



CITY OF DAYTON
Planning Department
111 S. 1ST Street, Dayton, WA 99328

NOTICE ON TITLE REQUIREMENTS

File Numbers _____ Date: _____

During review of this development proposal, it was determined that this property contains the following critical areas and/or buffers, which are identified and protected by the Critical Areas Code, DMC 17 and require a Notice on Title to be recorded:

- Frequently Flooded Areas – **Floodway & Floodplain (AE)**
- Fish and Wildlife Habitat Conservation Areas – **Riparian Habitat Area**
- Critical Aquifer Recharge Areas – **Wellhead Protection Area**
- Geologically Hazardous Areas - **Seismic Hazard Area**
- Geologically Hazardous Areas - **Erosion Hazard Area**

The Critical Areas Code requires a buffer or native vegetation around many of the critical areas. In order for a buffer to perform its functions, it must remain in an undisturbed condition in which native plants are allowed to grow; no non-native species may be introduced into this area. However, certain uses and landscaping which existed in these areas prior to November 26, 2013 are allowed to continue.

This proposal appears to conform to the Critical Areas Code. The property owner is required by the Critical Areas Code to record a Notice on Title of the property before a permit may be issued. Please follow the instructions below to file a Notice on Title.

- A. Examine the enclosed site plan which shows our determination of the approximate boundaries of the critical areas and the buffer(s) for your property. If you agree with the boundaries as drawn, then please follow the remaining instructions. If you do not agree with the boundaries as drawn, then please submit a revised site plan to the Dayton Planning Department for review. Please wait for our approval of the new site plan prior to carrying out the instructions in this document.
- B. Complete and notarize the attached Critical Area Notice and Legal Description forms.
DO NOT WRITE IN MARGINS - The Auditor/Recorder will rely on the information provided on this form. The County staff will is not responsible for the accuracy or completeness of the forms.
- C. Record the Notice on Title with legal description, and site plan(s) at the Columbia County Recorder's Office, 341 E Main St, Dayton WA 99328. For more information, the Recorder's Office Customer Service phone number is 509-382-4541 and their Web site is <http://www.columbiaco.com>
- D. Be sure to get a copy of the recorded documents.
- E. Keep one copy and return two copies of the recorded documents to the Dayton Planning Department, 111 S. 1st Street, Dayton Washington. Recorded copies must be received before issuance of your building permit.

If you have any questions or concerns about this requirement, please contact:

Karen Scharer at 509-540-6747

COVER PAGE FOR RECORDING:

Return Address:

Document Title(s) (or transactions contained herein):

Critical Areas Notice on Title

Grantor(s):

Grantee(s): **City of Dayton**

Legal description (abbreviated):

Assessor's Property Tax Parcel/Account Number(s):

Number of Pages for Recording: _____



CITY OF DAYTON
 Planning Department
 111 S. 1ST Street, Dayton, WA 99328

CRITICAL AREAS NOTICE ON TITLE

Grantor:

Grantee: City of Dayton, Washington, a Municipal Corporation

For Permit Numbers:

For Columbia County Parcel Numbers:

Property ID: GEO ID:

Property ID: GEO ID:

Legal description of property (abbreviated):

Address of property (described as street address):

This property contains critical areas and one or critical area buffers, as defined by the City of Dayton, WA Critical Areas Code, DMC Title 17. The provisions of DMC Title 17, apply to this property. Limitation may exist on actions in or affecting the critical areas or their buffers present on this property. The following activities shall not be conducted within the mitigation area, critical area, and/or buffers as shown on Attachment A – Attachment B – _____, unless approved by the City of Dayton Planning Director:

- Clearing, grading, dumping, excavating, discharging or filling with any material.
- Constructing, reconstructing, demolishing, or altering the size of any structure or infrastructure.
- Any other activity for which a City permit is required, excluding permits for interior remodeling.
- Alteration of critical areas and/or buffers is prohibited except when authorized by DMC Title 17.
- Otherwise use the mitigation and/or critical areas in a manner that is inconsistent with the reservation of rights and the purposes of this notice.

For further information regarding such limitation, please contact the City of Dayton Planning Department. This notice shall run with the land and shall not be removed except upon specific written authorization recorded herein by the City of Dayton, Planning Director.

I, (*print*) _____, hereby certify that I am the owner of the above-referenced property.

(*Owner's Signature*)

STATE OF WASHINGTON
COUNTY OF COLUMBIA

Signed or attested before me on
this ____ day of _____, 2014

Notary Public _____

Appointment expiration date: _____

Notary Seal or Stamp

I, (*print*) _____, hereby certify that I am the owner of the above-referenced property.

(*Owner's Signature*)

STATE OF WASHINGTON
COUNTY OF COLUMBIA

Signed or attested before me on
this ____ day of _____, 2014

Notary Public _____

Appointment expiration date: _____

Notary Seal or Stamp