

J. Youngquist  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

BX DEPUTY

200810070082  
Skagit County Auditor  
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NOTES

1. PLAT NAME, 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. SEE EXISTING EASEMENT AND MAINTENANCE AGREEMENT FILED UNDER AF#8212100052, AF#9002040045, AF#9006280053, AND AF#9412060043.
3. BASIS-OF-BEARING: ASSUMED N89°29'28"W ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11 PER SURVEY OF SHORT PLAT 97-0003 AS PER AF#9805130062.

4. ZONING/COMPREHENSIVE PLAN DESIGNATION: RURAL RESERVE(RRV).
5. SEPTIC: ALTERNATIVE ON-SITE SEWAGE DISPOSAL SYSTEM MAY HAVE SPECIAL DESIGN, CONSTRUCTION AND MAINTENANCE REQUIREMENTS. SEE SKAGIT COUNTY HEALTH OFFICER FOR DETAILS.

6. 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.
7. CHANGE IN LOCATION OF ACCESS MAY NECESSITATE A CHANGE OF ADDRESS, CONTACT SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICE.

8. 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 RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
10. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY EFFECT ADJACENT PROPERTIES.

11. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSE UNLESS OTHERWISE RESTRICTED. SEE AF#200810070082.
12. WATER WILL BE SUPPLIED FROM INDIVIDUAL WATER SYSTEMS. CONTACT HEALTH DEPARTMENT TO DETERMINE IF ADDITIONAL WATER QUALITY OR QUANTITY TESTING WILL BE REQUIRED FOR BUILDING PERMIT APPROVALS.

13. THE ONE HUNDRED (100) FOOT-RADIUS WELL-PROTECTION ZONE FOR INDIVIDUAL WATER SYSTEMS MUST BE LOCATED ENTIRELY ON THE PROPOSED LOT OWNED IN FEE SIMPLE, OR THE OWNER MUST HAVE THE RIGHT TO EXERCISE COMPLETE SANITARY CONTROL OF THE LAND THROUGH OTHER LEGAL PROVISIONS, SUCH AS RECORDED COVENANTS OR EASEMENTS. (ORD. 14063 (PART), 1991).
14. THE EXISTING WELLS FOR LOT 1 AND 8, AND FUTURE PROPOSED WELLS FOR LOTS 2-7 HAVE OVERLAPPING WELL PROTECTION ZONES ONTO THE OPEN SPACE LOT 9 AND OTHER LOTS AS INDICATED BY PLACEMENT ON THE PLAT MAP.

15. ALL STORMWATER RUNOFF DISCHARGE METHOD SHALL COMPLY WITH THE APPROVED DRAINAGE REPORT AND ENGINEERED CONSTRUCTION PLANS.
16. RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE ONE OR MORE ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES OVER AND/OR UNDER THE RIGHT OF WAY FOR PUGET SOUND POWER POWER & LIGHT COMPANY PER AF#402099, 9003290045, 9805130064, 200803180098, 383574, 383571, 381738, 383547 AND 383573.
17. DECALARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF PER AF#200208130034.

18. INGRESS AND EGRESS AND UTILITIES EASEMENT WITH MAINTENANCE PROVISIONS ALONG ERMA LANE PER AF#9805130064.
19. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN PER AF#200104101025.
20. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT 20 FOOT STRIP ALONG LOT 4 SHORT PLAT NO. 97-0003 PER AF#200102280087.

21. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF AS PER AF#200203240116 FOR NON-EXCLUSIVE PERPETUAL EASEMENT.
22. A PARK DONATION FEE OF \$100.00 WILL BE PAID BY OWNERS AT THE TIME OF APPLICATION FOR BUILDING PERMIT.
23. SUMMITLEAF LANE SHALL REMAIN AS A PRIVATE ROAD AND NOT BE PROPOSED FOR A COUNTY PUBLIC ROAD. THE WELL PROTECTION ZONE FOR LOT #8 WELL IS TOO CLOSE TO A ROAD FOR PUBLIC USE. PER SEC 12.48.090(4)(C). IF AT ANY TIME SUMMITLEAF LANE BECOMES A PUBLIC ROAD, WELL #8010 SHALL BE DECOMMISSIONED ACCORDING TO WAC 173-160.

