ✓ Orthophoto
- ✓ Assessor's map
- ✓ Site map
- ✓ Assessor's printout
- ✓ Soil Survey map and descriptions

*Conservation Easement Amendment*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUN 18 2003

Amount Paid \$  
Skagit County Treasurer  
By: *MEM* Deputy



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