

PLAT OF CREEKSIDO MEADOWS

A PORTION OF THE N.E. 1/4, SECTION 23, T. 34 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

SHEET 1 OF 4

DESCRIPTION

PARCEL "A":
TRACT 2 OF REVISED SHORT PLAT NO. 89-79, APPROVED DECEMBER 18, 1979 AND RECORDED DECEMBER 19, 1979, UNDER AUDITOR'S FILE NO. 7912190032 IN VOLUME 4 OF SHORT PLATS, PAGE 15, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER AND ACROSS A PORTION OF THE NORTH 20 FEET OF LOT 1 OF SAID SHORT PLAT, AS DELINEATED ON THE FACE OF SAID SHORT PLAT, PARCEL "B".

THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., LYING EASTERLY OF THE NOOKACHAMPS CREEK, SOUTHERLY OF THE ROAD KNOWN AS THE "L.W. KNAPP ROAD, AND SOUTH OF A LINE DRAWN FROM A POINT IN THE EAST LINE OF SAID NORTHEAST 1/4, WHICH IS 1225 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SUBDIVISION AND RUNNING NORTH 89 DEGREES 10 WEST TO SAID NOOKACHAMPS CREEK, EXCEPT THE FOLLOWING DESCRIBED TWO TRACTS THEREIN:

1. BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST 1/4 WHICH IS 330 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4, RUN THENCE NORTH ALONG SAID EAST LINE, 330 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 660 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE 330 FEET; THENCE EAST PARALLEL TO SAID SOUTH LINE, 660 FEET TO THE POINT OF BEGINNING;
2. THE COUNTY ROAD RIGHT-OF-WAY COMMONLY KNOWN AS BAKER HEIGHTS ROAD.

RESTRICTIVE COVENANTS

DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR CREEKSIDO MEADOWS ARE RECORDED UNDER AUDITOR'S FILE NO. 201002090003 RECORDS OF SKAGIT COUNTY, WASHINGTON.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2010.

I, Katie Jungquist, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2010.

THIS 27th DAY OF January 2010
Katie Jungquist DEPUTY
SKAGIT COUNTY TREASURER

APPROVALS

BOARD OF COUNTY COMMISSIONERS: Sharon Wilson DATE: 29-10-10
Acting Chairman
COUNTY ENGINEER: Bill Dene DATE: 2-2-10
COUNTY PLANNING DIRECTOR: Sharon DATE: 1-14-10
COUNTY HEALTH OFFICER: _____ DATE: _____

OWNER/DEVELOPER

WINDWARD REAL ESTATE SERVICES, INC.
7291 168TH AVE N.E. #118
REDMOND, WA 98052
ATTENTION: GREG KRABBE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF "CREEKSIDO MEADOWS" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

DATE: 1-8-2010
John B. Semrau
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE: (360) 424-9566



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MOUNT VERNON, WA 98273
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AUDITOR'S CERTIFICATE
201002090002
Skagit County Auditor
2/9/2010 Page 1 of 4 9:01AM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
SKAGIT COUNTY AUDITOR
Katie Jungquist
DEPUTY
Greg Krabbe

DEDICATION AND OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN THE FREE, SIMPLE OR CONTRACT PURCHASER AND/OR OBTAINER HEREOF OF THE LAND HEREBY PLATTED DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY S.P.F.S. FOR CUTS AND FILLS, AND THE RIGHT TO CONTRIBUTE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SAID OWNER, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 29 DAY OF December 2009.

WINDWARD REAL ESTATE SERVICES, INC., A WASHINGTON CORPORATION

By: _____

PACIFIC CONTINENTAL BANK

By: Greg Krabbe

BOSS CONSTRUCTION, INC.

By: Jim Hart

ACKNOWLEDGMENTS

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. THE RANGE OF ADDRESSES IS AS FOLLOWS:

ROAD NAME	BEGINNING RANGE	ENDING RANGE
L.W. KNAPP ROAD (LOTS 1, 2 AND 15)	22428	23001
DESCHUTES COURT (LOTS 3-6)	15152	15185
SKYLOU COURT (LOTS 7-10)	22962	22995
METHUEN COURT (LOTS 11-14)	22966	22995

STATE OF WASHINGTON

COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES TOSTI IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF WINDWARD REAL ESTATE SERVICES, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED: 12/29/09
SIGNATURE: James Tosti
TITLE: Notary Public
MY APPOINTMENT EXPIRES: 2/28/10
STATE OF WASHINGTON
COUNTY OF King

