

**Plot of**  
**Cimarron Ridge**  
 (A Conservation and Reserve Development)  
 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**

Lot 1 of Skagit County Short Plat No. 97-0045, approved June 14, 2000, recorded June 15, 2000 under Auditor's File No. 200006150094, being a portion of the Southeast 1/4 and the Southwest 1/4 of Section 1, Township 36 North, Range 3 East, W.M.

**Notes**

- 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.#200006150095.
- In no case shall the County accept a dedication or any obligation as to any such road street, and/or alley until the same and all roads, streets, and/or alleys connecting the same to the full, current County road system have been brought to full County Road Standards and a right-of-way deed has been transferred to and accepted by the County.
- Basin-of-bearings - Solar observation using hour angle method performed during survey filed in Volume 18 of Surveys at page 95.
- Zoning/Comprehensive Plan Designation - Rural Reserve (RRV)
- Water - P.U.D. No.1 of Skagit County.
- Sewer - Individual on site sewage disposal systems. Alternative systems are proposed for Lots A and F of this short plat, and pressure distribution systems are proposed for Lots B,C,D, and E of this short plat which may have special design, construction, and maintenance requirements, see Health Officer for details.
- 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.
- 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.
- Change in location of access, may necessitate a change of address, contact Skagit County Planning and Permit Center.
- The subject property may be affected by easements, restrictions, or other encumbrances contained in the following documents: A.F.#912110064; A.F.#9607220069; A.F.#9608270100; A.F.#9905050018; A.F.#9906180017; A.F.#9906250016; A.F.#9906280003; A.F.#199907270155; A.F.#199911160004; A.F.#199912020056; A.F.#199912080111; A.F.#200001100127; A.F.#200004030099; A.F.#200004030100; A.F.#200005220084; A.F.#200006150094; A.F.#200006150095; A.F.#200006150096; A.F.#200012110142; A.F.#200108100002.
- Potential buyers should recognize that an unnamed creek meanders through this subdivision and may be subject to periodic channel changes and intermittent flooding. Building sites may be limited based on creek channel migration.
- Protected critical area buffer corners, (reinforcing rods with yellow plastic caps) are marked with metal fence posts painted red.
- Potential buyers must be aware that there are inherent risks in owning a hillside house that the owner must assume. Localized sloughing or raveling of surficial "oversteepened" soils should be anticipated and could ultimately effect the upland portions of the lots near the top of the slope. It is the opinion of Geo-Engineers Inc. that this residential development will not significantly affect the stability of the slope or adjacent properties, provided that: (a) no additional influx of water occurs into the ground near or on the slopes; (b) no surface or storm water is discharged onto the slope; (c) no fill, yard waste or other material is placed on the slope; (d) the vegetation is not removed and surface erosion from stormwater is prevented along the slope; and (e) any small erosional features or slumps are repaired promptly. The homeowners have the responsibility to maintain the slope and proper drainage. Removal of dead vegetative material, other than undisturbed stumps and/or roots, is permissible. Pruning of tree limbs and limited tree cutting for view corridors is also permissible.
- The total impervious surface of each lot shall be limited to 11,157 s.f. The total impervious surface allowed for all lots combined is limited to 5 percent of the total area of the parent parcel. If the proposed development exceeds the allowable impervious surface stated above, mitigation will be required 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.

**Consent**

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.

*[Signature]*  
 Cimarron West LLC  
*[Signature]* V.P.  
 Inter Bank / *[Signature]* Bank

**Acknowledgments**

State of Washington, County of Skohamish

I certify that I know or have satisfactory evidence that Wagne Eystad signed this instrument, on oath stated that she was authorized to execute the instrument and manager of Cimarron West to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

