

THE S OF DECEMBER SEC ANACORTES, TWP 2001 WASHINGTON RNG

LEGAL DESCRIPTION

The Southeast Quarter of Section 27, Township 35 I records of Skagit County, er of the Southec 35 North, Range unty, Washington. Southeast Quarter n, Range 1 East o of of the the Northeast Quarter ne Willamette Meridian,

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NATIVE

GROWTH

PROTECTION EASEMENT

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Growth Protection Easement shoundary line as shown on the districtions:

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EXCEPT that portion of the Southeast Quarter of the Southeast Quarter the Northeast Quarter of Section 27, Township 35 North, Range 1 East the Willamette Meridian described as follows:

Beginning at the Northwest corner of said subdivision; thence North 89°47'08" East, along the North line of said subdivision, as shown on Survey recorded in Book 12 of Surveys, page 116, records of Skagit County, Washington for a distance of 310.48 feet; thence at a right angle, South 00°12'52" East a distance of 237.60 feet; thence South 54°51'55" West a distance of 175 feet; thence South 65°59'45" West a distance of 153.20 feet; thence, South 86°26'14" West a distance of 27.16 feet to a point on the West line of said subdivision which lies South 0°10'15" East from the point of beginning; thence North 0°10'15" West, along said West line a distance of 401.16 feet to the point of beginning; feet; feet a ìich

TOGETHER WITH the Southeast Quarter of e East 310 feet of the Northeast Quarter of the Northeast Quarter of said Section of 27;

UTILITIES

EASEMENT

the North 560 feet of the East 210 feet thereof;

ALSO thereof; EXCEPT the North 575 feet of the West 100 feet of the East 310

1. An easement is hereby reserved for and conveyed to the CITY OF ANACO PUGET SOUND ENERGY INC., VERIZON TELEPHONE COMPANY, CASCADE NATURA GAS COMPANY, AND AT&T CABLE TELEVISION COMPANY and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines all lots, tracts and spaces within the plot lying parallel with adjoining all street(s) in which to construct, operate, maintain, repair, replaced and enlarge underground pipes, conduits. cables and wires all necessary of 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.

replace

Given

under

Declaration o 9506020038. TOGETHER WITH a non—exclusive under and across that certain precorded in Volume 9 of Plats, Declaration of Easement recorded H a non—exclusive easement for a ross that certain portion of Lot83 olume 9 of Plats, pages 117 —120 Easement recorded June 2, 1995 ent for access and utilities f Lot83 "Skyline Division No 17 -120, as described in 2, 1995 under Auditor's File utilities File No. <u>Z</u> 0. over, b. 10",

W.M. as File No. ALSO the TOGETHER WITH a non-exclusive easement for ingress and utilities under and across that portion of the East 1/2 of the Northwest 1/e Southeast 1/4 of Section 27, Township 35 North, Range 1 East, as described in document recorded October 29. 1993, under Auditor, lo. 9310290179.

Situated in Skagit County, Washington.

ROAD **EASEMENT**

A road easement accross lots 12, 13, 15 and City of Anacortes for maintenance of a 80' dic and shown on the plat. The ownership of the constructed and shown of lots 12, 13, 15 and adjacent lot owners when the 50' road right—o curb, gutter and sidewalks replace the existing hip of the culdesac easement as 3, 15 and 16 shall revert back to the ad right—of—way is extended north and se existing asphalt culdesac. 16 is hereby reserved the such time as the sewer is to the manholes is provided.

The sanitary

access

sewer easement located and the responsibility of access is provided to the

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sewer manholes located on I north unless an alternative easement will be subject to

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CITY **TREASURERS** CERTIFICATE

I hereby certify that there are no delinquent special and all special assessments on any of the propert dedicated as streets, alleys, or for other public us. This ________, day of _________, 20.4 4 special property Se. I assessments herein contained are paid in full.