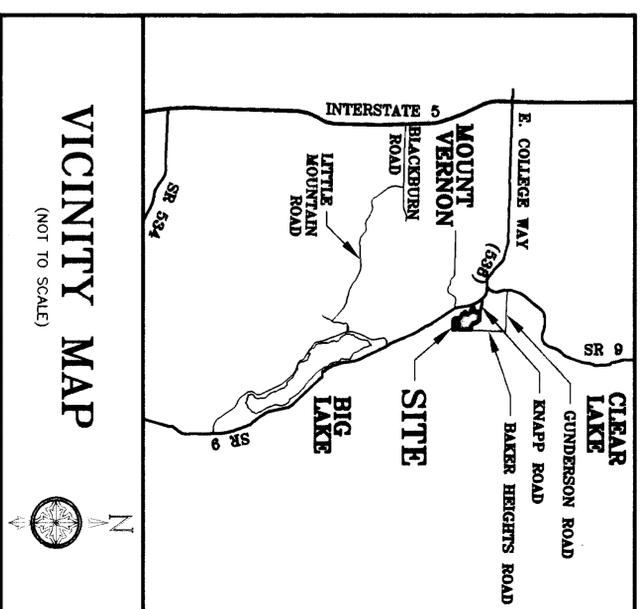
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Katrina Kuznetsov IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF PACIFIC CONTINENTAL BANK, IN THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



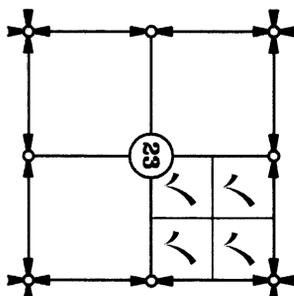
DATED: 12/29/09
SIGNATURE: Katrina Kuznetsov
TITLE: Notary Public
MY APPOINTMENT EXPIRES: 2/28/10
STATE OF WASHINGTON
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tim Hart IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF BOSS CONSTRUCTION, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1-6-10
SIGNATURE: Tim Hart
TITLE: Notary
MY APPOINTMENT EXPIRES: 2-1-12



VICINITY MAP
(NOT TO SCALE)

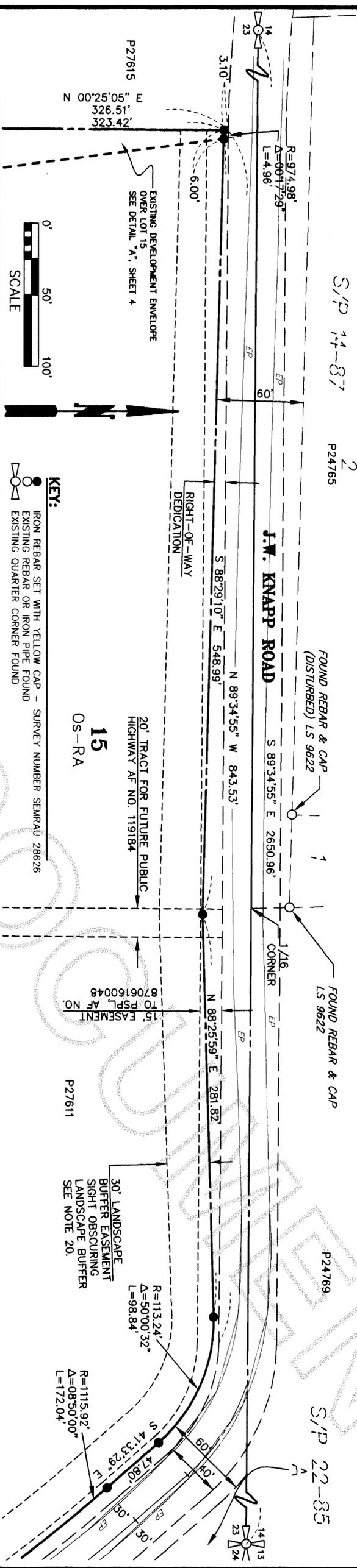


PLAT OF CREEKSIDE MEADOWS

A PORTION OF THE N.E. 1/4, SECTION 23, T. 34 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