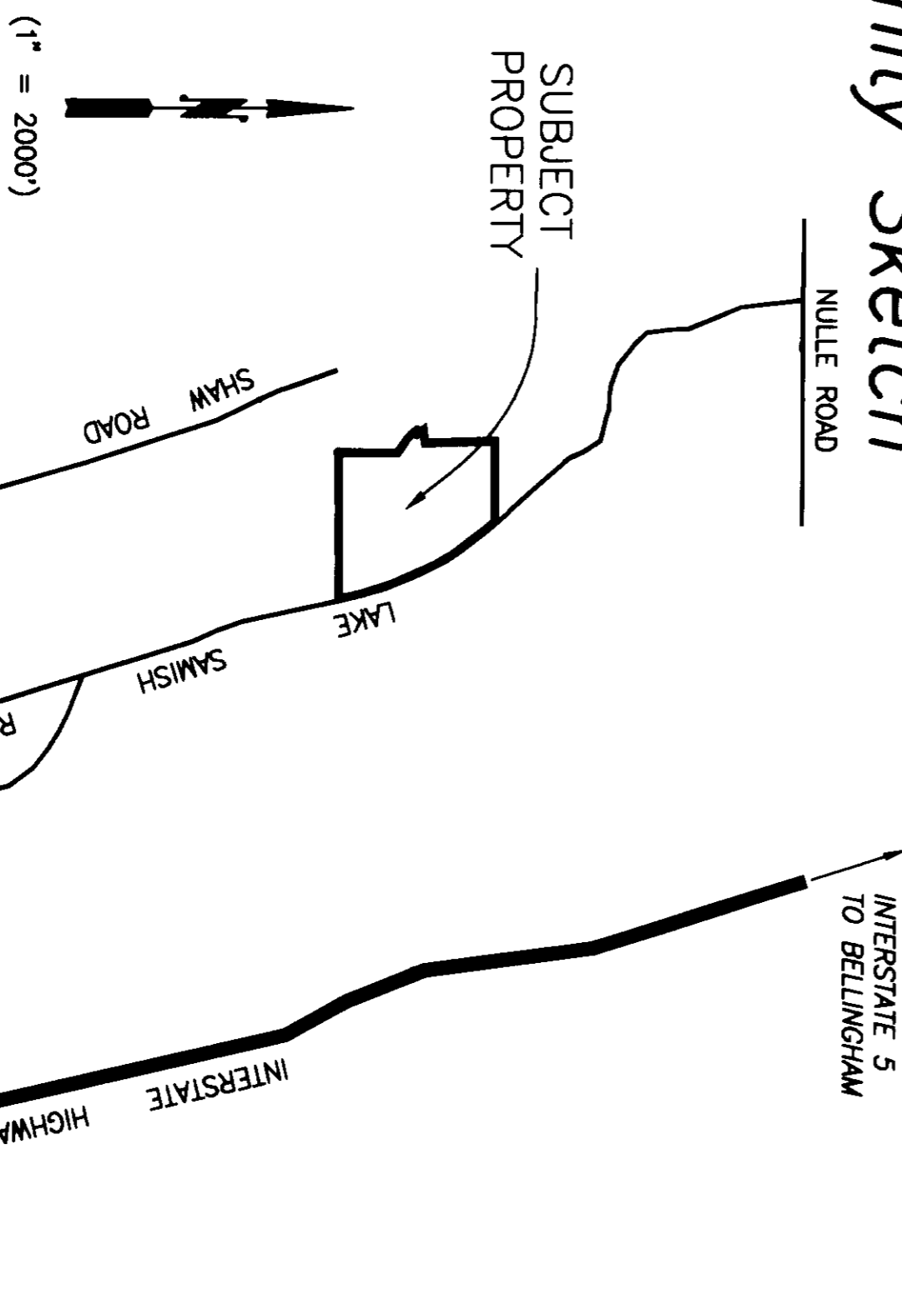
Notary signature [Signature] Title Notary Public  
 Date 4/26/02 My appointment expires 12/21/02

State of Washington, County of Skohamish  
 I certify that I know or have satisfactory evidence that Steve Rickard signed this instrument, on oath stated that he was authorized to execute the instrument and Vice President of Inter Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Notary signature [Signature] Title Notary Public  
 Date 4/26/02 My appointment expires 12/21/02

Notary signature [Signature] Title Notary Public  
 Date 4/26/02 My appointment expires 12/21/02

**Vicinity Sketch**



**Owner/Developer**  
 Cimarron West, LLC  
 13823 80th Street SE  
 Snohomish, Wa. 98290  
 (Phone 425-345-2468)

**Covenants, Conditions & Restrictions**

This subdivision is subject to covenants, conditions, and restrictions contained in documents filed under A.F.#200006150096.

**Surveyor's Certificate**

I, John L. Abernethy, Registered Land Surveyor do hereby certify that the Plat of Cimarron Ridge is based on actual survey, which is retracable and based on a true subdivision of the section, and that the distances, courses, and angles are shown hereon correctly, and that monuments will be set and lot corners will be staked on the ground as shown on the plat.

