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04/15/2022 12:09 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

Return to:

Rubicon IDC LLC
Po Box 1005
Ferndale WA 98248

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Rubicon IDC LLC

Grantee: PUBLIC

Site Address: 15729 South Deception Shores Drive

Property ID #: P118301 Assessors Tax Account #: 4780-000-008-0000

Legal Description: SW ¼ Sec. 24 Twp. 34 Rng. 1

Plat Name: Deception Shores Planned Unit Development Lot: 8

Permit/Activity #: PL21-0631

The PROTECTED CRITICAL AREA (PCA) is to be left undisturbed in its natural state. "With the exception of activities identified as Allowed without Standard review under SCC 14.24.070, any land-use activity that can impair the functions and values of critical areas or their buffers through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation shall require critical areas review and written authorization pursuant to SCC 14.24." SCC 14.24.060

No clearing, grading, filling, logging or removal of woody material, building, construction or road construction of any kind, planting of non-native vegetation or grazing of livestock is allowed within the PCA areas except as specifically permitted by Skagit County on a case-by-case basis consistent with SCC 14.24.

Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas. Development activities beyond the scope of this plan may require additional studies and approvals.

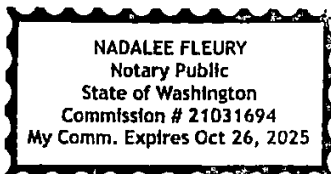
The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner: Rubicon IDC LLC Date: 4-5-2022

On this day personally appeared before me Chad Schmitt, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 5 day of April, 2022

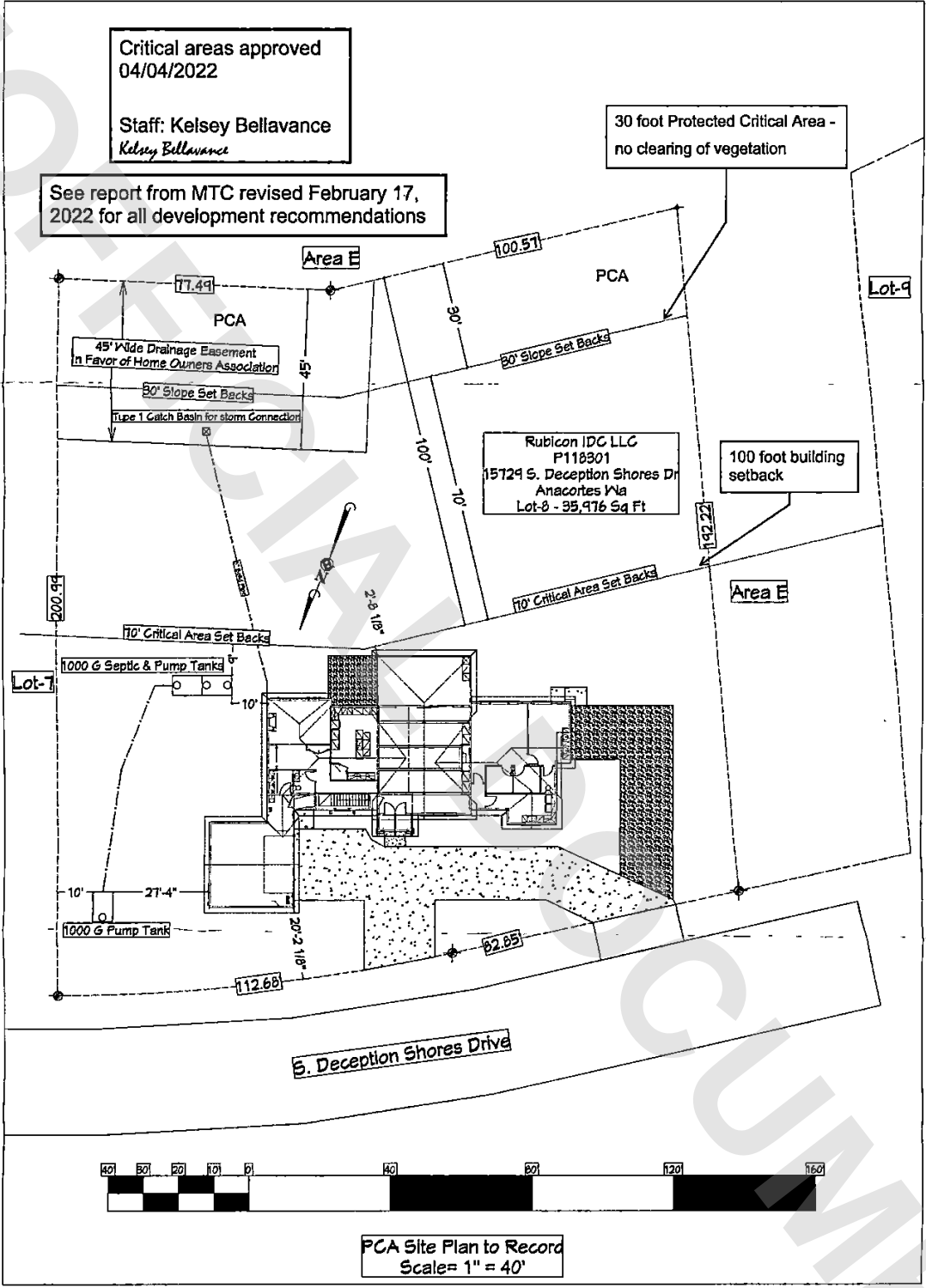
Nadalee Fleury
Notary Public residing at Ferndale, WA
My Commission Expires: 10/26/25



Critical areas approved
04/04/2022
Staff: Kelsey Bellavance
Kelsey Bellavance

See report from MTC revised February 17,
2022 for all development recommendations

30 foot Protected Critical Area -
no clearing of vegetation



PCA Site Plan to Record
Scale= 1" = 40'