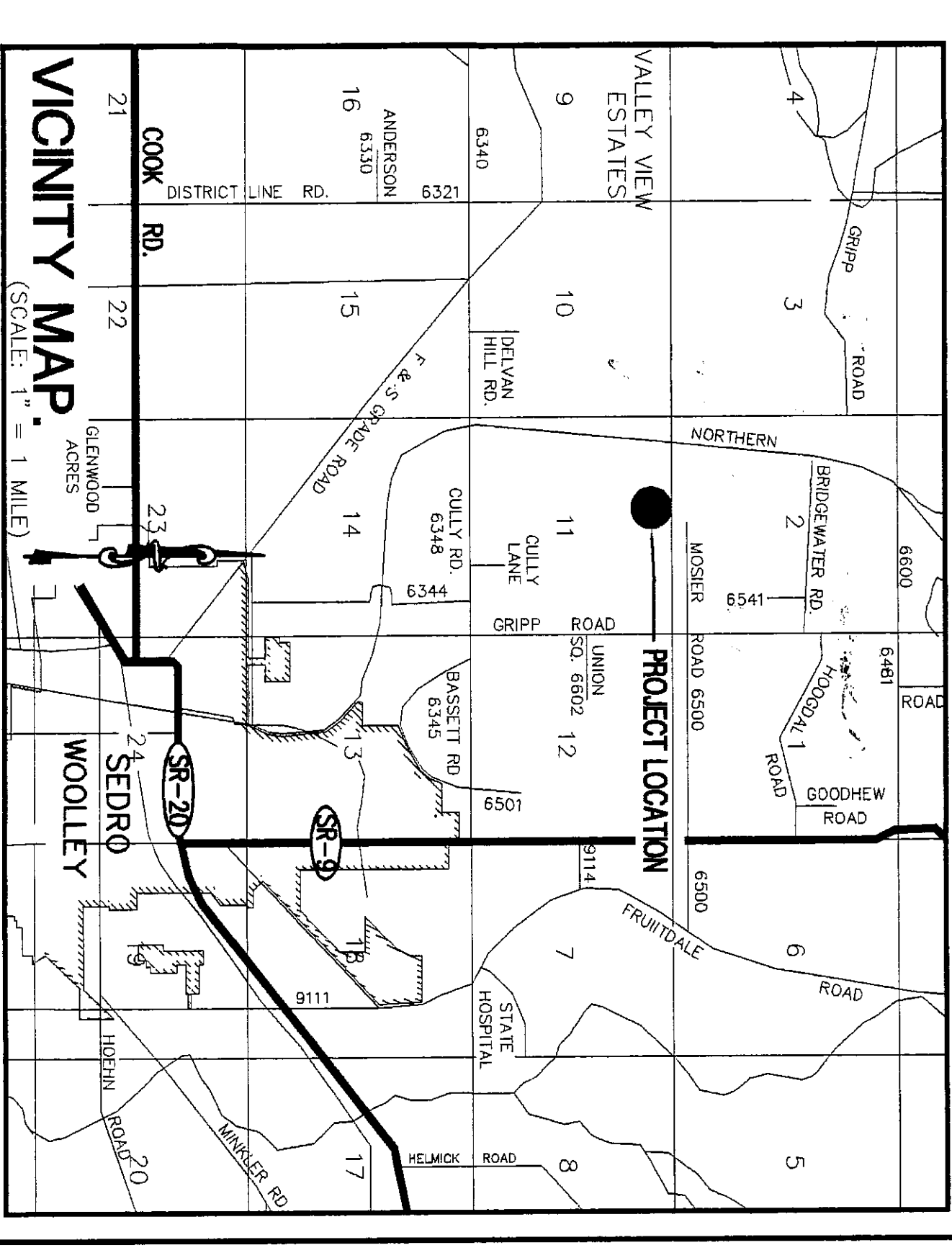
24. ALL OPEN SPACE DESIGNATED OS-RA MAY BE USED FOR HOBBY FARMS, GREENBELTS AND TRAILS OR ANY RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATIONAL, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED. THE SAID OPEN SPACE AREA SHALL BE RESPONSIBILITY OF THE OPEN SPACE TRACT OWNER TO MAINTAIN IT AS NATURAL AS POSSIBLE.
25. EXISTING VEGETATION ALONG THE EAST 20 FEET OF LOTS 6, 7 AND 8 SHALL BE MAINTAINED BY THE LOT OWNERS. NO TREES SHALL BE CUT WITHOUT THE COUNTY'S APPROVAL.
26. DUE TO THE NUMBER AND CLOSE PROXIMITY OF INDIVIDUAL WELLS WITHIN THE PLAT, INTERFERING TESTING MAY BE REQUIRED AT THE TIME OF INDIVIDUAL DRINKING WATER SYSTEM EVALUATION, PRIOR TO BUILDING PERMIT ISSUANCE.