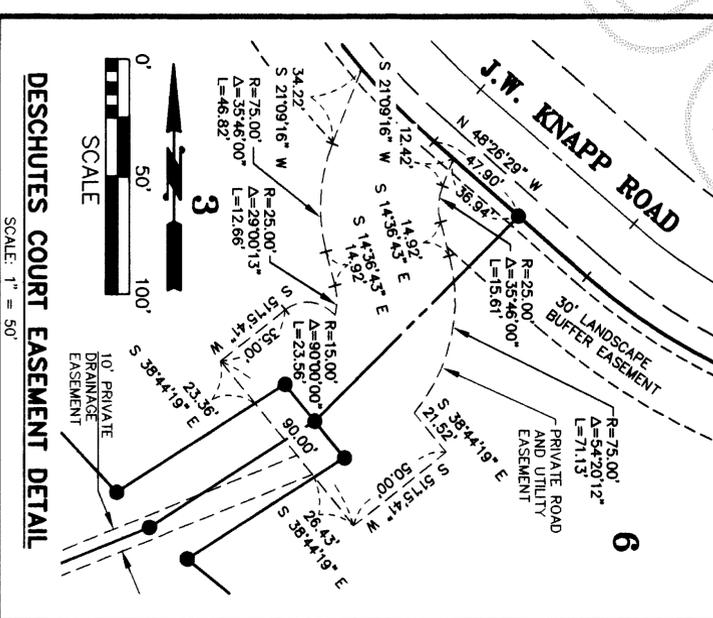
SHEET 2 OF 4



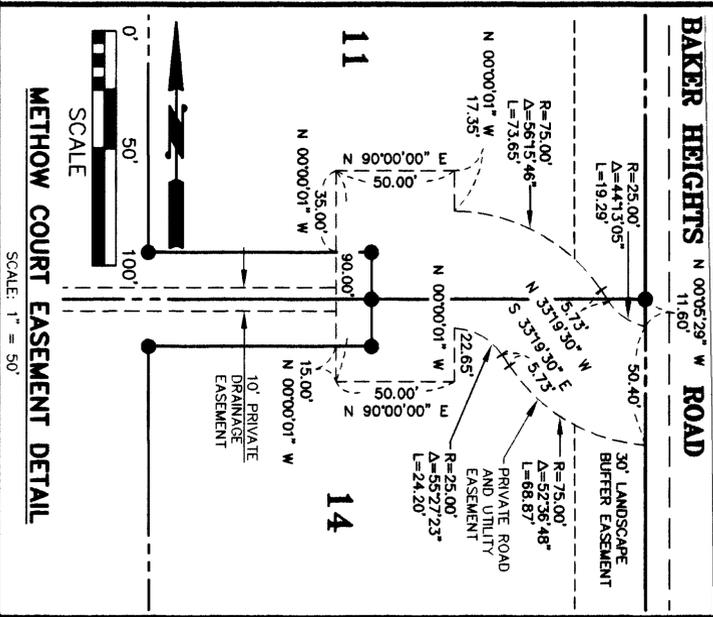
PLAT NOTES

1. BASIS OF BEARING: N 0° 05' 29" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER SECTION 23, TOWNSHIP 34 N, RANGE 4 E W.M.
2. ZONING: RRV RURAL RESERVE, COMPREHENSIVE PLAN DESIGNATION: RRV RURAL RESERVE
3. SEWER: INDIVIDUAL SEPTIC SYSTEMS ON-SITE
4. WATER: PUD NO. 1 SKAGIT COUNTY
5. CUL-DE-SAC ROADWAYS ON-SITE WILL BE PRIVATE. MAINTENANCE OF THE PRIVATE ROADS IS THE RESPONSIBILITY OF THE GREENSIDE MEADOWS HOMEOWNERS ASSOCIATION. ROAD MAINTENANCE AGREEMENTS AND RESPONSIBILITIES ARE ADDRESSED IN THE DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS FOR GREENSIDE MEADOWS RECORDED UNDER AF NO. 201002090002
6. LOT SETBACKS, CRITICAL AREA SETBACKS AND BUFFERS ARE SHOWN ON SHEET 3.
7. PLAT NAME, PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
8. AREA OF PLAT: 82.2 ACRES.
9. ALL LOTS IN THIS PLAT SHALL PAY AN IMPACT FEE TO SKAGIT COUNTY PARKS AND RECREATION, ONE TIME, IN THE AMOUNT OF \$100.00. FEE SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
10. 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 PURPOSES UNLESS OTHERWISE RESTRICTED. SEE AF NO. 201002090002
11. 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 OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
12. CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS, CONTACT PLANNING AND DEVELOPMENT SERVICES.
13. 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-CURRENT TRANSFERRED TO AND ACCEPTED BY THE COUNTY.
14. ALL RUNOFF FROM IMPERVIOUS SURFACES, ROOF DRAINS, SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
15. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF AN AREA DESIGNATED AS A NATURAL RESOURCE LANDS (AGRICULTURAL, FOREST AND MINERAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE) IN SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND AND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES, AND MAY BE INCONVENIENT OR CAUSE EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, INCONVENIENCES, OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW IN CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IN ADDITION, GREATER SETBACKS THAN TYPICAL MAY BE REQUIRED FROM THE RESOURCE AREA, CONSISTENT WITH SEC 14.16.810. CONTACT THE SKAGIT COUNTY PLANNING AND DEVELOPMENT SERVICES FOR DETAILS.
16. BUYER SHOULD BE AWARE THAT A PORTION OF LOT 15 IS LOCATED IN FLOOD HAZARD ZONE A AND LOTS 1 THROUGH 14 ARE LOCATED IN FLOOD HAZARD ZONE C AS IDENTIFIED BY FEMA ON FLOOD INSURANCE RATE MAP PANEL NUMBER 530151 0275 C WITH THE EFFECTIVE DATE OF JANUARY 3, 1985.
17. SEE PROTECTED CRITICAL AREA EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201002090002 FOR PCA EASEMENT AGREEMENTS.
