EXHIBIT #3:

October 26, 2026, letter from Miles Sand and Gravel's Attorney, William Lynn

GORDON THOMAS HONEYWELL

William T. Lynn
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October 27, 2026

Sent via Email

Skagit County Hearing Examiner
Kevin Cricchio
Jason D'Avignon
kcricchio@skagitcountywa.gov
jasond@skagitcountywa.gov

Re. Miles Sand and Gravel Co. Special Use Permit PL16-0097
SUP PL16-0097 Forest Practices
PL22-0142 SEPA Appeal

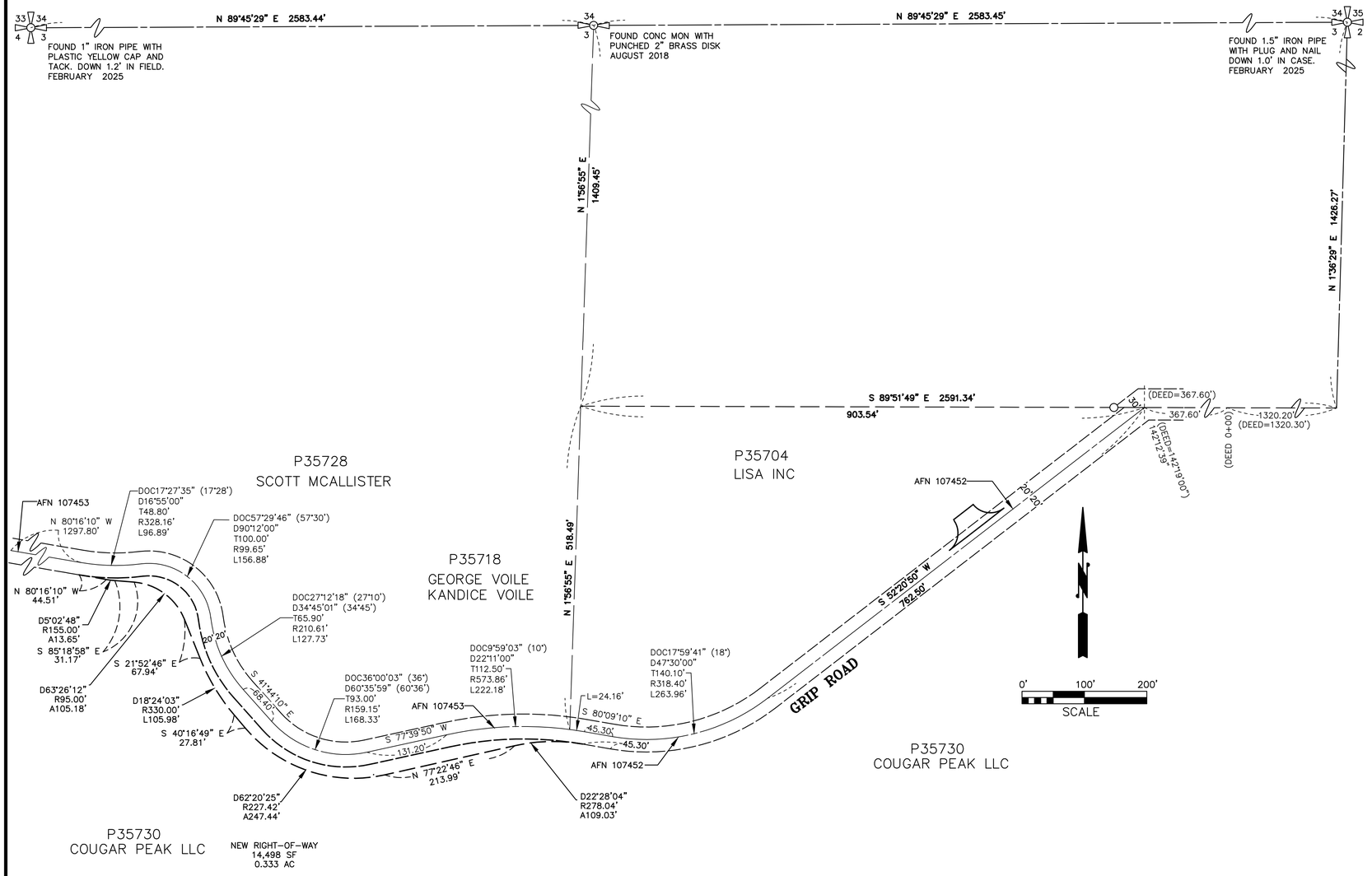
This letter is submitted on behalf of Miles Sand and Gravel regarding the above referenced permits. Miles agrees that completion of the work depicted on the road plans attached as Exhibit A to this letter should be considered an element of its proposal and Miles volunteers to accept a condition requiring it to build the improvement depicted on the road plans. More specifically, Miles agrees that the improvement depicted on the road plans will be completed before the export of any material from the surface mine described in the applications identified above. Miles will of course comply with all applicable regulations and standards related to the work, including as to critical areas. If anything further is needed to confirm this obligation voluntarily accepted by Miles Sand and Gravel, please notify the undersigned.