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property

Treasurer, City of Anacortes

COUNTY This is to a

The Planning Commiss regular session on ___ that the Plat of the use and interest and

n **January 1,2002**the Cedar Glen Subdivision serves and has authorized its secretary

the public to execute

Commission

become a paid and d TY TREASURERS CERTIFICATE to certify that all taxes heretofore levied a lien upon the lands herein described herein described herein described including the year of 202. ied and which have ed have been fully of my office, up

Washington, anticipated , hereby taxes **j**⊔ certify that including deposit aing the Treasurér year/ peen paid of Skagit County, aid to cover

Approved by this 22md

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day

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Council,

of the

Signature

Planning

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approval **9**

her**g**on.

Skagit County Tradure day ₫, 25 20 OJ

AUDITORS CERTIFICATE

Filed for record this day of at _______ of Plats

Februar

Deputy

Examined

and

day

2002

City

Clerk

Auditors Skagit County Volume _____ of Plats on page the request of Clair A. Crossman, P.L.S./ditors File No. 200203050054 Auditor Auditor Deputy () Savalo

> SURVEYORS Engineer CERTIFICATE at the Plat of C

I hereby certify that the upon as actual survey an 35 North, Range 1 East, are shown correctly on the strip in the shown correctly on the strip in t provisions n the he Plat of Cedar Gland subdivision of set, W.M.; that the control the ground; and and of s platting courses that 1 h Sec es and a have c s and distances have complied regulations.

P.L.S.

No.

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DEDICATIO

Know All Men by these mortgage holder, and Fi declare this plat and de hereon and the use the highway purposes togeth the lots and blocks shown hereon. these Present that Horizon Bank, mortgage holder, and Van Sealon Inc., and Fidalgo Northwest L.L.C., owner of the land hereby platted, and dedicate to the use of the public forever, streets and avenues shown se thereof for all public purposes consistent with the use thereof for public together with the right to make all necessary slope for cuts and fills upon a shown hereon in the original reasonable grading of all such streets and precise on.

Horizo から

1. Hand removal of non-native exotic or adventitious processes and trees identified with concurrence of Manager. Hazard trees removed or blown down may be to the homeowner with 3' minimum appropriate native maintained until able to survive without care.

3. If the buffer has been degraded by previous site dialogous Board may approve a replanting plan using a part of the buffer has been degraded by the process of the buffer has been degraded by the process of the buffer has been degraded by the process of the buffer has been degraded by the process of the buffer has been degraded by the process of the buffer has been degraded by the process of the buffer has been degraded by the process of the buffer has been degraded by the process of the buffer has been degraded by the process of the buffer has been degraded by the bu

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Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of the City of Anacortes.

Fidalgo Northwest LLC. nes

Segion Inc

Washi ington

Van

ORTE

State of Wa County of County of County of County of County of Wa that I know of have satisfactory evidence that (wol w. Van) is instrument, on oath stated that (he/she/they/) (wgs/are) auth that and acknowledged it as the harthark Vice President Bank, to be the free and voluntary act of such the uses and purposes mentioned in the instrument.

der my hand and official seal this 12 day of kbruury ublic in and for the State of Washington inted becky D. Abrams Pecky 18. Usame at Anacortes washington that I W. Van Herson execute

instrument and Horizon Bank, to party for the us party

Ebruary

Name Notary Residing at printed Public Anacortes Washington
Dec. 14, 2003

commissions

State County 今 Wash ington

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2. In addition to the above utility easement a 20' wide sanitary sewer and access easement is hereby reserved for and conveyed to the City of Anacortes across lot 6 and 9 to the sanitary sewer manhole as shown on the plat for issume purposes as stated above. Access shall not be obstructed by fencing, shrubs or other landscape or fence features that would obstruct access to the manhole. Should excavation of the sewer line be required for maintenance beyond routine manhole access, the grantee shall restore the easement area to all weather access condition only. Grantor, successor or assigns shall be responsible for restoration to prior conditions.

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Notary Residing at printed Public Becky v.... MA.
Amacortes, WA. D. Abrams the State of Washington

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I certify signed t instrument and Fidalgo Northwe this instrument, on oath stated that (he/she) they/) (was/are) this instrument, on oath stated that (he/she) they/) (was/are) then and acknowledged it as the **President**Northwest L.L.C., to be the free and voluntary act of such or the uses and purposes mentioned in the instrument. of Washington of Skagit Richts authorized to execute the

14 day of Hermany 20 02

Given under my hand and official seal this Notary Public in and for the State of Wash Name printed Becky D. Royans Residing at commissions Anacorks Washington

Dec. 14,2003 of Washington & ashington

SURVEYOR

≤t. Crossman 16146 Vernon, WA McLean 8 Associates Road 98273

PROPERTY OWNER/ idalgo Northwest 'SUBDIVIDER

P.O. Anacortes, Box \mathbb{A} 98221

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DECEMBER ANACORTES, W ECEMBER 2001 W.M.