18. LOT 15 IS DESIGNATED AS OPEN SPACE RECREATION AREA, OS-RA. MAINTENANCE AND MANAGEMENT OF THE OPEN SPACE SHALL BE BY THE PROPERTY OWNER. HOMEOWNERS ASSOCIATION, ACCEPTABLE USES OF THIS PROPERTY OUTSIDE THE DESIGNATED WETLAND AREAS AND ASSOCIATED BUFFERS AREAS ARE FOR HORSE PASTURE AND IS RESTRICTED ACCORDING TO THE REQUIREMENTS OF SCC-14-18-310(5)(e) AS FOLLOWS: ALL OPEN SPACE DESIGNATED OS-RA MAY BE USED FOR HOBBY FARMS, GREEN BELTS AND TRAILS OR ANY RECREATIONAL USE OUTLINED IN THE UNDERLYING ZONING OR SPECIAL USES RELATING TO RECREATION, SO LONG AS A SPECIAL USE PERMIT IS OBTAINED. THE APPLICABLE OPEN SPACE DESIGNATION SHALL BE MAINTAINED THROUGH A PLAT RESTRICTION. AN OS-RA MAY BE REDESIGNATED TO ANOTHER OPEN SPACE DESIGNATION ONLY IF ALL PROPERTY OWNERS WITHIN THE GRID DIVISION AGREE TO THE REDESIGNATION AND IF IT MEETS THE APPROPRIATE CRITERIA FOR THE OPEN SPACE DESIGNATION DESIRED AS PROVIDED IN SUBSECTIONS (5)(i) THROUGH (j) OF THIS SECTION AND IT MEETS THE UNDERLYING ZONING CRITERIA. AMENDMENTS TO THE PLAT MAP AND RECORDED EASEMENTS SHALL BE CONSIDERED A REVISED PLAT MAP FOR THIS PURPOSE WILL NOT BE CONSIDERED A PLAT AMENDMENT.
19. DUE TO THE DIRECT DISCHARGE DRAINAGE DESIGN PROPOSED WITH THE PLAT OF CREEKSIDE MEADOWS, NO CLEARING OR GRADING OUTSIDE OF THE CLEARING AND GRADING ASSOCIATED WITH LOT 15 WILL ONLY BE ALLOWED IN REGARDS TO POSSIBLE CONSTRUCTION OF ACCESSORY BUILDINGS AND PERMITTED RECREATIONAL AMENITIES.
20. LOTS 1, 2, 3, 6, 7, 10, 11, 14 AND 15 ARE SUBJECT TO A 30' LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON. EACH OWNER OF SAID LOT SHALL COMPLY WITH ALL REQUIREMENTS OF SKAGIT COUNTY WITH RESPECT TO SUCH BUFFER AREA, AND SHALL MAINTAIN THAT PORTION OF THE LANDSCAPE BUFFER ON SUCH OWNER'S LOT, WHETHER IT IS COMPRISED OF UNDISTURBED NATURAL VEGETATION OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN. THE SIGHT-OBSCURING BUFFER SHALL REMAIN IN PERPETUITY. LANDSCAPE BUFFER EASEMENT IS ALSO GRANTED TO THE GREENSIDE MEADOWS HOMEOWNERS ASSOCIATION WITH THE POWER TO MAINTAIN THE VEGETATIVE BUFFER ALONG THE PUBLIC ROADS.
21. THIS PLAT IS LOCATED WITHIN A LOW-FLOW STREAM WATERSHED, PURSUANT TO SCC 14.24.350(5), THE FOLLOWING LOWFLOW CONDITIONS APPLY: THE TOTAL IMPERVIOUS SURFACE OF THE PLAT PROPERTY IS LESS THAN AND SHALL REMAIN LESS THAN 5% OF THE TOTAL AREA, UNLESS THE PROPOSED DEVELOPMENT/PROJECT WILL TREAT THAT RUNOFF. IF NECESSARY TO PROTECT GROUND WATER QUALITY AND DISCHARGE THAT COLLECTED RUNOFF INTO A GROUNDWATER INFILTRATION SYSTEM ON SITE, ALL DEVELOPMENT AND/OR LAND USE ACTIVITIES WITHIN 200 FEET OF THE ORDINARY HIGH WATER MARK OF NOOKKOHAMPS CREEK SHALL COMPLY WITH SCC 14.26, THE SHORELINE MASTER PROGRAM.
22. A PORTION OF THE ONE HUNDRED (100) FOOT ROAD WELLS PROTECTION ZONE FOR AN EXISTING WELL ON LOT 1, SHOWN PLAT 89-79 FALLS UPON A PORTION OF LOT 15. OWNER OF SAID LOT IS GRANTED RIGHT TO EXERCISE COMPLETE SANITARY CONTROL WITHIN THIS EXISTING ZONE. THIS ZONE FALLS WITHIN THE AREA OF THE PCA REFERENCED UNDER NOTE 17.
23. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 352.130. THIS OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS DISCREPANCY HAS BEEN SHOWN AS DETAIL A ON SHEET 4, ACCORDING TO THE REQUIREMENTS OF RCW 58.17.255, THE AREA OF DISCREPANCY HAS BEEN IDENTIFIED IN A DEVELOPMENT ENVELOPE OVER THAT PORTION OF LOT 15. THE DEVELOPMENT ENVELOPE IS NOT A BUILDING LOT.