Very truly yours,

William T. Lynn

EXHIBIT A

ROAD PLANS
(April 9, 2026)



SURVEY NOTES:

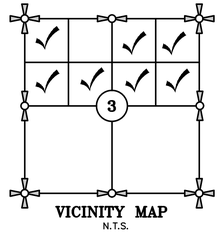
1. MERIDIAN: IS WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE NO. 4601, NAD 83/2009, FROM REAL TIME KINEMATIC GPS OBSERVATIONS ON OCTOBER 6, 2016.
2. ALL DISTANCES ARE SHOWN IN FEET.
3. INSTRUMENTATION: LEICA MS50 THEODOLITE DISTANCE METER, LEICA VIVA 14 GPS/GNSS RECEIVERS.
4. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
5. THIS SURVEY WAS REQUESTED BY MILES SAND AND GRAVEL
6. THE CURVES HAVE BEEN CALCULATED HOLDING DELTA ANGLE AND THE DEGREE OF CURVATURE FROM DEED'S RECORDED UNDER AUDITOR'S FILE NUMBER'S 107452, AND 107453, DATED MARCH 30, 1915, RECORDS OF SKAGIT COUNTY, WASHINGTON, FOR THE RIGHT OF WAY. THIS PROVIDES A CONSISTENT SOLUTION WITH THE DATA ON THE ENGINEER'S MAP "JOHN GRIP ROAD EXTENSION NO. 266, DATED APRIL 1915.
7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

KEY:

- ● REBAR SET WITH YELLOW CAP – SEMRAU 28626
- ○ FOUND 1/2" REBAR, MARKED "SKG SURV 17651'
- PROPOSED RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- EXISTING CENTERLINE
- SECTION LINE
- 16TH LINE

SURVEY REFERENCES:

R1 JOHN GRIP ROAD EXTENSION, NO. 266, DATED APRIL 1915
R2 RECORD OF SURVEY AFN 201309160070
R3 RECORD OF SURVEY AFN 200811100128
R4 RECORD OF SURVEY AFN 202101120088
R5 QUIT CLAIM DEED AFN 107452
R6 QUIT CLAIM DEED AFN 107453



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CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2118 RIVERSIDE DRIVE – SUITE 209
MOUNT VERNON, WA 98273
360-424-9566

JOHN B. SEMRAU STATE OF WASHINGTON 28626 REGISTERED PROFESSIONAL LAND SURVEYOR

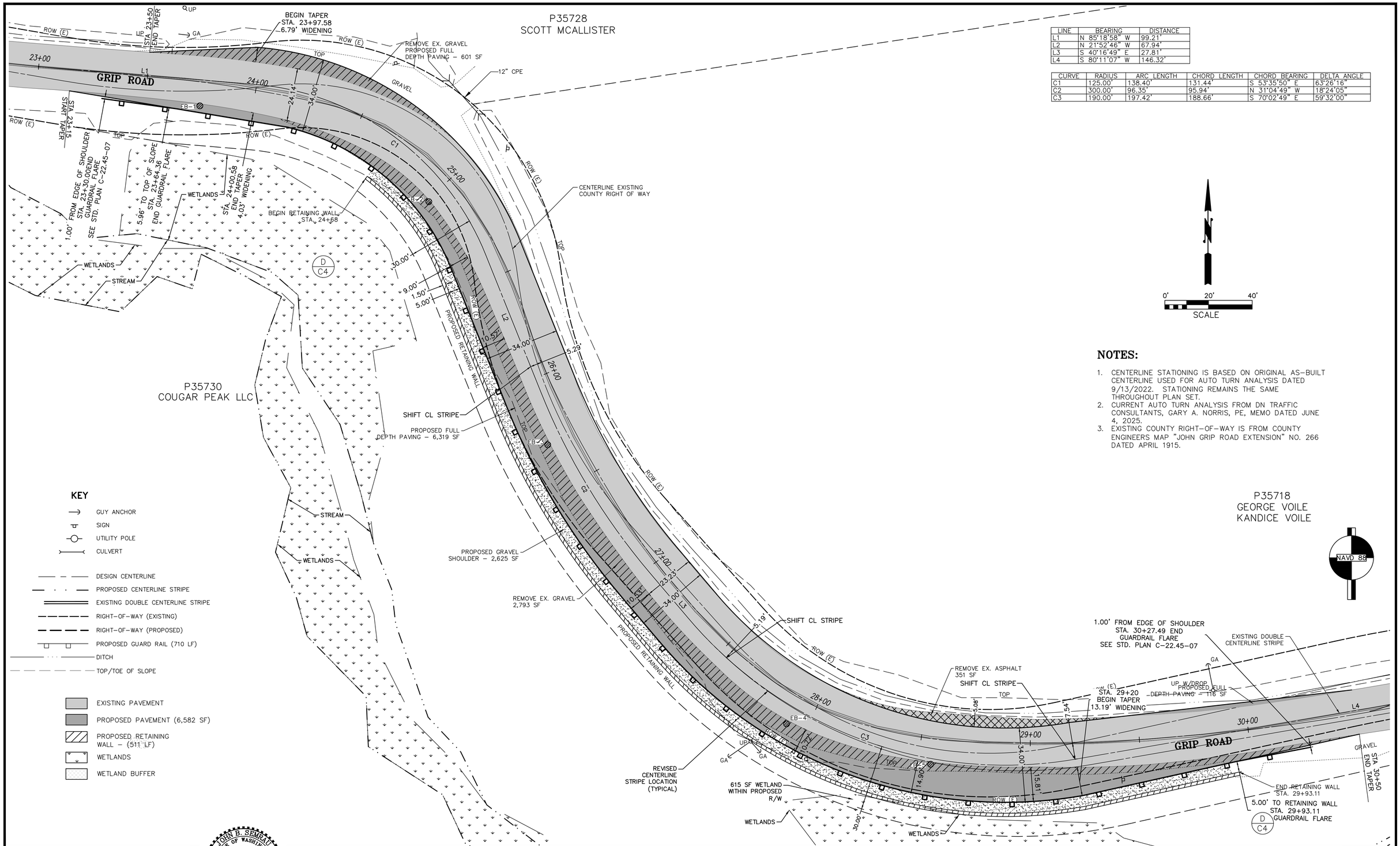
NO.	DATE	REVISION	BY	REV.

