



200607200046

Skagit County Auditor

7/20/2006 Page

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4 10:06AM

Return To:

Summit Engineers & Surveyors, Inc.
2218 Old Highway 99 South Road
Mount Vernon, WA 98273

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

Private Roadway Maintenance Declaration

() Additional Reference Numbers on page ____ of document

Grantor(s) (Last name, first name and initials):

1. David L. Anderson
- 2.
- 3.
- 4.

SKAGIT COUNTY WASHINGTON

() Additional names on page ____ of document

Grantee(s) (Last name, first name and initials):

1. David L. Anderson
- 2.
- 3.
- 4.

() Additional names on page ____ of document

Legal Descriptions (Abbreviated: i.e. lot, block, plat or quarter, section, township and range):**PARCEL "A" (NORTH PARCEL)**

THAT PORTION SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT,
STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 8: THENCE SOUTH, ALONG THE EAST LINE OF SAID
NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00°41'29" EAST, A DISTANCE OF
1319.58 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE
NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 88°34'45" WEST, ALONG THE
NORTH LINE OF SHORT PLAT 90-80, PER AUDITOR'S FILE NUMBER 8104090004, IN BOOK 5 OF
SHORT PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 1377.97
FEET TO THE **TRUE POINT OF BEGINNING**; THENCE SOUTH 07°12'41" EAST, A DISTANCE OF
499.01 FEET TO A POINT ON THE SOUTH LINE OF SAID SHORT PLAT 90-80; THENCE EASTERLY,
ALONG SAID SOUTH LINE OF SHORT PLAT 90-80, A DISTANCE OF 1278.97 FEET, TO A POINT
WHICH IS NORTH 88°10'46" WEST, A DISTANCE 42.45 FEET FROM THE INTERSECTION OF SAID
SOUTH LINE WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SAID SECTION 8; THENCE SOUTH 00°28'55" EAST, A DISTANCE OF 243.09 FEET;

THENCE SOUTH 88°04'23" EAST, A DISTANCE OF 170.41 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALGER CAIN LAKE ROAD; THENCE SOUTH 38°26'08" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 201.73 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 38°39'24" WEST, A DISTANCE OF 158.27 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 51°19'58" WEST, A DISTANCE OF 130.47 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS, SOUTH 39°47'45" EAST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123°08'05", AN ARC DISTANCE OF 107.46 FEET TO A POINT ON A NON-TANGENT LINE: THENCE NORTH 81°25'32" WEST, A DISTANCE OF 189.87 FEET; THENCE SOUTH 28°13'46" WEST, A DISTANCE OF 180.65 FEET; THENCE SOUTH 62°51'28" WEST, A DISTANCE OF 795.53 FEET TO A POINT ON THE EASTERLY MARGIN OF A PRIVATE ROAD, 40.00 FEET WIDE; THENCE NORTH 07°12'41" WEST, ALONG SAID EAST MARGIN, A DISTANCE OF 1456.54 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8 ; THENCE LEAVING SAID EASTERLY MARGIN, SOUTH 88°34'45" EAST, A DISTANCE OF 58.39 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B" (SOUTH PARCEL)

THAT PORTION SECTION 8, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8: THENCE SOUTH, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00°41'29" EAST, A DISTANCE OF 1319.58 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 88°34'45" WEST, ALONG THE NORTH LINE OF SHORT PLAT 90-80, PER AUDITOR'S FILE NUMBER 8104090004, IN BOOK 5 OF SHORT PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON, A DISTANCE OF 1377.97 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 07°12'41" EAST, A DISTANCE OF 499.01 FEET TO A POINT ON THE SOUTH LINE OF SAID SHORT PLAT 90-80; THENCE SOUTH 88°33'48" EAST, ALONG SAID SOUTH LINE OF SHORT PLAT 90-80, A DISTANCE OF 1278.97 FEET; THENCE SOUTH 00°28'55" EAST, A DISTANCE OF 243.09 FEET; THENCE SOUTH 88°04'23" EAST, A DISTANCE OF 170.41 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALGER CAIN LAKE ROAD; THENCE SOUTH 38°26'08" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 201.73 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 38°39'24" WEST, A DISTANCE OF 158.27 FEET, TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 38°39'24" WEST, A DISTANCE OF 568.89 FEET TO A POINT ON A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°14'24", AN ARC LENGTH OF 359.59 FEET; THENCE SOUTH 59°54'25" WEST, A DISTANCE OF 539.07 FEET TO A POINT ON THE EASTERLY MARGIN OF A PRIVATE ROAD, 40 FEET WIDE; THENCE NORTH 07°12'41" WEST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 572.63 FEET; THENCE LEAVING SAID EASTERLY MARGIN, NORTH 62°51'28" EAST, A DISTANCE OF 795.53 FEET; THENCE NORTH 28°13'46" EAST, A DISTANCE OF 180.65 FEET; THENCE SOUTH 81°25'32" EAST, A DISTANCE OF 189.87 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE OF SAID CURVE TO SAID POINT BEARS, SOUTH 83°20'20" WEST; THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123°08'05", AN ARC DISTANCE OF 107.46 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 51°19'58" EAST, A DISTANCE OF 130.47 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel/Tax I.D. Number: P49173 and P490