27. MITIGATION OF SCHOOL IMPACTS SHALL BE MADE BY LOT OWNERS IN ACCORDANCE WITH THE SEDRO-WOOLLEY SCHOOL DISTRICT CAPITAL FACILITIES PLAN AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
28. SEE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS (CC & R) UNDER AF#200810070082.
29. MAINTENANCE AND CONSTRUCTION OF THE ACCESS ROAD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS.
30. ALSO THE MAINTENANCE OF DETENTION POND AND OTHER DRAINAGE FACILITIES SHALL BE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

GRAPHIC SCALE  
( IN FEET )  
SCALE: 1" = 200'  
DATE: AUGUST - 2008

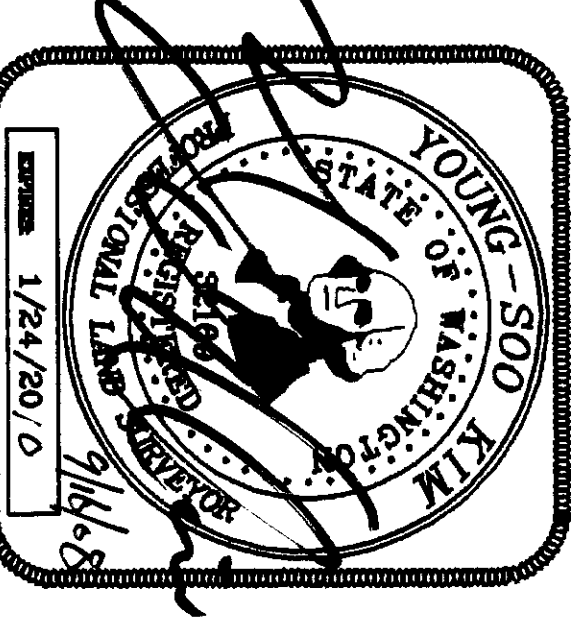
LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- ◆ FND CONC. MON.
- FND R/C, APRIL 2004
- PROPOSED ACCESS LOCATION
- APPROVED SOIL LOC.
- ✱ PERMANENT BUFFER EDGE MARKER



WELL FIELD MITIGATION NOTES:

1. STORE ALL CHEMICALS (SOLVENTS, FUELS, OILS, PESTICIDES, ETC) WITH SECONDARY CONTAINMENT OR IN A BUILDING WITH A CONCRETE FLOOR. IT IS ASSUMED THAT THESE ARE NORMAL HOUSEHOLD QUANTITIES ONLY.
2. ALL APPLICATION AND DISPOSAL OF ALL CHEMICALS WILL BE ACCORDING TO THE MANUFACTURER LABEL DIRECTIONS OR BEST AVAILABLE COUNTY DISPOSAL PRACTICE. SEE SKAGIT COUNTY HEALTH DEPARTMENT FOR MORE INFORMATION.
3. NO INDUSTRIAL, COMMERCIAL OR AGRICULTURAL ACTIVITIES THAT UTILIZE CHEMICALS THAT COULD INJURE THE ACQUIFER WILL BE CONDUCTED ON THIS PROPERTY.
4. ON-SITE SEWAGE SYSTEM DISPOSAL INSTALLATION, A DRAINAGE REPORT SHALL BE ACCORDANCE WITH SKAGIT COUNTY CODE 12.05 OR APPLICABLE SKAGIT COUNTY RULES AND REGULATIONS GOVERNING ON-SITE SEWAGE DISPOSAL SYSTEMS.





SURVEY IN THE E 1/2 OF THE NW 1/4 OF SECTION 11, TWP. 35N., RANGE 4E., W.M.  
SKAGIT COUNTY, WASHINGTON

PLAT OF CEDAR CREEK  
LONG C.A.R.D. No. PL 06-0742 Date

AUDITORS CERTIFICATE  
FILED FOR RECORD AT THE REQUEST OF SUMMIT ENGINEERS & SURVEYORS, INC.

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Skagit County Auditor  
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J. Youngquist  
COUNTY AUDITOR  
SKAGIT COUNTY, WASHINGTON

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 2008.

DATE 10-2-08

APPROVALS

THE WITHIN AND FOREGOING SHORT C.A.R.D. IS APPROVED  
IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY  
CODE 14.18  
THIS 10th DAY OF October 2008.

