

Survey in the NW1/4 of the SE1/4 and in the NE1/4 of the SW1/4 of Section 1, Twp. 36 N., Rng. 3 E., W.M.

Legal Description

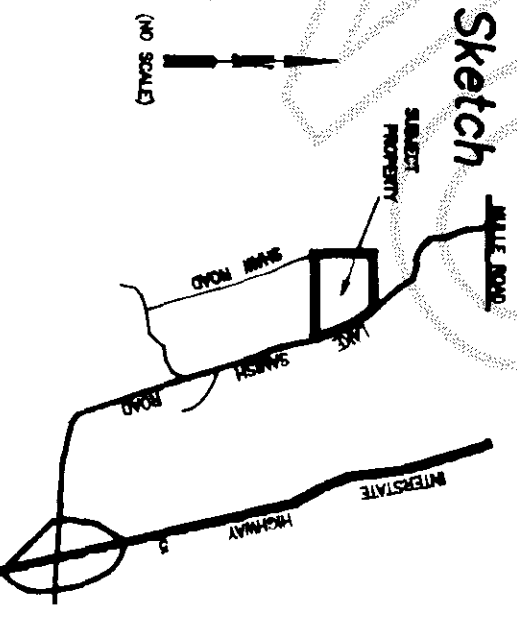
That portion of the South 1/2 of Section 1, Township 36 North, Range 3 East, W.M., described as follows: That portion of the Northeast 1/4 of the Southwest 1/4 lying East of the County Road in the Southwest corner, and West of the road in the Northeast corner known as the Alger Samish Road, and the Northwest 1/4 of the Southeast 1/4 lying West of the road known as the Alger Samish Road.

EXCEPT That portion of the Northeast 1/4 of the Southwest 1/4 of Section 1, Township 36 North, Range 3 East, W.M., described as follows: Beginning at a point on the North line of said subdivision which lies N89°48'11"E, a distance of 339.29 feet from the Northwest corner thereof; thence S00°06'46"W parallel with the West line of said subdivision, a distance of 278.74 feet; thence S06°05'10"E, a distance of 175.76 feet; thence S24°20'23"E, a distance of 112.67 feet to a point on a non-tangent curve concave to the Southwest having a radius of 45.00 feet the center of which lies S24°20'23"E from said point; thence Southeastly along said curve through a central angle of 113°13'18", an arc distance of 88.92 feet; thence N88°52'56"E on a line non-tangent to said curve, a distance of 110.63 feet; thence N1°55'09"W, a distance of 595.21 feet to the North line of said subdivision; thence S89°48'11"W along the North line of said subdivision, a distance of 218.74 feet to the point of beginning.

Notes

1. Short plat number and date of approval shall be included in all deeds and contracts.
2. All maintenance and construction of roads shall be the responsibility of the homeowners association with the lot owners as members. See Maintenance Agreement filed under A.F.#20000150095.
3. Basis-of-bearings - Solar observation using hour angle method performed during survey filed in Volume 18 of Surveys at page 95.
4. Zoning - Rural (RU)
5. Sewer - Alternative systems are proposed for Lot(s) 1 through 4 of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
6. This survey was accomplished by field traverse using: 2 Second Digital Electronic Total Station, and meets or exceeds the standards contained in WAC 332-130-090.
7. No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
8. Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
9. Water - P.U.D. No.1 of Skagit County
10. Potential buyers should recognize that an unnamed creek meanders through this short subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
11. The subject property may be affected by easements, restrictions, or other encumbrances contained in the following documents: A.F.#8912110064; A.F.#8607220069; A.F.#9608270100; A.F.#811050103; A.F.#9905050018; A.F.#9906180017; A.F.#9906250016; A.F.#9906280003; A.F.#199902270155; A.F.#199911160004; A.F.#199912020056; A.F.#199912080111; A.F.#200001100127.
12. Notes required by SCC 14.06.330 (2)
  - (i) The total impervious surface of the proposal shall be limited to 5 percent of the total lot area, unless the proposed development provides mitigation that will collect runoff from the proposed development, will treat that runoff, if necessary to protect groundwater quality and discharge that collected runoff into a groundwater infiltration system on site.
  - (ii) No lawn watering shall be permitted between June 1st and September 30th, provided if the proposed development connects to an existing public water supply as described in subsection 1 or if the proposed development is drawing water from a confined aquifer, then this landscape watering restriction shall not apply.
  - (iii) WATER PIPELINE EASEMENT: Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along, in and under lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor.
13. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantors property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the Districts use of the easement.
14. Lot 1 extends across the easement road and includes portions of the road for area calculations. Further division of Lot 1 would require the platting process.