RIGHT-OF-WAY MAP

SCALES:
HORIZONTAL : 1" = 100'
VERTICAL : N/A
NOTE: IF THIS SHEET IS LESS THAN 22"x 34" THEN SHEET HAS BEEN REDUCED

GRIP ROAD
MILES SAND AND GRAVEL
SECTION 3, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BK/PG:	342/80-91
DATE:	4/02/2026
DRAWING:	5166GRIP24.DWG
JOB NO.:	5166
SHEET:	C2



LINE	BEARING	DISTANCE
L1	N 85°18'58" W	99.21'
L2	N 21°52'46" W	67.94'
L3	S 40°16'49" E	27.81'
L4	S 80°11'07" W	146.32'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	138.40'	131.44'	S 53°35'50" E	63°26'16"
C2	300.00'	96.35'	95.94'	N 31°04'49" W	18°24'05"
C3	190.00'	197.42'	188.66'	S 70°02'49" E	59°32'00"

NOTES:

1. CENTERLINE STATIONING IS BASED ON ORIGINAL AS–BUILT CENTERLINE USED FOR AUTO TURN ANALYSIS DATED 9/13/2022. STATIONING REMAINS THE SAME THROUGHOUT PLAN SET.
2. CURRENT AUTO TURN ANALYSIS FROM DN TRAFFIC CONSULTANTS, GARY A. NORRIS, PE, MEMO DATED JUNE 4, 2025.
3. EXISTING COUNTY RIGHT–OF–WAY IS FROM COUNTY ENGINEERS MAP "JOHN GRIP ROAD EXTENSION" NO. 266 DATED APRIL 1915.

KEY

- GUY ANCHOR
- SIGN
- UTILITY POLE
- CULVERT
- DESIGN CENTERLINE
- PROPOSED CENTERLINE STRIPE
- EXISTING DOUBLE CENTERLINE STRIPE
- RIGHT–OF–WAY (EXISTING)
- RIGHT–OF–WAY (PROPOSED)
- PROPOSED GUARD RAIL (710 LF)
- DITCH
- TOP/TOE OF SLOPE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT (6,582 SF)
- PROPOSED RETAINING WALL – (511' LF)
- WETLANDS
- WETLAND BUFFER

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JOHN B. SEMRAU — STATE OF WASHINGTON — 28626 — REGISTERED PROFESSIONAL ENGINEER

NO.	DATE	REVISION	BY	REV.

OPTION 3
SITE PLAN

SCALES:
HORIZONTAL : 1" = 20'
VERTICAL : N/A

NOTE: IF THIS SHEET IS LESS THAN 22"x 34" THEN SHEET HAS BEEN REDUCED

GRIP ROAD PAVEMENT WIDENING
MILES SAND AND GRAVEL
SECTION 3, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FIELD BK/PG:	LL 5–9
DATE:	4/02/2026
DRAWING:	5166RD3.DWG
JOB NO.:	5166
SHEET:	C3