

AFTER RECORDING RETURN TO:
Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273-3025
360 339-9410



Skagit County Auditor
7/22/2015 Page

1 of 6 1:56PM
\$77.00

**NOTICE AND ACKNOWLEDGEMENT
AIRPORT AND AIRCRAFT OPERATIONS AND NOISE DISCLOSURE
SKAGIT REGIONAL AIRPORT ENVIRONS**

Permit Number: BP15-0320
Property I.D. No.: P123793
Assessor Tax No.: 350330-4-001-0500
Property Owner(s): GEAGAN KEVIN S & LIPYANIK-GEAGAN KAREN

Property Legal Description:

ACREAGE ACCOUNT, ACRES 10.48, LOT B OF SURVEY RECORDED AF#200510120132 AKA LOT 2 OF SHORT PLAT NO. 90-26, APPROVED JANUARY 7, 1991 AND RECORDED ON JANUARY 8, 1991 UNDER AUDITOR'S FILE NO. 9101080004, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF SHORT PLAT NO. 90-26, APPROVED JANUARY 7, 1991 AND RECORDED ON JANUARY 8, 1991 UNDER AUDITOR'S FILE NO. 9101080004, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 88 DEGREES 16' 23" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 01 DEGREES 43' 37" EAST PARALLEL TO AND 60.00 FEET DISTANT WESTERLY FROM THE EAST LINE OF LOT 1 OF SAID SHORT PLAT 90-26, A DISTANCE OF 271.71 FEET; THENCE NORTH 89 DEGREES 34' 27" WEST, A DISTANCE OF 321.47 FEET; THENCE NORTH 00 DEGREES 25' 33" EAST A DISTANCE OF 230.00 FEET; THENCE NORTH 89 DEGREES 34' 27" WEST, A DISTANCE OF 300.82 FEET TO THE WEST LINE OF SAID SHORT PLAT 90-26; THENCE SOUTH 00 DEGREES 29' 29" WEST ALONG THE WEST LINE OF SAID SHORT PLAT 90-26, A DISTANCE OF 503.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID SHORT PLAT 90-26; THENCE SOUTH 89 DEGREES 34' 27" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 676.71 FEET TO THE POINT OF BEGINNING.

Property Address/Location: 10716 Seaview Lane

Comp Plan/Zoning Designation: Rural Reserve/Rural Intermediate

NOTICE

The above referenced property is located within the Airport Environs Overlay Zone and is included in a mapped airport-impacted area in the vicinity of the Skagit Regional Airport (and depicted in Exhibits A, B & C, attached hereto). Skagit Regional Airport has been identified in the Skagit County Comprehensive Plan as an Essential Public Facility pursuant to Chapter 36.70A RCW (Washington Growth Management Act). It is the policy of Skagit County to support the continued use of Skagit Regional Airport, including its future accommodation of both increased aircraft traffic and utilization of aircraft of the class, size and category as is now or may hereafter be operationally compatible with the Skagit Regional Airport. The Port of Skagit County, which owns and operates Skagit Regional Airport, claims to have acquired through prescriptive avigation easements the right to operate Skagit Regional Airport with the attendant impacts of low flying aircraft over, near and upon those properties identified in Exhibit A attached hereto.

The Skagit Regional Airport is an aviation facility and is depicted on the maps attached as Exhibits A, B and C. The property subject to this notice will routinely experience the effects of low flying aircraft. As a result, the subject property will experience aircraft noise, exhaust fumes, vibration, glare and invasion of quiet enjoyment resulting from propeller-driven and jet aircraft. The airport noise contours for the immediate vicinity of the Skagit Regional Airport have been identified for traffic volumes (Exhibit "B") and forecasted future traffic volumes (Exhibit "C"). The contours and the level of noise received by properties in the vicinity of Skagit Regional Airport will change in the future and impacts to property occupants may increase.

More specific information regarding airport operation and aircraft noise can be obtained by calling the Port of Skagit County, Skagit Regional Airport, Operations Office.

This notice conveys actual and constructive knowledge to any person or entity acquiring, obtaining, or holding a real property interest or right of occupancy in or on the subject property.

ACKNOWLEDGEMENT

I, KEVIN S. GEAGAN, the owner or occupant of the referenced property, hereby acknowledge that I have read and understand the NOTICE provided above. I understand that this NOTICE AND ACKNOWLEDGEMENT will be recorded with the Skagit County Auditor.

The Auditor will convey notice of its contents to all persons or entities acquiring or obtaining an interest or right of occupancy in or on the subject property. I have freely executed this ACKNOWLEDGEMENT as a condition of approval for permit/subdivision/binding site plat application number **BP15-0320**, as required by SCC 14.16.210(5).