200607200046
Skagit County Auditor

PRIVATE ROADWAY MAINTENANCE DECLARATION

THIS DECLARATION is made and entered into this 20 day of July, 2006
by _____, husband and _____ wife, as to said Lots 1
through 4, Short Plat No. PL04-0131, approved July 20, 2006 and recorded
July 20, 2006 under Skagit County Auditor File No. 200607200045.
Being a portion of the _____ 1/4 of the NW 1/4 of Section 8, Township 34, Range
4E, W.M., Skagit County, Washington.

All being situated in Skagit County, Washington.

WHEREAS, it is the hope of the undersigned Declarants of said Lots 1 through 4 Short Plat
No. PL04-0131, that all present and future landowners, along Oakleaf Lane, the
constructed shared private driveway to the above referenced Short Plat lots, as well as tax
parcel P49093 that borders to the south of Oakleaf Lane, individually join in a private road
maintenance agreement whereby all landowners are to pay their fair share of the cost of the
maintenance of the same in direct relationship to usage of said private road.

AND WHEREAS, it is the declarants intent, in the furtherance of the common scheme
described above, to herein require the present and future lot owners of said Lots 1 through 4
Short Plat No. PL04-0131, of said private driveway Oakleaf Lane from Alger Cain Lake
Road to be the common lot line of said Lots to be obligated as hereinafter provided in the
body of this Declaration.

MAINTENANCE OF SAID PRIVATE DRIVEWAY shall be shared in direct usage to said
roadway with each lot owner, or future lot owner, being responsible for their fractional share
for the labor and cost of all scheduled maintenance.

DECLARANTS also agree that the access shall remain open at all times with no parking
allowed on Oakleaf Lane.

MAINTENANCE defined herein shall mean the equal requirement of said owners to share
said labor and cost to maintain said roadway easement in a good workmanlike manner. Any
further improvements above and beyond the said requirements to maintain the road in good
workmanlike manner must be agreed upon with the cost shared by all parties and approved
prior to commencement of any work.

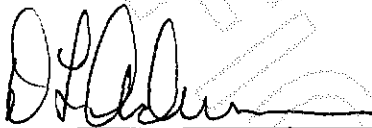


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FURTHER, THE DECLARANTS acknowledge the perpetual easement for installation of utilities, specifically these rights to, but not limited to Puget Sound Energy, Verizon, T.V. Cable, and further any successors and assigns of said companies the right to enter in, cross under, through and over described easement roadway to provide utility services to all of said Short Plat lots and any further division and refinements thereof.

DATED this 12th day of July, 2006.



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 18 2006

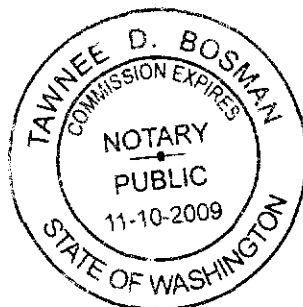
STATE OF WASHINGTON)
COUNTY OF SKAGIT)

Amount Paid \$ 0
Skagit Co. Treasurer
By PC Deputy

I certify that I know or have satisfactory evidence that David Anderson signed this instrument, on oath stating that he was authorized to execute the instrument and acknowledged it ~~as the~~ to be ~~of his~~ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

IN WITNESS WHEREOF I have set my hand and affixed by official seal the day and year below written.

DATED this 12th day of July, 2006.



Tawnee Bosman

NOTARY PUBLIC in and for the
State of Washington

Residing at: Mount Rainier

My Notary expires: 11-10-2009



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Skagit County Auditor