EASEMENT

1. Private, shared driveway access and utility easements are hereby reserved on and across lots 16 through 19 as shown by dashed lines labeled "DRIVEWAY EASEMENT" on 1 of this Plat. Access to the building sites over the reserved DRIVEWAY EASEMENT are shall not be obstructed by fencing, shrubs or other landscape or fence features. Maintenance of each driveway shall be the shared responsibility of the lot owners serv that driveway. ers served by areas 암 page

Deeds conveying future driveway i anc

the individual Lots maintenance. 16 through 19 shall specify the conditions

DECISION The Ceda (SION TO] ISSUE A PRELIMINARY Glen Preliminary Plat , RY PLAT PERMIT

Application

, E 92 Director the foregoing Findings of Facor is hereby authorized y Plat subject to the f ed to issue following co .α Ω and Conclusions of Law, the we Preliminary Plat appro conditions: ne Anacortes roval for the Cedar

the scope of this application and the waive or alter any the case of anvicontrol necessary paccordance
The scope of ∇ y pius approval authorizes the applicant to proceed with application for ermits to construct required improvements and to prepare a final plat in with the determinations made and conditions imposed by the City Council. It is not to exceed that as set-out in the preliminary plat and the accompanying SEPA checklist, approval of this application does not any requirements of City code unless specifically addressed herein. In any conflict between these conditions and the application these condition conditions

(2) A final plat meeting all requirements of this Chapter shall be submitted to Council for approval within five years of the date of Preliminary Plat approval applicant who files a written request with the City Council at least thirty (30) before the expiration of this five (5) year period shall be granted one (1) on extension upon a showing that the applicant has attempted in good faith to s the final plat within said five year period. at approval. An thirty (30) days one (1) one-year faith to submit the e

of any applicat ance is not submitted to the Planning Director within five years, and the perion 16020 of the City Subdivision ance is not submitted to the Planning Director within five years, and the perion yextension granted, preliminary approval shall be null and void and any new ation therefor must be in accordance with all requirements in effect at the office of the contraction. Subdivision the period

(4) All work done pursuant to the preliminary plat shall be consistent with the findings and conditions with any conflicts between these being resolved in fathe conditions. The preliminary plat may be modified by the Planning Director determined that such modification does not substantially change the density or increase the bulk proposed, or otherwise increase the impact of the deveint the proposed changes are not within the scope and intent of the preliminary plat in the manner provided has applicant shall apply for a new preliminary plat in the manner provided has applicant shall apply for a new preliminary plat in the manner provided has applicant shall apply for a new preliminary plat in the manner provided has applicant shall apply for a new preliminary plat in the manner provided has applicant shall apply for a new preliminary plat in the manner provided has applicant shall apply for a new preliminary plat in the manner provided has applicant shall apply for a new preliminary plat in the manner provided has applicant shall apply for a new preliminary plat in the manner provided has applicant shall be consistent with the scope and intent of the preliminary plat in the manner provided has applied to the preliminary plat in the manner provided has applied to the preliminary plat in the manner provided has applied to the preliminary plat in the manner provided has applied to the preliminary plat in the manner provided has applied to the preliminary plat in the prelim the preliminary provided herein. favo y or usage evelopment. minary plat, if it is <u>ন</u>

(5) The project shall comply with the City of Anacortes construction standards, as modified herein, as required by the Dimector of Public Works for water, sewer, street access, and storm drainage. All work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to City

(6) E construction cost shall be du conference. No construction fees have been paid and the ngineering and Inspection truction cost shall be du due fees in the amount ue at or before the activity is allowed a pre-construction co g the amount before the bunt of \$500 plus 2% of the to the mandatory pre-constructi ed until construction plans are n conference completed. e total uction are ap approved,

ore ore om This project is subject to applicable hookup fees and transportation, fire payable at levels in effect at the to those fee levels currently in effect applicable water, sewer, and stormwater ation, fire, school, and park impact fees at the time of building permit issuance in effect; sewer and water latecomer in water, s. These and may charges general facility fees differ

