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03/04/2025 02:06 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return to:

Thomas A. Little
101 N Sunset Drive
Camano Island WA 98182

PROTECTED CRITICAL AREA SITE PLAN

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Grantor/Owner: SOUTH MOUNT VERNON COMMERCIAL CENTER LLC

Grantee: PUBLIC

Site Address: N/A

Property ID #: P16328 & P16330 Assessors Tax Account #: 330405-0-004-0008 & 330405-0-006-0006

Legal Description: NE ¼ NW ¼ Sec. 5 Twp. 33N Rng. 4E/ Plat Name: N/A Lot: N/A

Permit/Activity #: PL24-0275

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: Thomas A. Little Manager Date: 3-4-2025

On this day personally appeared before me Thomas A. Little, Manager 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 4th day of March, 2025

Manager of South Mount Vernon
Commercial Center LLC

Rebecca Miller
Notary Public residing at Camano Island
My Commission Expires: 07/01/28



