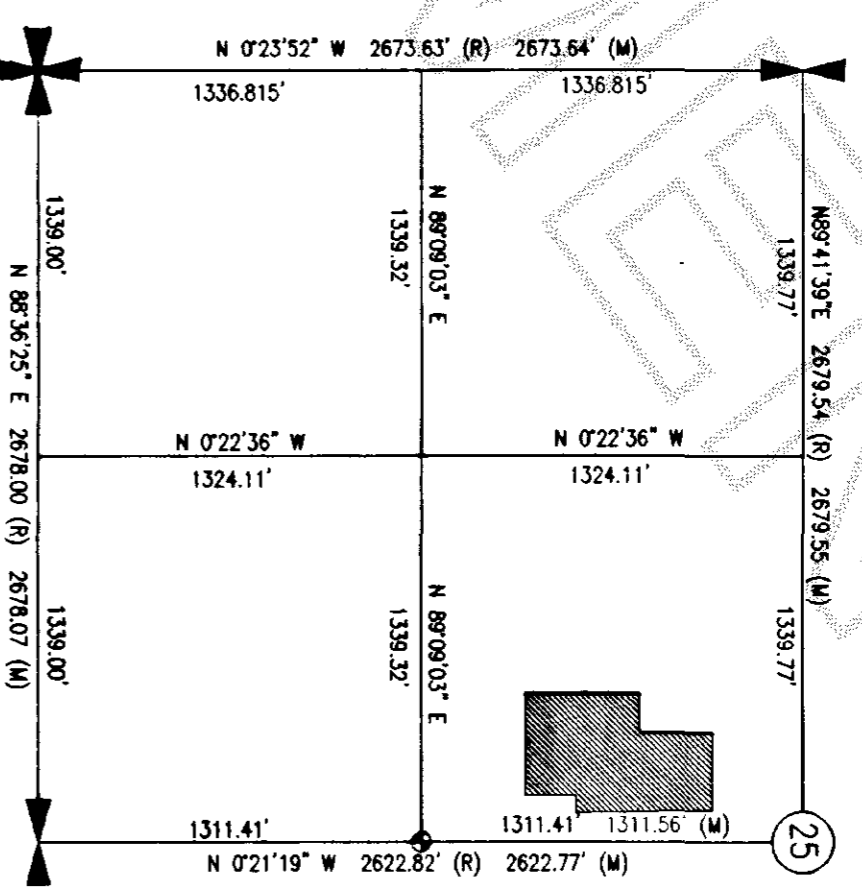


CEDAR SPRINGS PUD

A PLANNED UNIT DEVELOPMENT IN THE N.E. 1/4, SW 1/4, SEC. 25, TWP 35 N.H, RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
OCTOBER 2000
SHEET NO. 1 OF 3

200011080023
Skagit County Auditor
11/8/2000 Page 1 of 3 8:54:27AM



CURVE TABLE

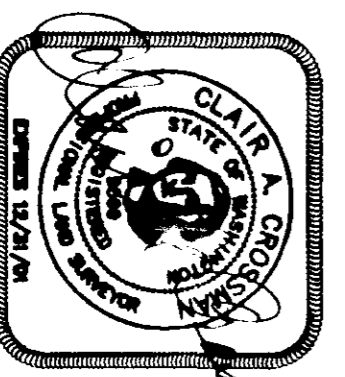
NO.	RADIUS (FT)	DELTA	LENGTH (FT)
1.	25.00	89°51'46"	39.21
2.	21.00	60°24'02"	22.14
3.	71.00	16°03'57"	19.91
4.	21.00	31°31'38"	11.56
5.	10.00	54°59'11"	9.60
6.	51.00	17°50'00"	155.80
7.	10.00	44°14'03"	7.72
8.	10.00	64°27'57"	11.25
9.	51.00	43°38'24"	38.84
10.	10.00	54°39'11"	9.60
11.	71.00	31°31'38"	19.91
12.	21.00	16°03'57"	19.91
13.	71.00	16°03'57"	19.91
14.	46.00	60°24'02"	22.14
15.	46.00	16°03'57"	19.91
16.	46.00	31°31'38"	11.56

- NOTES:-
1. SET RE-BAR AND YELLOW CAP P.L.S. #9569.
 2. SET MONUMENT WITH CASE & COVER
 3. SET MONUMENT
 4. FOUND RE-BAR WITH CAP #19582. ACCEPTED FOR CORNER.
 5. FOUND RE-BAR WITH CAP #4908. ACCEPTED FOR CORNER.
 6. FOUND REBAR WITH CAP #22960. ACCEPTED FOR CORNER.
 7. FOUND REBAR WITH CAP #21591. ACCEPTED FOR CORNER.
 8. BASIS OF BEARINGS USED THE BEARING R.O.S. AUDITOR'S FILE # 9503290048.
 9. SECTION BREAKDOWN AS SHOWN ON R.O.S. # 9503290048.
 10. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
 11. EQUIPMENT USED: TOPCON GTS-303
 12. ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.

