



202310250050

10/25/2023 03:01 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

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Michael Elfstrom
7621 172nd St SE
Snohomish, WA 98296

PROTECTED CRITICAL AREA SITE PLAN

Page 1 of 2

Grantor/Owner: Lake Cavanaugh Properties LLC/Elfstrom Family Cabin LLC

Grantee: PUBLIC

Site Address: 33067 West Shore Drive

Property ID #: P67008 Assessors Tax Account #: 3939-003-023-0007

Legal Description: SW ¼ Sec. 22 Twp. 33 Rng. 06/ Plat Name: Lake Cav Division 3 Lot: 23 Block: 3

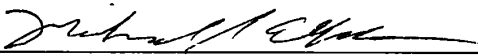
Permit/Activity #: PL23-0279

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.

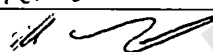
The above references to "Grantor" and "Grantee" shall not be construed as a transfer of property ownership and are used solely for filing with the County Auditor.

Owner:  Date: 9/22/23

On this day personally appeared before me Michael Elfstrom 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 27th day of September 2023

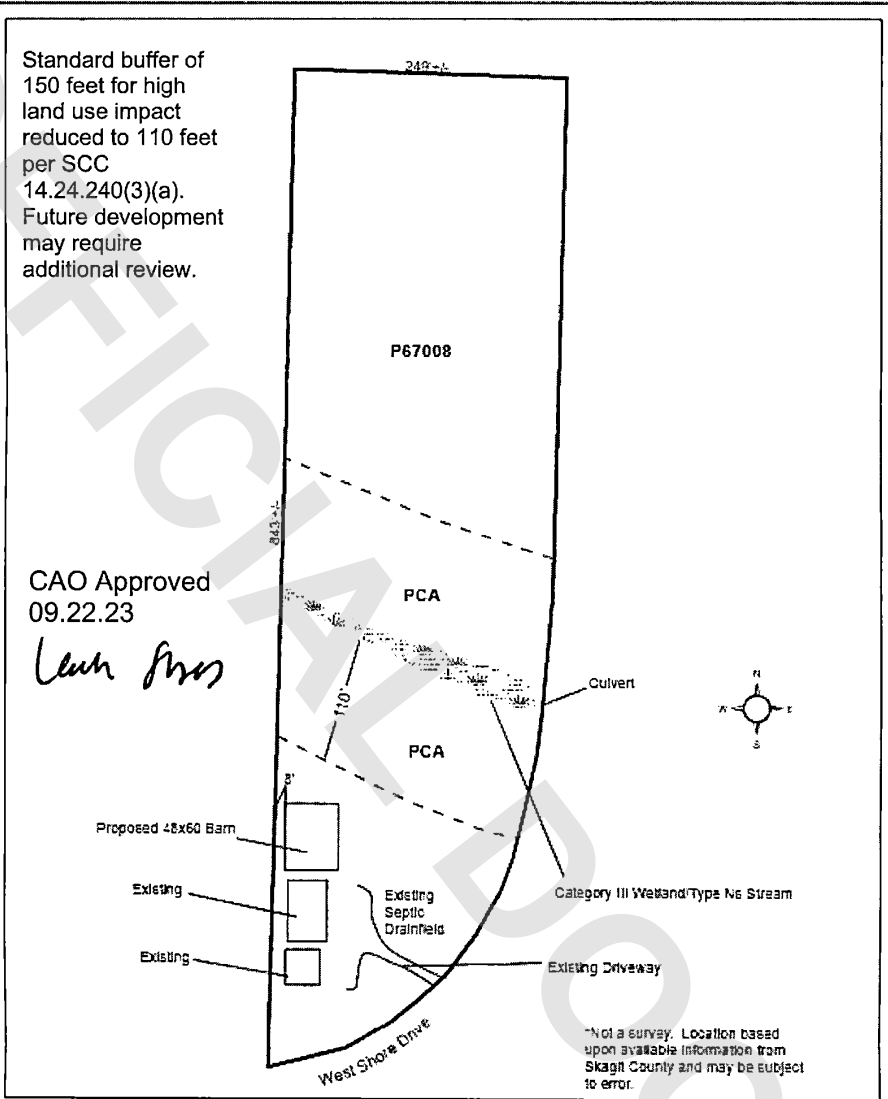
NICHOLAS LETENDRE
Notary Public
State of Washington
License Number 166760
My Commission Expires
March 30, 2026


Notary Public residing at Snohomish
My Commission Expires: 03/2026

Standard buffer of 150 feet for high land use impact reduced to 110 feet per SCC 14.24.240(3)(a). Future development may require additional review.

CAO Approved 09.22.23

Leah Jones



*Not a survey. Location based upon available information from Skagit County and may be subject to error.

PCA Site Plan

33067 West Shore Drive
Mount Vern, WA
P67008
Sec. 22, T33N, R06E

Legend

- - 110' Wetland Buffer
- Wetland
- Parcel Boundary