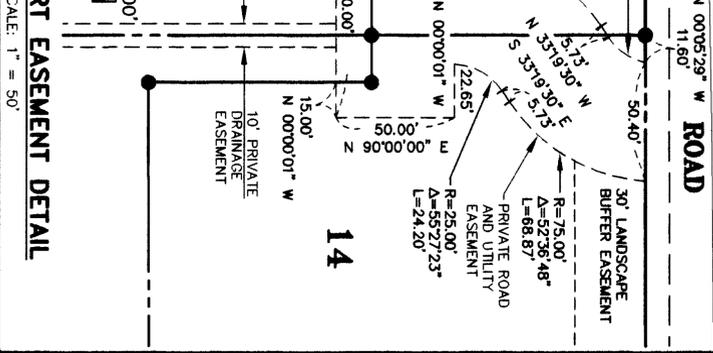
DESCHUTES COURT EASEMENT DETAIL



BAKER HEIGHTS ROAD



METHOW COURT EASEMENT DETAIL



25. MITIGATION OF SCHOOL IMPACTS SHALL BE MADE BY LOT OWNERS IN ACCORDANCE WITH THE SEBRO-WOOLEY DISTRICT CAPITAL FACILITIES PLAN AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

26. LEGAL DESCRIPTION FOR THIS TOPOGRAPHIC SURVEY IS FROM SUBDIVISION GUARANTEE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. H-932789, DATED MARCH 21, 2009.

27. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 26 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS: 119184, 543046, 7912190032, 8706160048, 200205280254, 2006091 40059, 200609140060, 200611080126, 200701044011, 2007020120001, 200710190059, 200909090086, 200812120075, 200812120076, 200812120077, 200812120078, 200901220033, 200902230048, 200804090064 AND 200808180094

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1.8.2010
JOHN B. SEBRAU
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
28628