TO BE RELINQUISHED BY CITY OF ANACORTES IN FAVOR OF CURRENT DRAINAGE SYSTEM LOCATED WITHIN TRACT C HEREIN

GENERAL INFORMATION

1. Assessor's Account No. 350125-3-081-0000, 350125-0-082-0000, 350125-0-083-0017 and 350125-0-085-0015
2. Description and exception information is from Stewart Title Guaranty Company, Subdivision Guarantee No. SA-88241, dated October 5, 2000.
3. This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in Island Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Numbers 770845, 783548 and 9110100027. Deeds of trust are recorded under Auditors File Numbers 199912150092 and 200004270001.
4. Zoning: (R2) Residential Low Density District
5. Water Supply: City of Anacortes
6. Sewer Disposal: City of Anacortes



SURVEYORS CERTIFICATE

I hereby certify that the PUD of Cedar Springs is based upon an actual survey and subdivision of Section 24, Township 35 North, Range 1 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and plotting regulations.

CLAIR A. CROSSMAN, P.L.S.
Certificate No. 9569
Date 11-13-2000

SURVEYOR
Crossman & Associates
16146 McLean Road
Mt. Vernon, WA 98273

PROPERTY OWNER/SUBDIVIDER
Cedar Springs L.L.C.
PO Box 319
Anacortes, WA 98221

CEDAR SPRINGS PUD
CITY OF ANACORTES, WASHINGTON
OCTOBER 2000
SHEET No. 2 of 3

LEGAL DESCRIPTION

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the East line thereof which is 270 feet South of the Northeast corner of said Northeast 1/4 of the Southwest

1/4
thence West, along the North line of a tract conveyed to Marguerite L. Espe as recorded under Auditor's File No. 566574, a distance of 209 feet to the Northeast corner of a tract also conveyed to Marguerite L. Espe as recorded under Auditor's File No. 9807280074; thence North 00°21'19" West, parallel to and 209 feet West of the East line of said subdivision, a distance of 8.60 feet; thence West 250.67 feet to the East line of the Plat of Horizon Heights Addition, Division No. A, as per plat recorded in Volume 11 of plats, page 90, records of Skagit County, Washington, said point also being the Northwest corner of a tract conveyed to Michael E. Crompton by deed recorded December 29, 1995 under Auditor's File No. 9512290126;

thence South along the East boundary of said Plat 225 feet to the Southeast corner thereof;
thence West along the South line of said Plat 137.60 feet; thence South 0°21'19" East, parallel to and 603 feet West of the East line of said subdivision, a distance of 222 feet; thence North 89°09'03" East a distance of 5.94 feet to the East line of the West 45 rods (742.5 feet) of said subdivision;
thence South along said East line 205 feet to the Southwest corner of a tract conveyed to Chanticleer Corporation by deed recorded August 12, 1968 under Auditor's File No. 716886;
thence East, along the South line of said Chanticleer tract and the South line of a tract conveyed to W.L. Hall by deed recorded December 5, 1960 under Auditor's File No. 601611, a distance of 431.24 feet to the Southwest corner of a tract conveyed to Glen E. Thomas by deed recorded August 25, 1964 under Auditor's File No. 665056;

thence North 0°21'19" West a distance of 1.44 feet, parallel to the East line of said subdivision, to the Southeast corner of Short Plat No. AN-91-009 as recorded under Auditor's File No. 9202070051; thence North 2°09'15" East along the West line of said Short Plat, a distance of 185.18 feet to the Northwest corner thereof; thence North 89°38'41" East, along the North line of said Short Plat, a distance of 157.59 feet, to the East line of said subdivision;
thence North 0°21'19" West a distance of 458.42 feet to the point of beginning.
EXCEPT the East 30 feet thereof for "H" Avenue.
Situate in the County of Skagit, State of Washington

TRACT OWNERSHIP

Tract A (Common Area), Tract B (Wetland and wetland Buffer) and Tract C (NGPE Buffer) will be under the ownership of the Cedar Springs Homeowners Association. The maintenance and restrictions will be as stated in the Declaration of the Cedar Spring PUD and as stated on this Plat.