(8) A temporary erosion sedimentation control plan shall be prepared and submitwith the grading plan for approval by the City Director of Public Works. The plantal identify the potential for erosion and downstream sedimentation during construction and describe the measures that will be used to mitigate impacts of erosion. Measures that will likely be employed include sedimentation ponds, silt factories, and restricting the amount of excavation until conditions are

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SKYLINE DIVISION NO. 15

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BLA, AUDITOR'S FILE 199911090032

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310.48'

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N89"32"10"E

FD CONC. MON 11-07-00

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(10) Prior to clearing or fill and grade beginning, both a large parcel stormwater plan and a water quality control plan, as spelled out in the City's Storm Drainage Ordinance # 2441, shall be prepared by the applicant, approved by the City Department of Public Works and the Planning Commission, and Implemented. The water quality control plan shall address permanent best management practices to be incorporated in the project to control pollution of stormwater runoff after construction and/or land clearing activities are completed. All on-site detention ponds ' and all off-site stormwater improvements shall be made before construction or vegetation removal begins.

Q to be located as approved by the City Fire C a manner acceptable to the Fire Chief and to

2002 Page 3 of 3 10:

10.53AM

(11) Fire hydrants are shall be addressed ir Department. Chief. Fire flow o the Public Works

(12) In keeping with the City's street grid street name system, the Public Safety Departments shall approve street names.

(13) All street payement thickness shall be approved by the City Engineer The Regulated Slopes requirements set forth in Anacortes Municipal Code 17.54.070 | be adhered to.

School bus waiting area(s) and mail box locations shall be as determined by the

(16) All lots created under this Plat shall be subject to all City of Anacortes charges for utility services uniformly charged throughout the City of Anacort including applicable General Facilities Charges. Anacortes

(17) Any access to the City Forest require approval of the ACFL Board. Lands shall be open to the public and shall

(19) Street and sidewalk design shall meet ADA standards.

There shall be no streets served by a gated access; fencing shall only be added the discretion of individual homeowners.

the

(20) Erasion Control and Clearing Plans shall be reviewed, approved, and implemented as required by the City Engineer.

(21) Internal street slopes shall not exceed 12%

Street lighting shall be energy efficient and installed as per PSE Schedule 52, ond shall be installed as approved by the City Engineer.

(23) All detention ponds shall be designed to City standards, shall be lined, and shall be landscaped as set forth in the City's Landscaping Ordinance.

(24) City water quality standards shall be met as required by the City Engineer

(25) Fire sprinklers for structure protection may be required by the Fire Department.

(26) A traffic channelization and signage plan shall be submitted, approved by the City Engineer, and installed by the developer.

(27) Structural alteration necessary to develop this plat shall not encroach into adjacent land parcels without recorded easements for such encroachment.

(28) A Native Growth Protection Easement shall be provided along the project's easterly boundary line as shown on the site plan as buffer or area to be left untouched with the following restrictions:

Hand removal of non-native exotic or adventitious plants

Hazard trees shall be identified with the concurrence of the City Forest Lands xnager. Hazard trees removed or blown down may be replanted by the City or the omeowner with 3' minimum appropriate native stock which shall be maintained until able of survive without care.

If the buffer has been degraded by previous site disturbances, a replanting plan sing appropriate native stock may be approved by the Forest Advisory Board.

(29) No modifications beyond those set forth in Section 7.3.9.1 are authorized

Pages 16 - 19 of the Final Plat dr drawing. these Findings of Fact and Conclusions of Law shall be recorded

These Findings of Fact and Conclusions Council on May 1, 2000. of Law were adopted by the Anacortes City



SURVEYOR

Crossman & Asso 16146 McLean Ro Mt. Vernon, WA 97 (360) 424-7359 Associates an Road WA 98273

PROPERTY Anacortes, \ (360) 293-P.O. OWNER/SUBDIVIDER Northwest L.L.C. -6354 SHEET 98221 S OF