

CEDAR SPRINGS PUD

PHASE 3

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

JULY 2001

SHEET No. 2 OF 2

200107230136
Skagit County Auditor
7/23/2001 Page 2 of 2 3:31:22PM

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. 565574, 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 850 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. Cronpton 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 Charitable Corporation by deed recorded August 12, 1968 under Auditor's File No. 716886;

thence East, along the South line of said Charitable 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. 655058;

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 Northeast 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

APPROVALS

The City Council of the City of Anacortes, meeting in regular session on 9-18-00 did find that the CEDAR SPRINGS PUD serves the public use and interest.

Steve Moore
Planning Director

Examined and approved this 17 day of July, 2001.

Steve Moore
City Engineer

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 17 day of July, 2001.

James K. Altman
Treasurer, City of Anacortes

DEDICATION

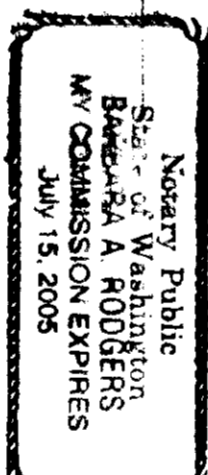
KNOW ALL MEN BY THESE PRESENTS that Cedar Springs L.L.C. the owner of the property, and Washington Federal Savings and Loan Association, mortgagee, do hereby declare this survey map and plat and dedicate the same for PUD (Planned Unit Development) purposes. This plat is restricted to the terms of the Declaration for the Cedar Spring PUD as recorded under Auditor's File Number 200011080126 and the Bylaws of the Cedar Spring PUD thereof recorded under Auditor's File Number 200011080127.

Neil Stranberg Vice President and Manager
Washington Federal Savings
Cedar Springs Development L.L.C.
President

State of Washington
County of
I certify that I know of no satisfactory evidence that *Neil Stranberg* signed this instrument on oath stated that he/she/they/ (was/were) authorized to execute the instrument and acknowledged it as the *Neil Stranberg & 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 17 day of July, 2001.

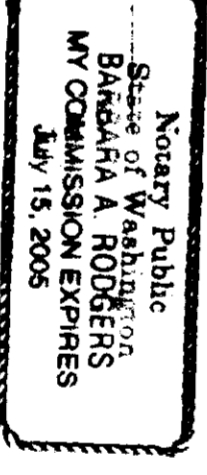
Name printed Barbara A. Rodgers
Residing at Anacortes 7-15-05
My commissions expires 7-15-05



State of Washington
County of
I certify that I know of no satisfactory evidence that *Neil Stranberg* signed this instrument, on oath stated that he/she/they/ (was/were) authorized to execute the instrument and acknowledged it as the *President* of Cedar Springs Development L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

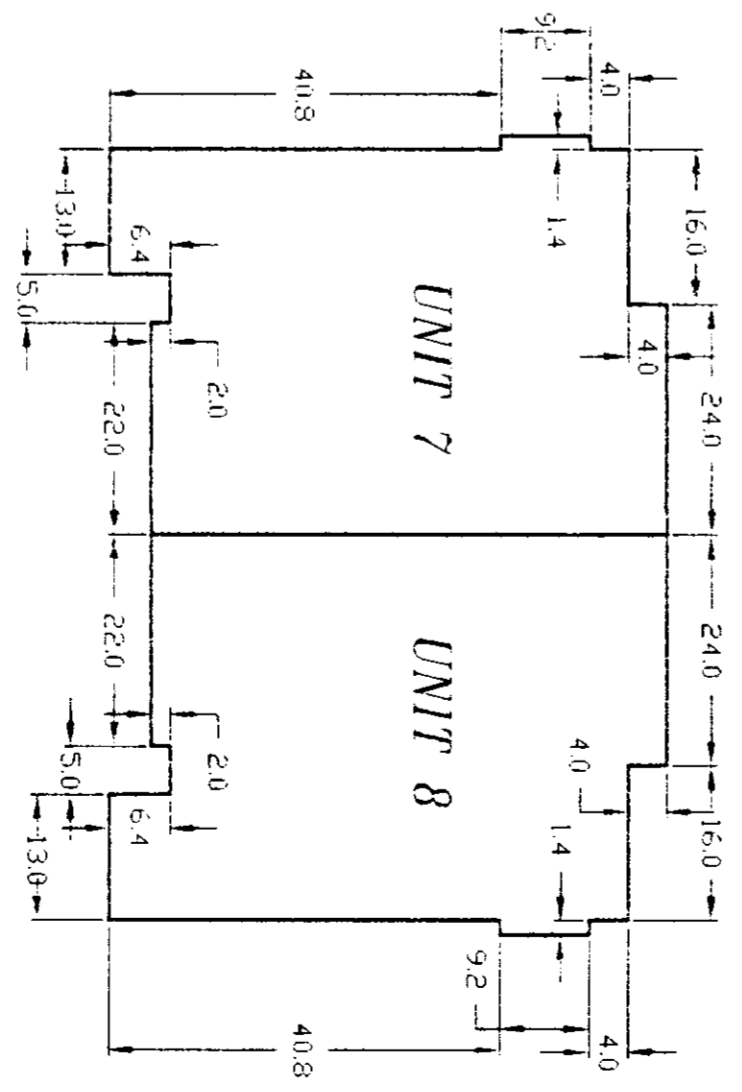
Given under my hand and official seal this 17 day of July, 2001.

Name printed Barbara A. Rodgers
Residing at Anacortes 7-15-05
My commissions expires 7-15-05

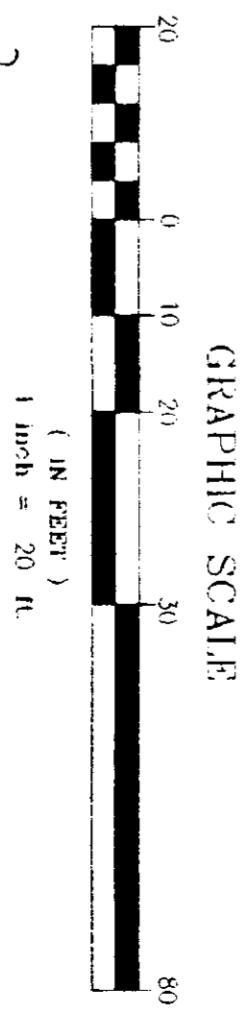


TRACT OWNERSHIP

Tract D (Private Road) 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.



UNIT 7 & 8



TREASURERS CERTIFICATE

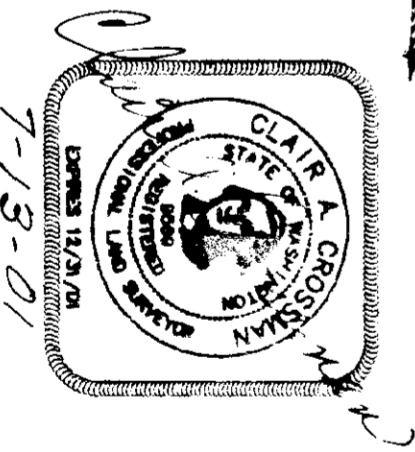
This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged, according to the records of my office, up to and including the year of 2001.

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

I do hereby certify that the year 2001 has been made to cover anticipated taxes for the year 2001.

This 23 day of July, 2001.

Kathleen Stewart
Skagit County Treasurer



AUDITORS CERTIFICATE

Filed for record this 23 day of July, 2001 at 3:31 P.M.

at the request of Clara A. Crossman, P.L.S.
Auditors File No. 200107230136

Norma Grummett *Melody Demsett*
Skagit County Auditor Deputy

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

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

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