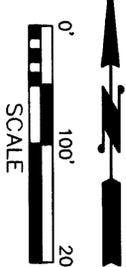
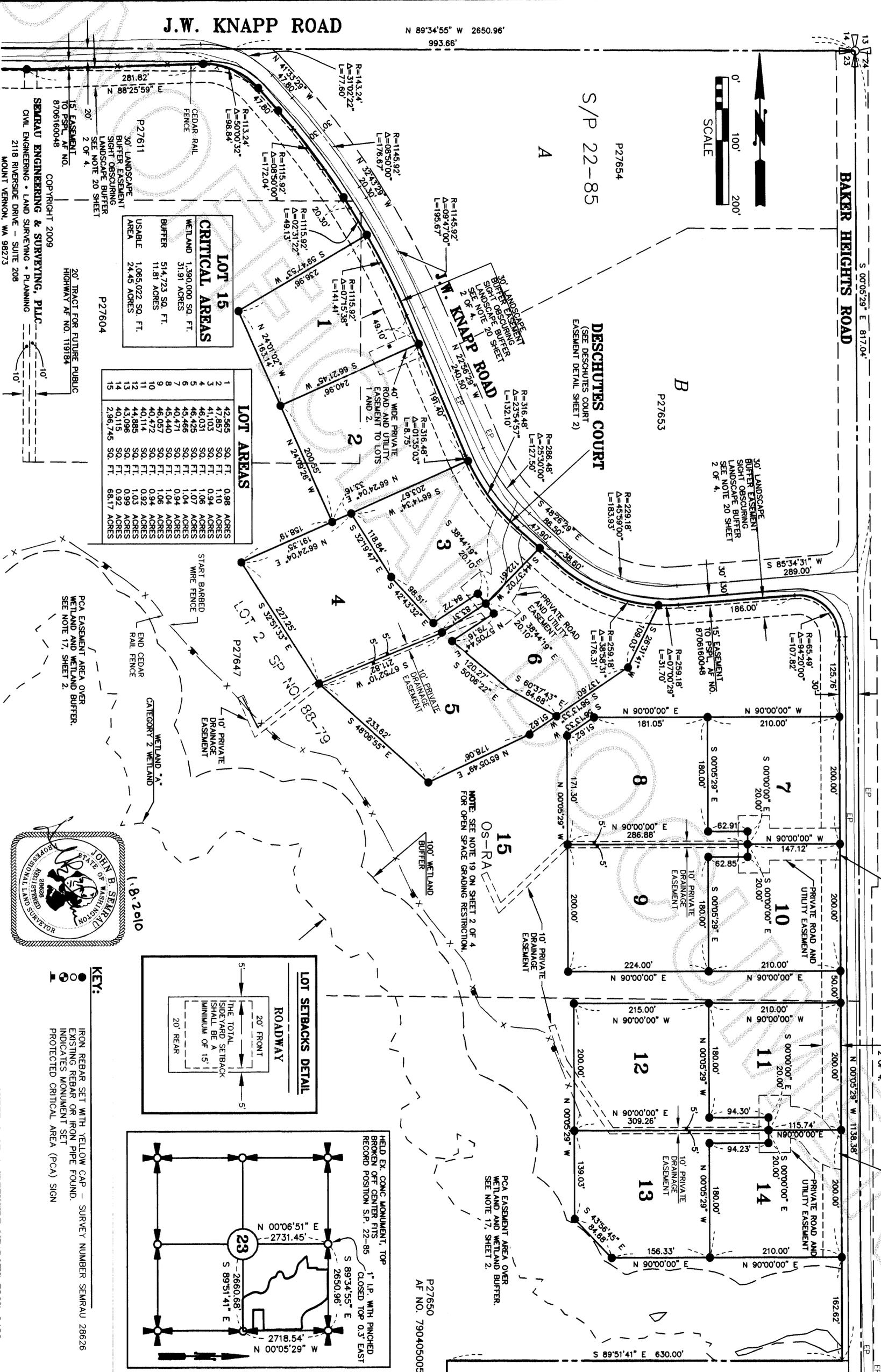
PLAT OF CREEKSIDE MEADOWS

A PORTION OF THE N.E. 1/4, SECTION 23, T. 34 N., R. 4 E., W.M.

SKAGIT COUNTY, WASHINGTON

SHEET 3 OF 4

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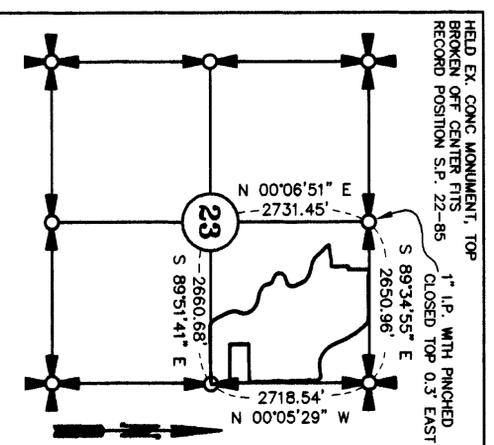
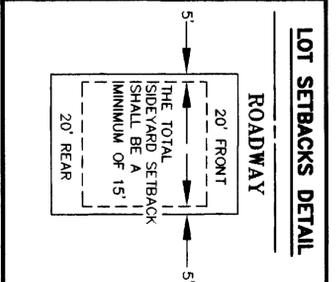