PLANNING DIRECTOR

COUNTY ENGINEER

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED  
IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY  
CODE TITLE 12.05 (ON-SITE SEWAGE) AND 12.48 WATER  
THIS 15th DAY OF September 2008.

SKAGIT COUNTY HEALTH OFFICER

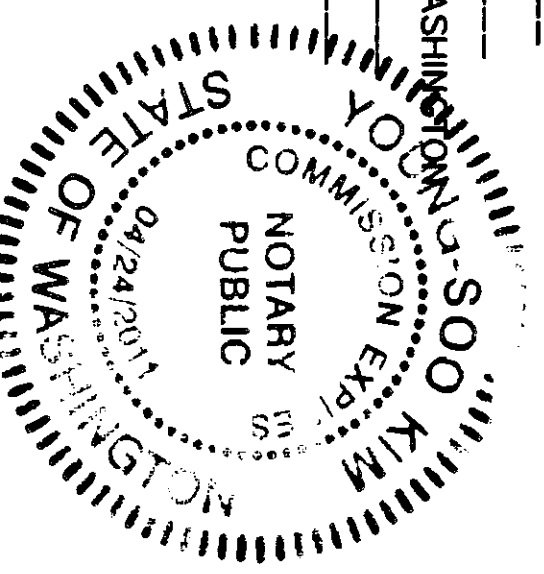
REPRESENTATIVE ACKNOWLEDGEMENT  
STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J. Youngquist  
IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON  
ACKNOWLEDGE THAT (HE/SHE/HE) SIGNED THIS INSTRUMENT, ON OATH STATED  
THAT (HE/SHE/HE) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND  
ACKNOWLEDGED IT AS THE VICE PRESIDENT TO BE THE FREE AND  
VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSE MENTIONED IN  
THE INSTRUMENT.  
DATED: 9/16/08

SIGNATURE: J. Youngquist  
(PRINT NAME) J. Youngquist  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Mount Vernon  
MY APPOINTMENT EXPIRES 4/15/2011

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY  
DECLARE THIS PLAT WAS MADE AND THE  
PRIVATE ROAD WAS CONSTRUCTED WITH OUR  
FREE CONSENT AND IN ACCORDANCE WITH  
OUR WISHES.

NORTHERN REIGN DEVELOPMENT CO., LLC.



OWNER/DEVELOPER(S)  
NORTHERN REIGN DEVELOPMENT  
MARTY LOBERG  
1615 BUCK WAY #A  
MOUNT VERNON, WA 98273

SURVEYORS CERTIFICATE

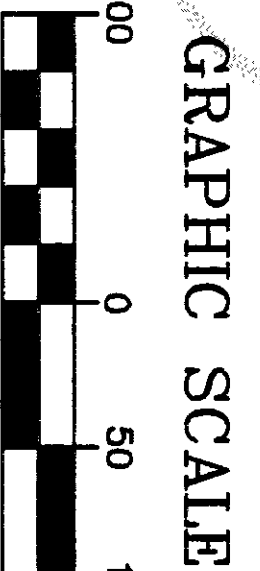
I, YOUNG-SOO KIM, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "PLAT OF CEDAR CREEK"  
IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 11, TOWNSHIP 35N.,  
RANGE 4E., W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY  
THEREON THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED  
CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS  
OF THE STATUTES AND PLATING REGULATIONS PER RCW 64.34.232.

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C6	38.13	100.00	19.30	21.50 48°
C7	72.27	100.00	37.80	41.24 35°
C8	84.97	50.00	56.88	97.21 51°
C9	55.56	50.00	31.04	63.39 43°
C10	80.12	50.00	51.61	91.48 36°
C11	41.15	50.00	21.82	47.09 23°
C12	78.67	50.00	50.13	90.08 59°
C13	15.32	100.00	7.67	08.46 36°
C14	31.62	100.00	15.94	18.07 00°

LINE	LENGTH	BEARING
L10	30.56	N81°12'16"E
L11	17.92	S37°18'39"E
L12	18.19	N66°24'18"E
L13	34.16	S74°44'58"E
L14	33.89	N88°13'38"E
L15	28.51	S22°56'53"E
L16	33.93	N89°59'27"E
L17	26.88	N04°02'02"W