Vicinity Sketch



Covenants, Conditions & Restrictions

This subdivision is subject to covenants, conditions, and restrictions contained in documents filed under A.F.#20000150095.

Addresses

- Lot 1 = 17426 Cimarron Lane  
Lot 2 = 17326 Cimarron Lane  
Lot 3 = 17314 Cimarron Lane  
Lot 4 = 17308 Cimarron Lane

Consent

Short Plat No. 97-0045

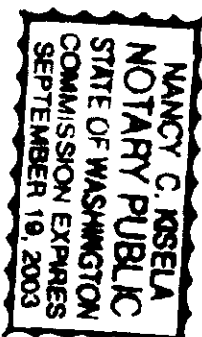
Know all men by these presents that we the undersigned subdividers hereby certify that this short plat is made as our free and voluntary act and deed.

James R. Allen  
Cimarron, West, LLC.  
Alvin M. King  
Inter Bank dba Valley Community Bank  
Alvin M. King  
Inter Bank

Acknowledgments

State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Timothy K. Adams signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Cimarron West LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Wayne C. Kuhl Title MRS. COX  
Date May 24, 2000 My appointment expires 9-19-03



State of Washington, County of Skagit  
I certify that I know or have satisfactory evidence that Dennis M. King signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Senior Vice President of Inter Bank dba Valley Community Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature Wayne C. Kuhl Title MRS. COX  
Date May 24, 2000 My appointment expires 9-19-03



State of Washington, County of Skagit  
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Notary signature Wayne C. Kuhl Title MRS. COX  
Date May 24, 2000 My appointment expires 9-19-03

Treasurer's Certificate

This is to certify that all taxes heretofore levied and which have become a lien on the lands herein described have been fully paid and discharged according to the records of my office up to and including the year 2000.

Judith M. Mendenhall  
Skagit County Treasurer  
Date 6-13-2000

Approvals

The within and foregoing short plat is approved in accordance with the provisions of the Skagit County Short Plat Ordinance this 6/14 day of 2000.

James R. Allen  
Short Plat Administrator  
Alvin M. King  
County Engineer

Short Plat for Wayne Fjelstad et al

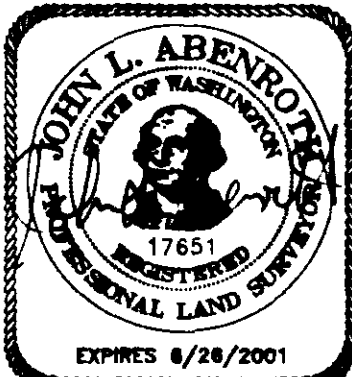
AUDITOR'S CERTIFICATE

Filed for record this 15 day of June 2000 at 4:22 minutes past 3 o'clock; P.M., as A.F.# 20000150094  
Cheryl Denier  
County Auditor or Deputy Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2000 at the request of Wayne Fjelstad et al

John L. Abenroth CERT#17651  
Date 5/31/2000



806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

Survey in the NW1/4 of the SE1/4 and in the NE1/4 of the SW1/4 of  
Section 1, Twp. 36 N., Rng. 3 E., W.M.

