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09/16/2024 02:22 PM Pages: 1 of 1 Fees: \$303.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning
1800 Continental Place
Mount Vernon, WA 98273

FP23-0011/ BP23-0093

TITLE NOTIFICATION - SPECIAL FLOOD HAZARD AREA

Pursuant to SCC 14.34.110

Grantor/Property Owner: Lake Erie Coffee and Mercantile LLC

Grantee: Skagit County Planning & Development Services Legal Description: Sec 12 Twp 34 Range 01

Property I.D. #: P19219 Tax Account #: 340112-0-008-0007

Parcel Address or Location: 13260 Rosario Road

Flood Hazard Zone: A Firm Panel #: 530151 0225 C

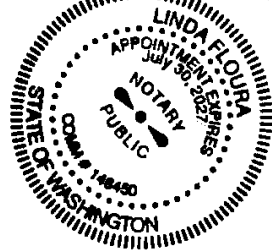
Base Flood Elevation: 3 M.S.L. or DEPTH

Portions of this parcel are located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) as adopted by Skagit County and may be subject to periodic flooding and other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of buildings in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Development Services maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

Property Owner's signature: Charles P. Foyle
On this day personally appeared before me Charles P. Foyle, 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 11th day of September, 2024



Linda Flaura
Notary Public residing at Princeton, Skagit County WA
My Commission Expires: 7-30-2027