LEGAL DESCRIPTION

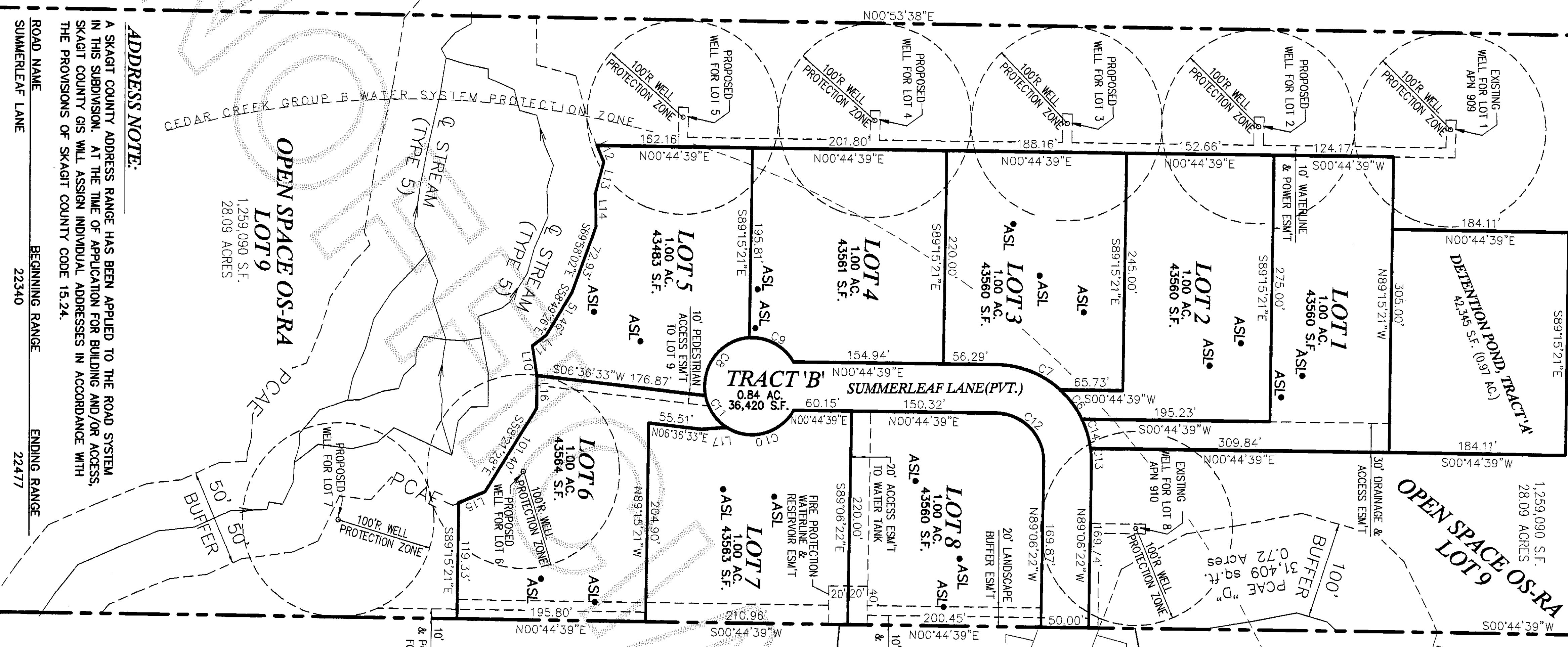
THE WEST 1/2 OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 AND  
WEST 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4, SECTION 11,  
TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LESS COUNTY ROAD  
RIGHTS-OF-WAY OVER AND ALONG THE NORTH 30 FEET THEREOF  
AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED OCTOBER  
23, 1945 UNDER AUDITOR'S FILE NO. 384393.  
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



( IN FEET )  
SCALE: 1" = 100'  
DATE: AUGUST - 2008

LEGEND

- COMPUTED POINT
- SET REBAR & CAP #32169
- FND CONC. MON.
- FND R/C, APRIL 2004
- PROPOSED ACCESS LOCATION
- ASL FOR DRAIN FIELD
- ✱ PERMANENT BUFFER
- ✱ EDGE MARKER



ADDRESS NOTE:

A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM  
IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS,  
SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH  
THE PROVISIONS OF SKAGIT COUNTY CODE 15.24.

ROAD NAME BEGINNING RANGE ENDING RANGE  
SUMMERLEAF LANE 22340 22477

SUMMIT ENGINEERS & SURVEYORS, INC.  
22718 OLD HIGHWAY 99 SOUTH ROAD, MOUNT VERNON, WA 98273  
PHONE: (360) 416-4999 FAX: (360) 416-4949  
E-MAIL: YSK@SUMMITES.COM