John L. Abernethy, PLS; CERT. # 17651  
 Date 4/30/2002

**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 2002, and that a deposit has been paid to cover the taxes up to and including the year 2002.

*[Signature]*  
 Skagit County Treasurer  
 Date 5/14/02

**Approvals**

Examined and approved for the County of Skagit, State of Washington  
[Signature]  
 Date 5/9/02

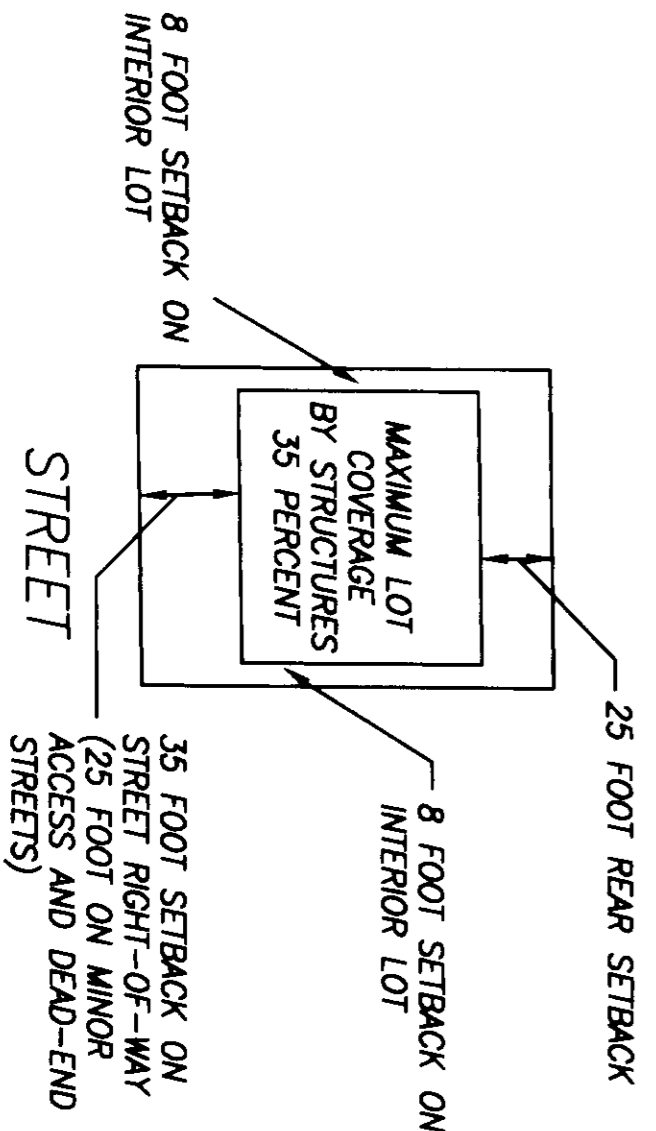
County Health Officer  
[Signature]  
 Date 5/14/02

County Planning Director  
[Signature]  
 Date 5/6/02

County Engineer  
[Signature]  
 Date 5/28/02

Chairperson, Board of Co. Commissioners  
[Signature]  
 Date 5/28/02

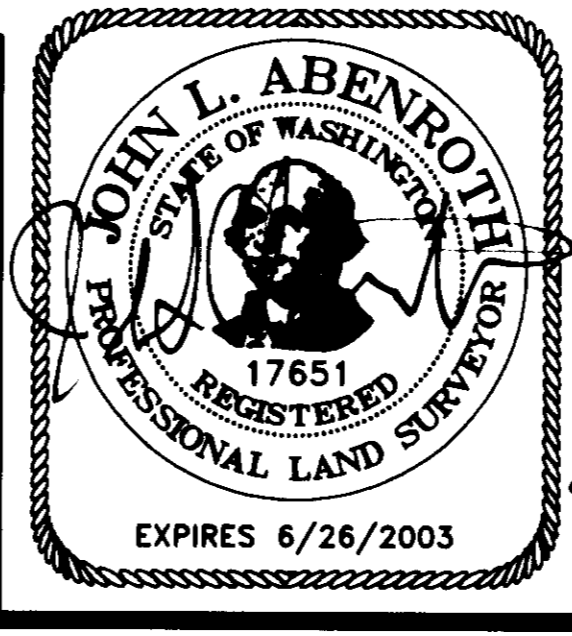
**Minimum Setback Requirements**



DATE	REVISION	BY	JOB#	DRAWN	SRM	CHECKED	JLD	DATE	28NOV01	SCALE	1" = 100'	SHEET	1 OF 2
			95224A										

**Skagit Surveyors & Engineers**

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



AUDITOR'S CERTIFICATE

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 Skagit County Auditor  
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*[Signature]*  
 County Auditor or Deputy Auditor

**Plat of  
Cimarron Ridge**  
(A Conservation and Reserve Development)  
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.

