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Skagit County Auditor

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Document Title:

Notice To Future Property
owners

Reference Number :

Grantor(s):

☐ additional grantor names on page ____.

1. Erna E. Munske

3. Caroline

2. Karen Gaudry

Khurana

Grantee(s):

☐ additional grantee names on page ____.

1.

Public

2.

Abbreviated legal description:

☐ full legal on page(s) ____.

- SP. 97-0003 E $\frac{1}{2}$, N $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 11, T 35 N.
Range 4 East WM.

- ~~SP. 97-0003~~ SP. 97-0051 W $\frac{1}{2}$, N $\frac{1}{2}$, SW $\frac{1}{4}$, NE $\frac{1}{4}$, W $\frac{1}{2}$,
S $\frac{1}{2}$, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Sec. 11, T. 35 N, Range 4 E. WM.
Assessor Parcel / Tax ID Number: ☐ additional tax parcel number(s) on page ____.

- SP 99-001 E $\frac{1}{2}$, SE $\frac{1}{4}$, NW $\frac{1}{4}$, Sec. 11, Township 35 N
Range 4 East WM.

- P 36176

- P 113142

**CEDAR CREEK WATER SYSTEM
NOTICE TO FUTURE PROPERTY OWNERS**

GROUP B PUBLIC WATER SYSTEM

This property is served by a public water system which is subject to the provisions of Chapter 246-291 WAC. This system may also be subject to other state and local regulations. The system owner is responsible for maintaining this system in compliance.

Legal Description of the Property: Three continuos short plats SP97-0003, recorded in Volume 3 of Short Plats, at pages 124 and 125, Skagit County Auditor's File No. 9805130065; and Skagit County Short Plat SP97-0051, recorded in Volume 14 of Short Plats, at page 8, Skagit County Auditor's File No. 9903180008, and Skagit County Short Play SP99-0011, recorded under Auditor's File No. 9908120028.

- **SP 97-0003**

The land referred to in this Commitment is in the State of Washington, County of Skagit, and is described as follows:

The East ½ of the Northeast ¼ of the Northwest ¼ of Section 11, Township 35 North, Range 4 East, W.M., EXCEPT the North 30 feet thereof.

Situate in the County of Skagit, State of Washington.

- **SP 97-0051**

The West ½ of the North ½ of the Southwest ¼ of the Northeast ¼ and the West ½ of the South ½ of the Northwest ¼ of the Northeast ¼, all in Section 11, Township 35 North, Range 4 East, W.M.,

EXCEPT that portion conveyed to Skagit County for road purposes, by Deed dated April 29, 1924 and recorded under Auditor's File No. 177328, in Volume 133 of Deeds, page 537, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

- **SP 99-001**

The following described real estate, situated in the county of Skagit, State of Washington:
The East ½ of the Southeast ¼ of the Northwest ¼ of Section 11, Township 35 North, Range 4 East W.M., Situate in the County of Skagit, State of Washington.

Situate in the County of Skagit, State of Washington.

The State Department of Health and local health departments share administration of the drinking water regulations. Therefore, when the term "department" is used, it refers to whichever agency regulates this particular system. You can contact the local health department to find out which agency is applicable.

This water system is designed to provide for seven services. Additional planning and design approvals must be obtained from the department prior to expanding beyond this number of services or whenever there are changes made to the system, such as adding a treatment system.

Please note that design standards for this system account for domestic use and limited watering of a small lawn and garden space only. This design assumes that all residences will be equipped with low flow plumbing fixtures and that all users will keep conservation in mind whenever they use this system.

At the time this water system was approved by the health department, a water right had not been issued by the State of Washington for this system. Without a water right, total withdrawals from the well must be limited to 5000 gallons per day and a total irrigation must be limited to less than ½ acre. Water users are



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expected to work together (cooperate) to insure the water system operates within these parameters. Failure to keep usage within the 5000 gallons per day limit may jeopardize the system's continued use of the well.

The penalty for any user who does not cooperate with the stipulations of this agreement shall be subject to Skagit County Health Department agency regulations that may include fines.

Public water systems are subject to on-going requirements. These include periodic water quality monitoring, system maintenance and various record keeping. Prior to purchasing this property, it is recommended that you contact the department to determine whether this system is in compliance with applicable regulations. The department for providing information on this public water system and other various services may charge fees.

The department maintains current information on this system to expedite retrieval of information for your use or for lending institutions, which require information on the system as part of their loan approval process. Each time information changes, such as a change in the number of homes connected to the system; a change in owner/operator name; address or phone number; etc., the owner of your system must submit an updated Water Facilities Report Form to the department.

Group B public water systems are not required to have back-up facilities to cover power outages or other system failures. However, a generator disconnect or transfer switch must be installed in the electrical system.

At the time this system is fully developed, the financial plan indicates an average cost of \$420.00 a year per home to properly operate and maintain the system in compliance with state and local drinking water regulations. Costs are likely to increase over time. Current information on costs is available from the system owner.

WAC 246-291-140 (2) requires ownership and/or operation by a state approved satellite management agency where available. **This water system is owned/or operated by Cedar Creek Association** commonly known as Cedar Creek Water System, is sufficient to meet the residential needs of the seven designated lots within Short Plats 97-0003, 97-0051, and 99-0011, except SP97-0051, Lot 1 and SP97-0003, Lot 1, and has been approved by Skagit County Health Department.

Read the water users agreement to see the requirements for connecting to and maintaining this water system.



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PART E.**Financial (Viability) Worksheet**

Through the development of a projected budget, the goal of the Financial Viability Worksheet is to set in place plans, policies, and procedures that will enable the system owner(s) to have the ability to obtain sufficient funds, on a continuing basis, to cover the total cost of developing, constructing, operating and maintaining the system in compliance with State and Local drinking water regulations. Proposed rates must be adequate to cover any budget deficits identified in line 16.

	Initial	After Full Development Development or Build-out
ANNUAL EXPENSES		
1. Wages & Benefits	\$ _____	\$ 0
2. Electricity & other utilities	\$ _____	\$ 15/Mo
3. Chemicals & Treatment	\$ _____	\$ NA
4. Monitoring Costs	\$ _____	\$ 200/Mo
<i>(includes bacti + weekly meter reading + weekly system check by outside contractor)</i>		
5. Materials, Supplies, & Repairs	\$ _____	\$ 5/Mo
6. Taxes/Assessments	\$ _____	\$ 5/Mo
7. Insurance/Misc. Expenses	\$ _____	\$ 0
8. Subtotal: Operating Expenses	\$ _____	\$ 225/Mo
9. 10% Contingency	\$ _____	\$ 25/Mo
10. Principal & Interest Payments	\$ _____	\$ 0
11. System Replacement	\$ _____	\$ 200/Yr
12. Total Revenue Required	\$ _____	\$ 3,200/Yr
ANNUAL REVENUE FROM SOURCES OTHER THAN WATER RATES		
13. Hook Up/Other User Fees	\$ 0	\$ 0
14. Other Revenue	\$ 0	\$ 0
15. Total Non Water Rate Revenue	\$ 0	\$ 0
ANNUAL WATER RATE CALCULATIONS		
16. Budget Surplus/Deficit <small>(Line 15 minus line 12, but not less than zero)</small>	\$ _____	\$ 3,200
17. Number of Connections	6	7
18. Annual Water Rate for each service. (Line 16 divided by Line 17)	\$ 534	\$ 458



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