APPROVALS

The City Council of the City of Anacortes, meeting in regular session on September 11, 2000 did find that the CEDAR SPRINGS PUD served the public use and interest and has authorized its secretary to execute its written approval hereon.

Signature of SUBDIVISION ADMINISTRATOR/PLANNING DIRECTOR

Approved by the Council of the City of Anacortes, Washington, this 6th day of September 2000

ATTEST: City Clerk

Examined and approved this 7 day of November, 2000.

City Engineer

DEDICATION

Know All Men by these Present that Washington Federal Savings, mortgage holder, and Cedar Springs L.L.C., owner of the land hereby platted, declare this plat and dedicate to the use of the public forever, streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown here on in the original reasonable grading of all such streets and avenues shown hereon. Tract B & C are hereby dedicated to the Cedar Springs Homeowners Association.

Jim O'Brien, Vice President and Manager
Washington Federal Savings

President Cedar Springs LLC
Cedar Springs L.L.C.

State of Washington
County of Skagit

I certify that I know of have satisfactory evidence that Doug Scagler signed this instrument, on oath stated that he/she/they/ (was/are) authorized to execute the instrument and acknowledged it as the Vice President and Manager of Washington Federal Savings, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 3rd day of November, 2000. Notary Public in and for the State of Washington

Name printed Lisa J. Richards
Residing at Mount Vernon
My commissions expires July 4, 2006

State of Washington
County of Skagit

I certify that I know of have satisfactory evidence that Nels Staudberg signed this instrument, on oath stated that he/she/they/ (was/are) authorized to execute the instrument and acknowledged it as the President of Cedar Springs L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 3rd day of November, 2000. Notary Public in and for the State of Washington

Name printed Lisa J. Richards
Residing at Mount Vernon
My commissions expires July 4, 2006

NATIVE GROWTH PROTECTION EASEMENT & WETLAND BUFFER

A Native Growth Protection Easement (NGPE) is hereby dedicated to the public for Tract "B" (Wetland and wetland buffer) and Tract "C" (NGPE Buffer) for the beneficial interest in the land within the easement. This interest includes the preservation of a native vegetation for all purposes that benefit the public health, safety and welfare, including control of the surface water and erosion, maintenance of slope stability, visual and rural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of the land subject to the easement obligation, enforceable on behalf of the public by the City of Anacortes, to leave intact all planted trees and other vegetation within the easement. The vegetation within the easement may not be covered by fill, removed or damaged without express permission from the City of Anacortes, which permission must be obtained in writing from the City of Anacortes Planning Department.

Tract B & C shall be landscaped as shown on the approved landscaping plan. Once the landscaping is established the buffer may be maintained and watered but otherwise shall be respected as indicated above.

UTILITIES EASEMENTS

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY, CTE TELEPHONE COMPANY, CASCADE NATURAL GAS COMPANY, AND AT&T CABLE TELEVISION COMPANY and any other franchise or public utility and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all Right-of-Ways within the plat lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables and wires all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with electric, gas, telephone and other utility service, together with the right to enter upon the streets, lots, tracts and spaces at all times for the purposes herein stated.
2. A 20' Stormdrain easement extending to Horizon Heights Add. Div. #1, as shown on the plat is to be maintained by the Cedar Springs Homeowners Association as stated in the Cedar Springs PUD C&R's.

FINDINGS OF FACT and CONCLUSIONS OF LAW

as issued by the City of Anacortes for the Preliminary Development Plan Permit dated 10-4-99 shall be recorded with this Final Plat Drawing.

CITY TREASURERS CERTIFICATE

I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use, are paid in full. This 6th day of September, 2000.

James K. Heston
Treasurer, City of Anacortes

TREASURERS 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 2000.

Nels Staudberg, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2001.

Paul O. Heston, Deputy Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 2001.

Paul O. Heston
Deputy Treasurer
Skagit County

AUDITORS CERTIFICATE

Filed for record this 11th day of November, 2000 at 5:51 P.M. of Plats on pages 2 in Volume 20001080023 at the request of Clair A. Grossman, P.L.S. Auditors File No. 20001080023

