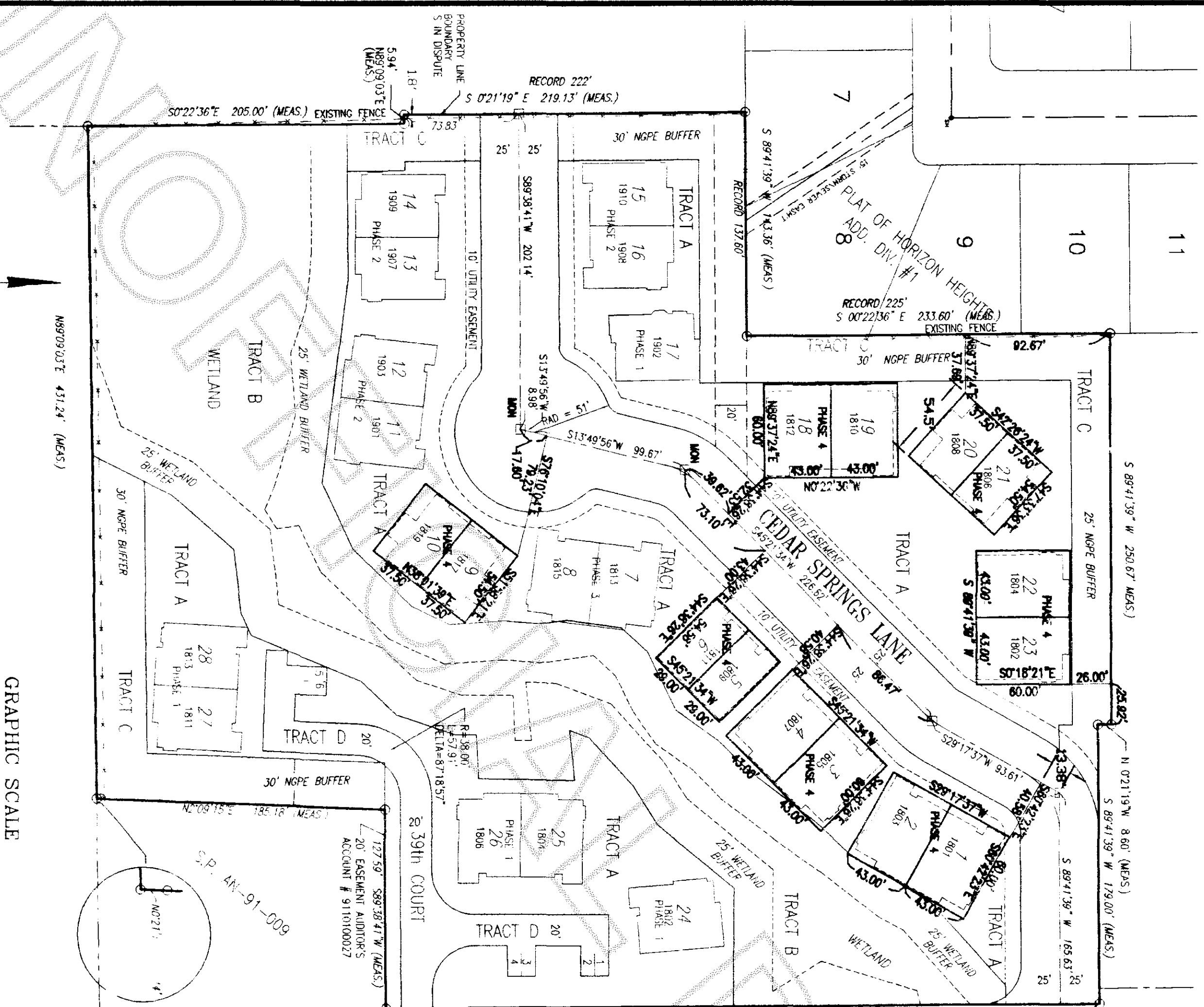
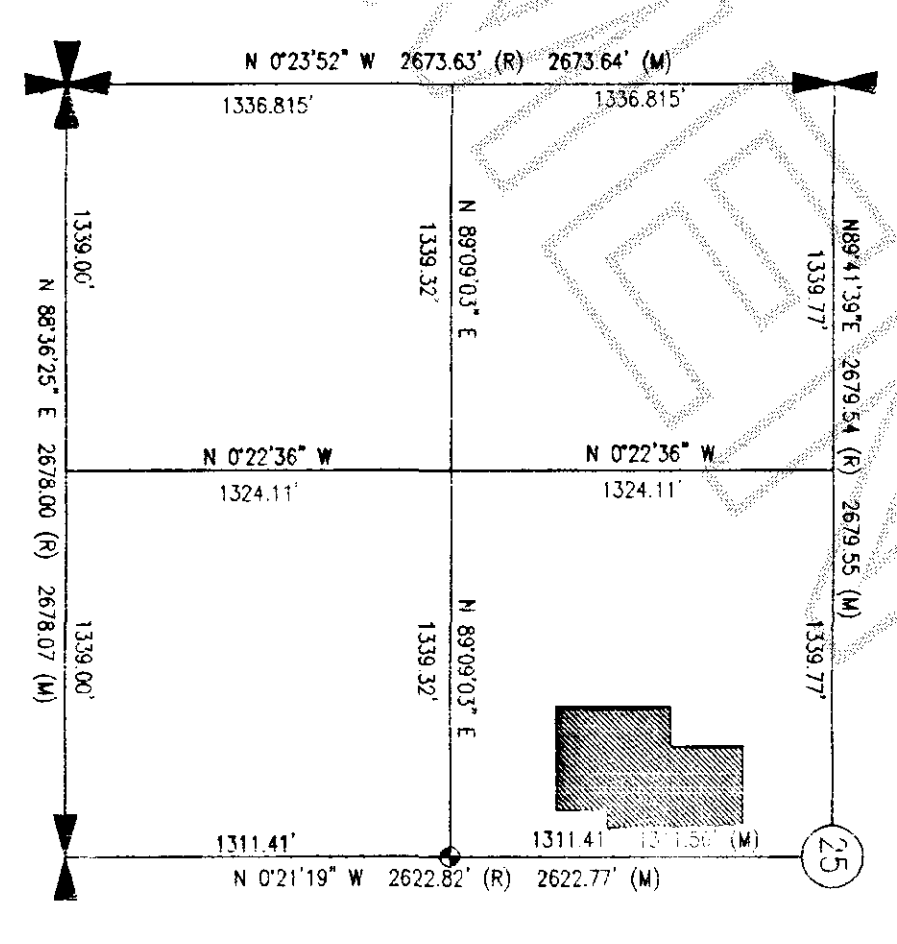