CURVE TABLE		LINE TABLE	
#	RADIUS	#	BEARING
C1	1044.00'	L1	N43°56'10"W
C2	984.00'	L2	N18°25'37"W
C3	70.00'	L3	N33°10'45"W
C4	347.79'	L4	N15°12'50"W
C5	45.00'	L5	N89°48'11"E
C6	130.00'	L6	S14°39'36"E
C7	70.00'	L7	S09°17'15"E
C8	100.00'	L8	S09°17'15"E
C9	984.00'	L9	S12°49'36"E
C10	984.00'	L10	N89°42'44"E
C11	180.00'	L11	N50°40'45"E
C12	180.00'	L12	N43°56'10"W
C13	325.00'	L13	S01°26'46"E
C14	325.00'	L14	S43°36'10"E
C15	325.00'	L15	N15°33'26"W
C16	683.00'	L16	S47°09'45"E
C17	713.00'	L17	S89°42'44"W
C18	315.00'	L18	N00°06'46"E
C19	283.00'	L19	N50°15'51"E
C20	265.00'	L20	N43°58'09"W
C21	120.00'	L21	N43°58'10"W
C22	40.00'	L22	N89°48'11"E
C23	45.00'	L23	S15°12'50"E
C24	45.00'	L24	S33°10'42"E
C25	347.79'	L25	S18°25'37"E
C26	45.00'		
C27	1044.00'		
C28	180.00'		
C29	45.00'		
C30	130.00'		
C31	130.00'		

#	BEARING	DISTANCE
L1	N43°56'10"W	12.10'
L2	N18°25'37"W	9.91'
L3	N33°10'45"W	64.68'
L4	N15°12'50"W	50.40'
L5	N89°48'11"E	30.09'
L6	S14°39'36"E	7.82'
L7	S09°17'15"E	4.35'
L8	S09°17'15"E	52.85'
L9	S12°49'36"E	47.91'
L10	N89°42'44"E	30.74'
L11	N50°40'45"E	31.77'
L12	N43°56'10"W	32.17'
L13	S01°26'46"E	63.63'
L14	S43°36'10"E	44.95'
L15	N15°33'26"W	48.44'
L16	S47°09'45"E	55.64'
L17	S89°42'44"W	12.61'
L18	N00°06'46"E	38.74'
L19	N50°15'51"E	30.00'
L20	N43°58'09"W	60.33'
L21	N43°58'10"W	32.85'
L22	N89°48'11"E	36.90'
L23	S15°12'50"E	58.44'
L24	S33°10'42"E	63.82'
L25	S18°25'37"E	24.34'