Norma Burnett
Skagit County Auditor

SURVEYOR

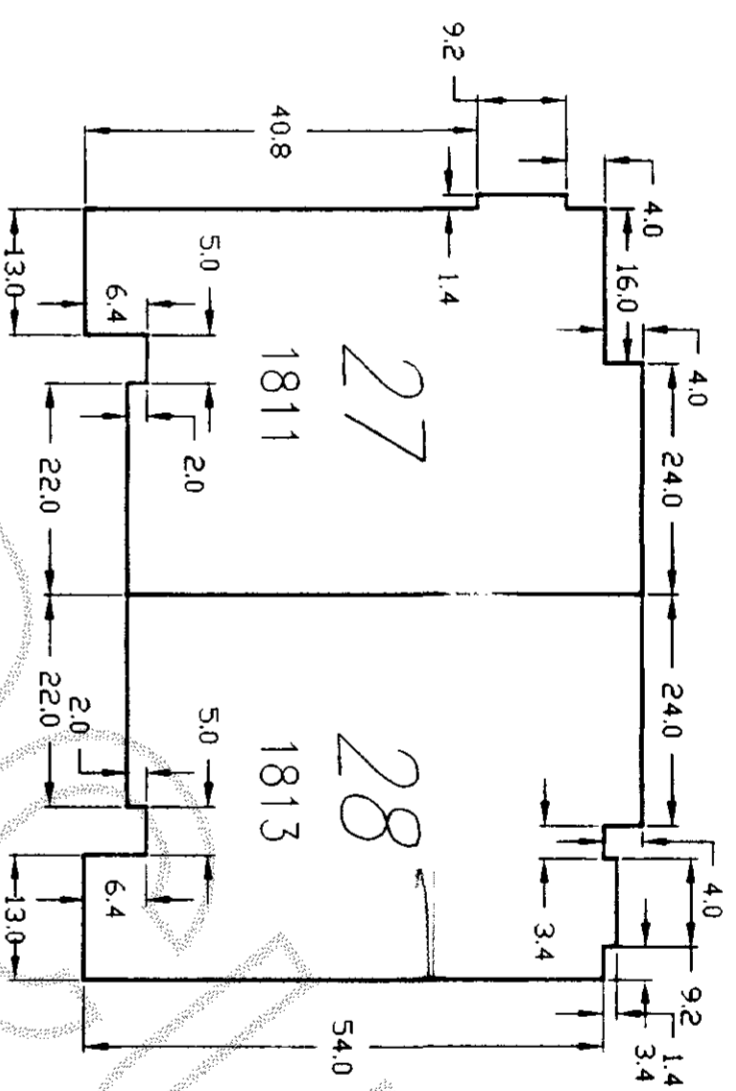
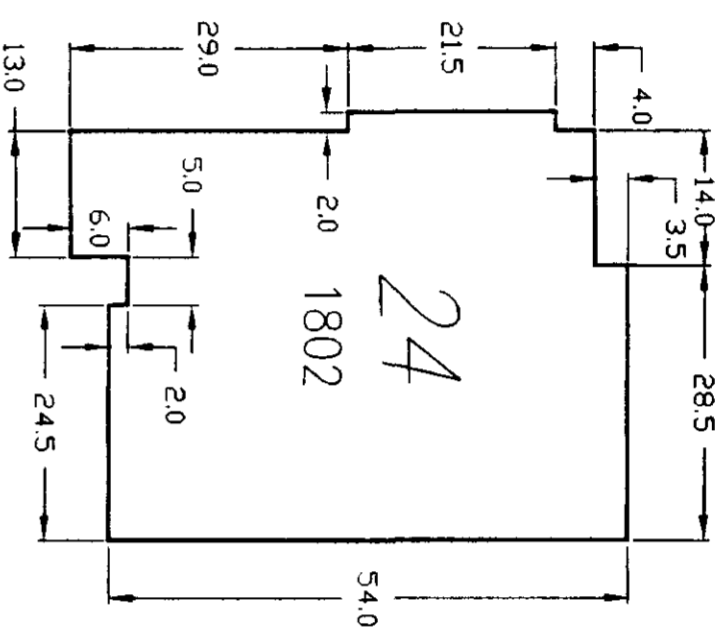
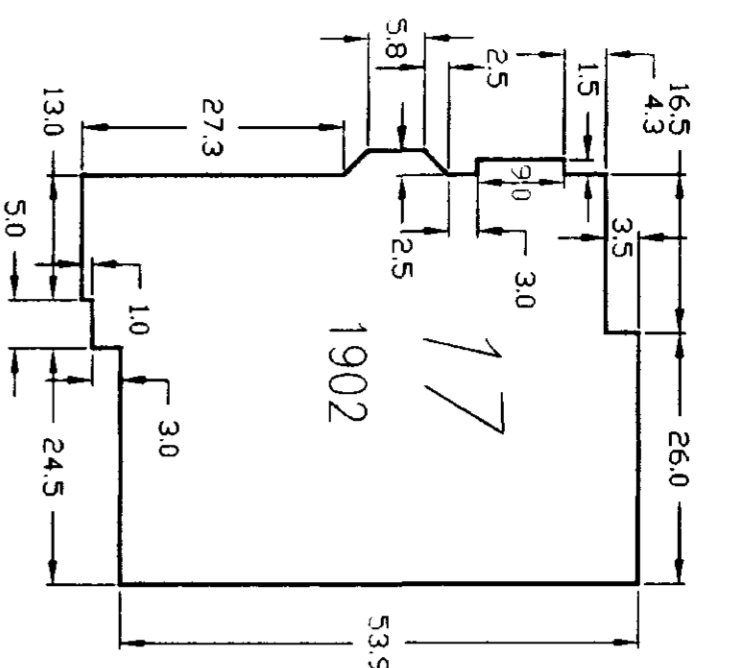
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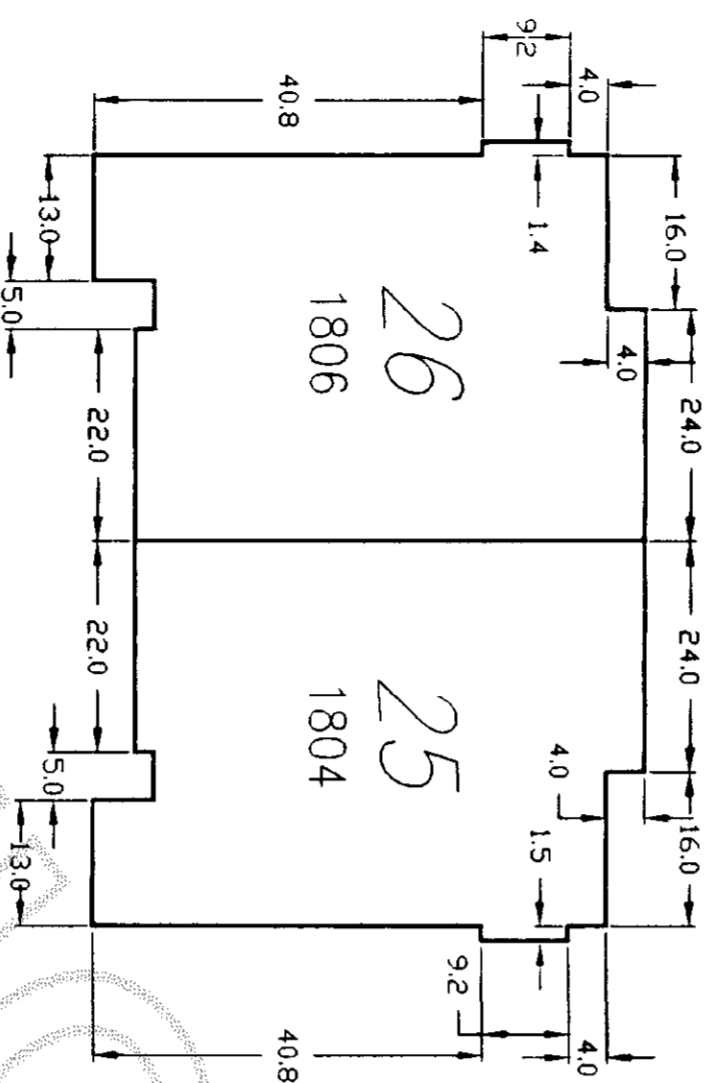
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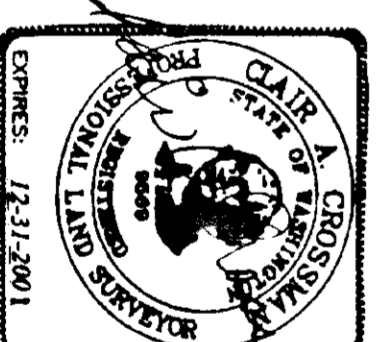
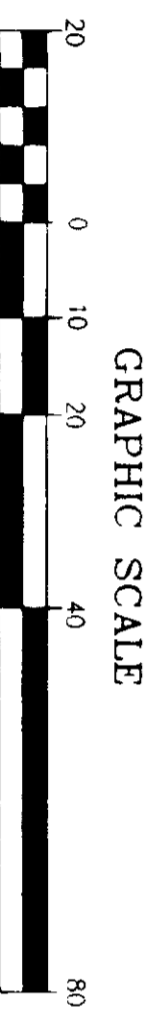
UNIT 17

UNIT 24

UNIT 27 & 28



UNIT 25 & 26



11-03-2008

SURVEYOR

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Mt. Vernon, WA 98273

PROPERTY OWNER/SUBDIVIDER

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SHEET 3 OF 3