Dated the 21 day of July, 2015

By [Signature]

Owner KEVIN S. GEAGAN

Printed Name

By _____
Owner

Printed Name

(ACKNOWLEDGEMENT FOR INDIVIDUAL GRANTOR)

STATE OF WASHINGTON)

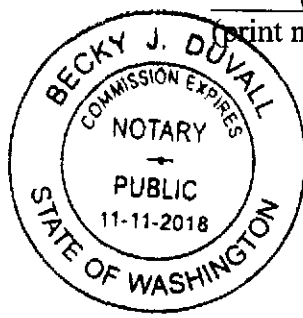
COUNTY OF Skagit)

On this 21st day of July, 2015, before me, personally appeared Kevin Geagan, to me known to be the individual described in and who executed the within instrument and acknowledged he/she signed and sealed the same as his/her free and voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Becky J Duvall
(signature)

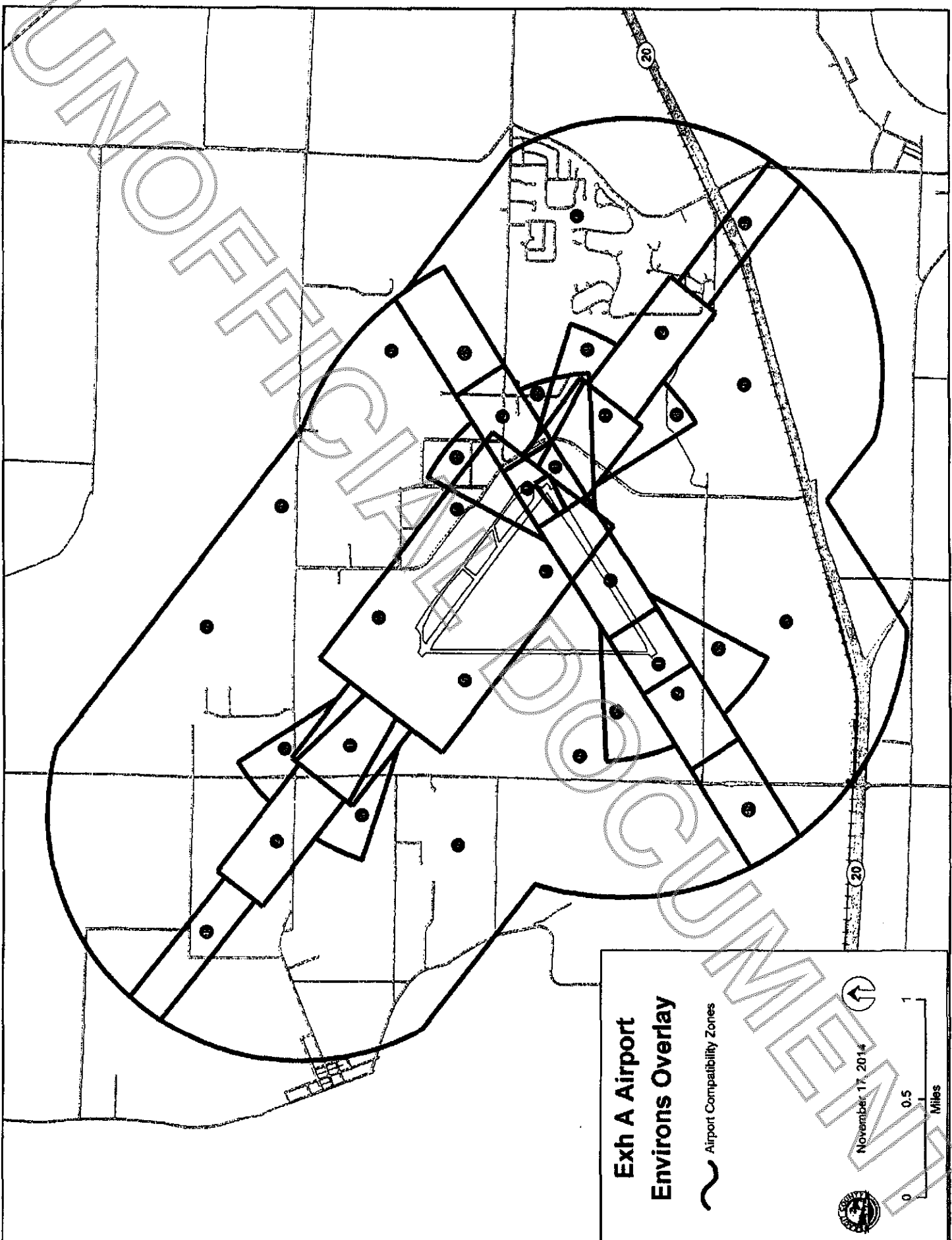
Becky J Duvall
(print name)



NOTARY PUBLIC in and for the State of Washington,

residing at Burlington

My appointment expires: 11-11-18

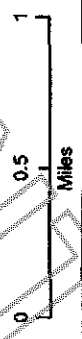


Exh A Airport Environs Overlay

~ Airport Compatibility Zones



November 17, 2014



UNOFFICIAL DOCUMENT

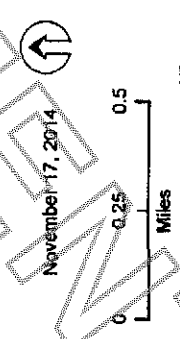


Airport Environs Overlay
Exh B Existing Noise Contours

Existing Noise Contours

November 17, 2014

0 0.25 0.5 Miles

A north arrow pointing upwards and a scale bar showing 0, 0.25, and 0.5 miles.

UNOFFICIAL COMMENTS



Airport Environs Overlay
Exh C Future Noise Contours

Future Noise Contours

November 17, 2014

0 0.25 0.5 Miles