LOT 15

CRITICAL AREAS	USABLE AREA
WETLAND 1,390,000 SQ. FT.	1,065,022 SQ. FT.
WETLAND 31,91 ACRES	24.45 ACRES

LOT AREAS

LOT	ACRES	SQ. FT.
1	0.98	42,565
2	1.10	47,857
3	0.94	41,103
4	1.06	46,031
5	1.07	46,425
6	1.04	45,466
7	1.04	45,440
8	1.04	45,440
9	0.94	40,471
10	1.06	45,440
11	0.92	40,114
12	0.99	43,096
13	0.92	40,115
14	0.92	40,115
15	88.17	2,967,745



KEY:

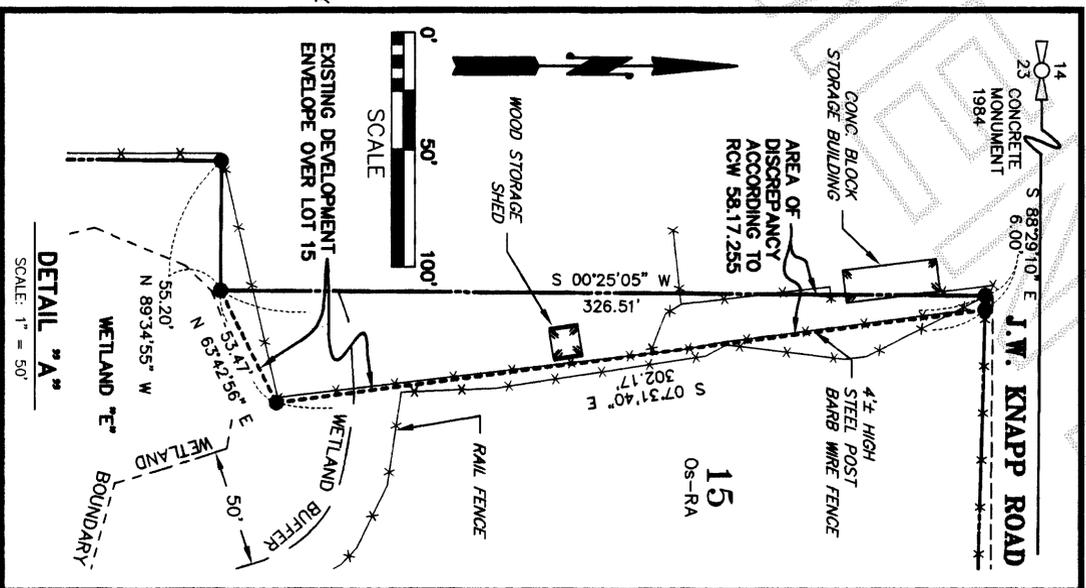
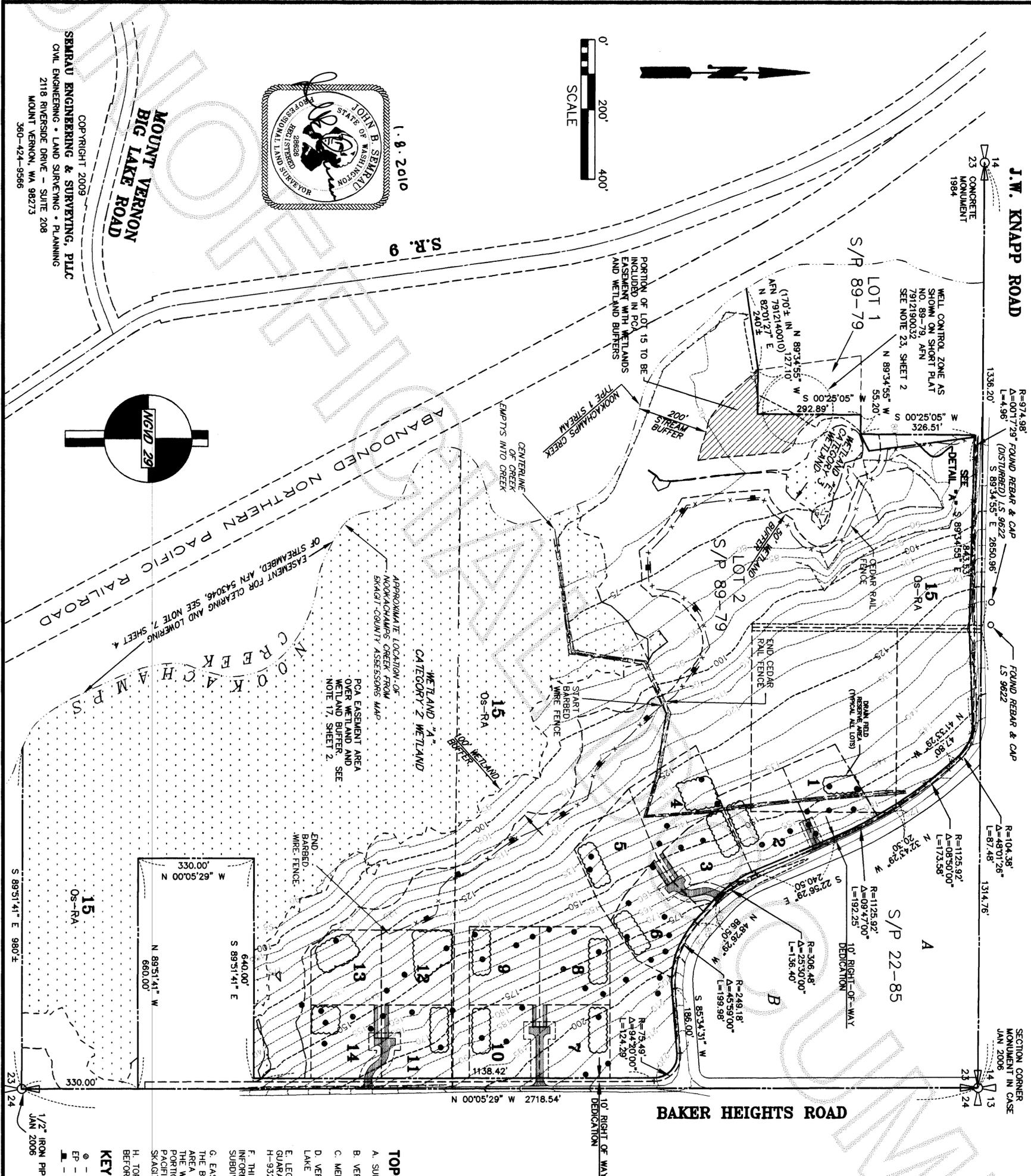
- IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- EXISTING REBAR OR IRON PIPE FOUND.
- INDICATES MONUMENT SET
- ▭ PROTECTED CRITICAL AREA (PCA) SIGN