**Addresses**

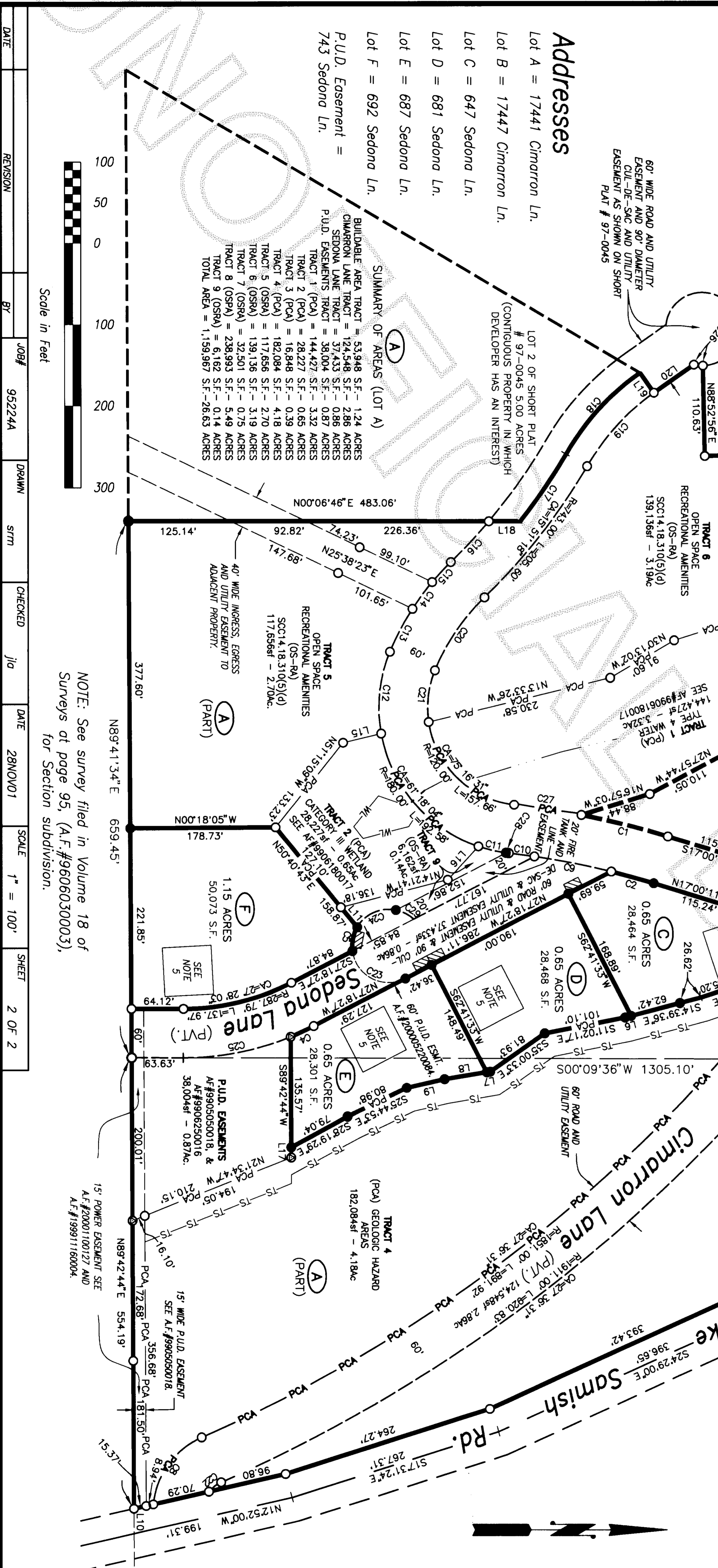
Lot A = 17441 Cimarron Ln.  
 Lot B = 17447 Cimarron Ln.  
 Lot C = 647 Sedona Ln.  
 Lot D = 681 Sedona Ln.  
 Lot E = 687 Sedona Ln.  
 Lot F = 692 Sedona Ln.  
 P.U.D. Easement = 743 Sedona Ln.

**SUMMARY OF AREAS (LOT A)**

BUILDABLE AREA TRACT = 53,948 S.F. - 1.24 ACRES  
 CIMARRON LANE TRACT = 124,548 S.F. - 2.86 ACRES  
 SEDONA LANE TRACT = 37,433 S.F. - 0.86 ACRES  
 P.U.D. EASEMENTS TRACT = 38,004 S.F. - 0.87 ACRES  
 TRACT 1 (PCA) = 144,427 S.F. - 3.32 ACRES  
 TRACT 2 (PCA) = 28,227 S.F. - 0.65 ACRES  
 TRACT 3 (PCA) = 16,848 S.F. - 0.38 ACRES  
 TRACT 4 (PCA) = 182,084 S.F. - 4.18 ACRES  
 TRACT 5 (OSRA) = 117,838 S.F. - 2.70 ACRES  
 TRACT 6 (OSRA) = 139,136 S.F. - 3.19 ACRES  
 TRACT 7 (OSRA) = 32,501 S.F. - 0.75 ACRES  
 TRACT 8 (OSRA) = 238,993 S.F. - 5.49 ACRES  
 TRACT 9 (OSRA) = 6,182 S.F. - 0.14 ACRES  
 TOTAL AREA = 1,159,987 S.F. - 26.63 ACRES

**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.
- 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, set during S.P.#97-0045, filed in A.F.#200006150094.
- Found reinforcing rod with yellow plastic cap marked "AZIMUTH NW 21591" except as noted.



**Skagit Surveyors & Engineers**

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

**JOHN L. ABENROTTE**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 17651  
 EXPIRES 6/26/2003

**AUDITOR'S CERTIFICATE**

200205280187  
 Skagit County Auditor  
 5/28/2002 Page 2 of 2 11:53AM  
 County Auditor or Deputy Auditor