**CEDAR SPRINGS PUD**  
**PHASE 4**  
**A PLANNED UNIT DEVELOPMENT IN THE N.E. 1/4, SW 1/4, SEC. 25, TWP 35 N.H, RNG 1 E., W.M.**  
**CITY OF ANACORTES, WASHINGTON**  
**DECEMBER 2001**  
**SHEET No. 1 of 2**



CENT. SEC. RD.  
BRASS CAP IN PIPE  
3-29-00  
134.57' S89°36'41\"



# CEDAR SPRINGS PUD

PHASE 4

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  
DECEMBER 2001  
SHEET No. 2 of 2

20011220133  
Skagit County Auditor  
12/27/2001 Page 2 of 2 2:26PM

## 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. 9512280126;  
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 Chanticlear Corporation by deed recorded August 12, 1968 under Auditor's File No. 716886;  
thence East, along the South line of said Chanticlear 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. 665058;  
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  
EXCEPT lots 24 through 28, inclusive and lot 17 recorded under Phase 1. Auditors file numbers 200011080023, lots 11 through 16 recorded under phase 2. Auditors file numbers 200101250072 and lots 7 and 8 recorded in Phase 3, Auditors file numbers 00107230136, respectively.

## APPROVALS

The City Council of the City of Anacortes, meeting in regular session on 9-18-01 did find that the CEDAR SPRINGS PUD serves the public use and interest.

Planning Director Don A. Murre

Examined and approved this 19th day of December, 2001.

City Engineer John C. Lewis

## 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 21st day of December, 2001.

Treasurer, City of Anacortes John A. Hession

## 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, the 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 Springs PUD as recorded under Auditors File Number 200011080126 and the Bylaws of the Cedar Spring PUD thereof recorded under Auditors File Number 200011080127.

John A. Hession  
Washington Federal Savings

Nels Strandberg  
Cedar Springs Development L.L.C.

State of Washington

County of Skagit

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

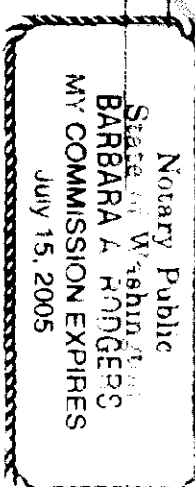
Given under my hand and official seal this 20th day of December, 2001.

Notary Public in and for the State of Washington

Name printed BARBARA A. RODGERS

Residing at ANACORTES

My commissions expires 7-5-05



State of Washington

County of Skagit

I certify that I know of have satisfactory evidence that BARBARA A. RODGERS 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 Development L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

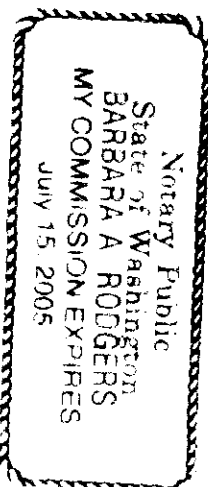
Given under my hand and official seal this 24th day of December, 2001.

Notary Public in and for the State of Washington

Name printed BARBARA A. RODGERS

Residing at ANACORTES

My commissions expires 7-5-05



## 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 2002.

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 2002.

This 27th day of Dec, 2001.

John C. Lewis  
Skagit County Treasurer

Deputy

## 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.

SURVEYOR  
Crossman & Associates  
16146 McLean Road  
Mt. Vernon, WA 98273  
PROPERTY OWNER/SUBDIVIDER  
Cedar Springs Development L.L.C.  
PO Box 319  
Anacortes, WA 98221  
SHEET 2 OF 2

## AUDITORS CERTIFICATE

Filed for record this 27 day of December, 2001 at 2:26 P.M. of Plats on pages 1 in Volume 1 at the request of Clair A. Crossman, P.L.S.

Auditors File No. 200112270135

A Don Murre John C. Lewis  
Skagit County Auditor Deputy