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 SKAGIT COUNTY, WASHINGTON
 SHEET 4 OF 4

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TOPOGRAPHIC SURVEY NOTES

- SURVEY INSTRUMENT: LEICA TCA 1105 TOTAL STATION
- VERTICAL CONTROL INSTRUMENT: TRIMBLE DIMI 22 ELECTRONIC LEVEL
- MERIDIAN: ASSUMED
- VERTICAL DATUM: MONUMENT WITH 3 1/2" BRASS DISK: DESIGNATION BIG LAKE I.D. 1945 NAVD29 (VERTICOM 94) ELEVATION 104.91
- LEGAL DESCRIPTION FOR THIS TOPOGRAPHIC SURVEY IS FROM SUBDIVISION GUARANTEE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NO. H-937789, DATED MARCH 17, 2006.
- THIS TOPOGRAPHIC SURVEY DOES NOT SHOW COMPLETE BOUNDARY SUBDIVISION GUARANTEE MENTIONED IN NOTE E ABOVE.
- EASEMENT RECORDED AS AFRN 543046 IS TO "CLEAR OUT OBSTRUCTIONS IN THE BED AND LOWER THE BED OF NOOKACHAMPS CREEK" AND RELATES TO AREA "BORDERING ON NOOKACHAMPS CREEK AS THE SAME PASSES THROUGH THE WEST THREE QUARTERS OF THE SOUTH HALF OF SECTION 14, AND THAT PORTION OF SECTION 23 EAST OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY, ALL IN TOWNSHIP 34 NORTH, RANGE 4 EAST W.M., SKAGIT COUNTY, WASHINGTON.
- TOPOGRAPHIC SURVEY WAS PERFORMED IN JANUARY, 2006, WHICH WAS BEFORE CONSTRUCTION OF PLAT IMPROVEMENTS SHOWN HEREON.

KEY

- - INDICATES SOIL TEST LOCATION
- - EDGE OF PAVEMENT
- - PROTECTED CRITICAL AREA (PCA) SIGN

1/2" IRON PIPE
 JAN 2006
 SHEET 4 OF 4 CREEKSIDE MEADOWS PLOT-0489



1.9.2010



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