Short Plat No. 97-0045

200006150094  
Kathy Hill, Skagit County Auditor  
6/15/2000 Page 2 of 2 3:42:03PM

CURVE TABLE

#	RADIUS	DELTA	LENGTH
1	40.00'	27°16'50"	18.05'
2	1911.00'	27°36'31"	920.83'
3	130.00'	11°15'02"	253.78'
4	1044.00'	08°03'05"	110.25'
5	1044.00'	04°36'15"	83.91'
6	120.00'	75°16'31"	157.66'
7	120.00'	30°51'03"	64.61'
8	285.00'	23°40'22"	106.49'
9	743.00'	15°51'18"	205.06'
10	285.00'	24°44'25"	123.06'
11	45.00'	14°20'18"	11.28'
12	45.00'	11°51'13"	88.82'
13	45.00'	82°02'27"	64.44'
14	345.00'	22°28'58"	135.38'
15	883.00'	03°46'41"	45.04'
16	883.00'	06°18'54"	75.28'
17	883.00'	05°45'43"	68.89'
18	325.00'	05°56'24"	53.08'
19	180.00'	32°34'48"	102.35'
20	180.00'	61°18'04"	192.58'
21	180.00'	12°14'42"	36.47'
22	984.00'	01°50'58"	31.78'
23	984.00'	05°38'11"	96.80'
24	984.00'	03°10'12"	54.44'
25	70.00'	11°50'21"	136.84'
26	1851.00'	27°36'31"	891.82'
27	100.00'	60°56'01"	106.35'
28	287.78'	27°28'05"	137.97'
29	347.78'	22°18'06"	135.37'
30	347.78'	05°08'57"	31.36'
31	713.00'	08°04'48"	100.55'
32	315.00'	24°44'25"	136.01'
33	315.00'	02°15'24"	13.59'
34	45.00'	86°46'42"	52.45'
35	325.00'	07°11'16"	40.77'
36	325.00'	10°32'45"	58.82'

5.00 ACRES  
217,800 S.F.

5.00 ACRES  
217,800 S.F.

5.00 ACRES  
217,800 S.F.

Total Area  
30.74 ACRES  
(Includes Cimarron Lane)

LINE TABLE

#	BEARING	DISTANCE
L1	N00°06'46"E	36.74'
L2	N30°28'31"E	32.69'
L3	S34°58'08"E	83.87'
L4	S88°52'56"W	45.00'
L5	S55°01'51"W	30.00'
L6	N17°00'11"E	115.24'
L7	N89°48'11"E	38.09'
L8	N89°42'44"E	30.74'
L9	N34°58'08"W	60.33'

FOUND REINFORCING  
ROD WITH PLASTIC CAP  
L.S. 17651 SET DURING  
P.R. SURVEY.

15" POWER EASEMENT SEE  
A.F. 20000100127 AND  
A.F. 19990110004.

15" WIDE P.U.D. EASEMENT  
SEE A.F. 20000200018.

15" WIDE P.U.D. EASEMENT  
SEE A.F. 20000200018.

SET DURING  
SURVEY FIELD IN VOLUME 95,  
18 OF SURVEYS AT PAGE 95.

Legend

- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
- Found reinforcing rod with yellow plastic cap marked "AZIMUTH NW 21591" except as noted.
- Access location
- Existing roadway
- Protected Critical Area Boundary
- Welland Limits

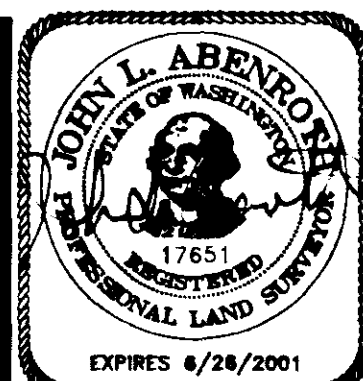
NOTE: See survey filed in Volume 18 of Surveys at page 95, (A.F. 19960030003), for Section subdivision.



Short Plat for Wayne Fjelstad et al

**Skagit Surveyors & Engineers LLC**

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in April 2000 at the request of Wayne Fjelstad et al

John L. Abenroth CERT#17651  
Date 5/31/2000

**AUDITOR'S CERTIFICATE**

Filed for record this 15 day of June 2000 at 42 minutes past 3 o'clock, P.M.,  
as A.F. # 200006150094

*Cheryl L. Hill*  
County Auditor or Deputy Auditor