

AMENDED CEDAR GLEN PLAT

IN THE N.E. 1/4, SEC. 27, TWP 35 N., RNG 1 E., W.M.
CITY OF ANACORTES, WASHINGTON
FEBRUARY 2002

**THIS IS A REVISION OF THE
CEDAR GLEN PLAT AS
RECORDED UNDER AUDITOR'S
FILE # 200202080084**

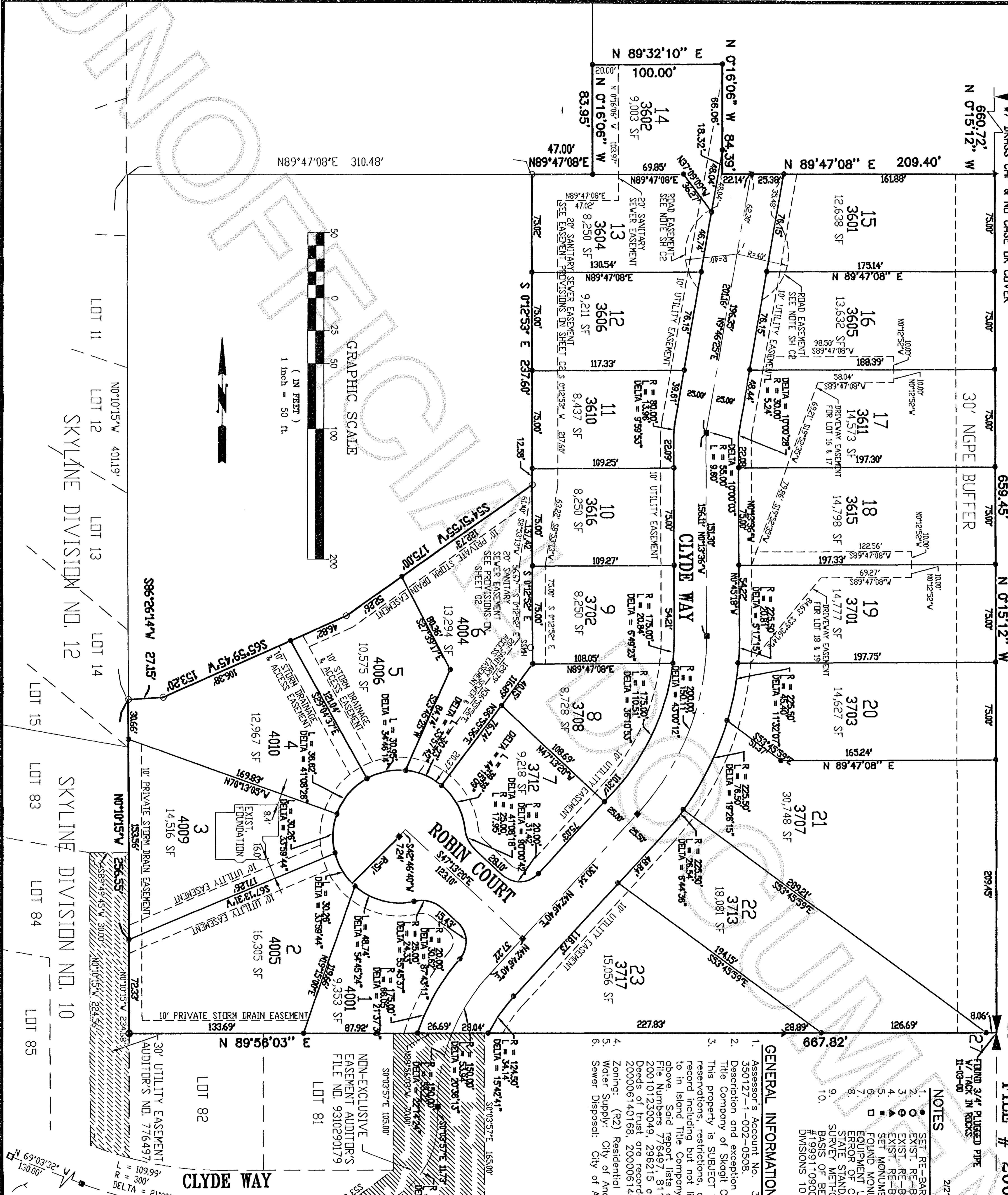
200202210051
Skagit County Auditor
2/21/2002 Page 1 of 3 11:14AM

NOTES

1. SET RE-BAR WITH CAP NO. 9569.
2. EXIST. RE-BAR WITH CAP NO. 19645.
3. EXIST. RE-BAR WITH CAP NO. 9636.
4. EXIST. RE-BAR WITH CAP NO. 4908.
5. SET MONUMENT WITH CASE & COVER.
6. FOUND MONUMENT WITH CASE AND COVER.
7. EQUIPMENT USED: TOPCON GTS-303.
8. ERROR OF CLOSURE MEETS WASHINGTON STATE STANDARDS.
9. SURVEY METHODS STANDARD FIELD TRAVERSE. BASIS OF BEARINGS: BLA AUDITORS, FILE #199911090032, WEST LINE OF SKYLINE DIVISIONS 10 & 12.
- 10.

GENERAL INFORMATION

1. Assessor's Account No. 350127-1-004-0001.
2. 350127-1-002-0508.
3. Description and exception information is from First American Title Company of Skagit County, 67017, dated October 26, 2001.
4. 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 776497, 810130002, 199911090032, 200101230049, 296215 and 850635.
5. Deeds of trust are recorded under Auditors File Numbers 200006140158, 200006140169, 200006140170 & 200006140171.
6. Zoning: (R2) Residential Low Density District
7. Water Supply: City of Anacortes.
8. Sewer Disposal: City of Anacortes.



PROPERTY OWNER/SUBDIVIDER
Fidalgo Northwest L.L.C.
P.O. Box 82
Anacortes, WA 98221
(360) 293-6354

SURVEYOR
Crossman & Associates
16146 McLean Road
Mt. Vernon, WA 98273
(360) 424-7359

**NON-EXCLUSIVE
EASEMENT AUDITOR'S
FILE NO. 9310290179**

PROPERTY LINE LOT 80 SKYLINE DIV. 1

PROPERTY LINE LOT 80 SANDS PRPP. LINE

CEYDAR GLEN EASEMENT
S8116.057E
1435.49'

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LEGAL DESCRIPTION

The Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 27, Township 35 North, Range 1 East of the Willamette Meridian, records of Skagit County, Washington.

EXCEPT that portion of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 27, Township 35 North, Range 1 East of 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;

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

EXCEPT the North 660 feet of the East 210 feet thereof;

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

TOGETHER WITH a non-exclusive easement for access and utilities over, under and across that certain portion of Lot 83, "Skyline Division No. 10", recorded in Volume 9 of Plats, pages 117 - 120, as described in Declaration of Easement recorded June 2, 1995 under Auditor's File No. 9506020038.

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

Situated in Skagit County, Washington.

ROAD EASEMENT

A road easement across lots 12, 13, 15 and 16 is hereby reserved for the City of Anacortes for maintenance of a 80' diameter culdesac as constructed and shown on the plat. The ownership of the culdesac easement as constructed and shown of lots 12, 13, 15 and 16 shall revert back to the adjacent lot owners when the 50' road right-of-way is extended north and curb, gutter and sidewalks replace the existing asphalt culdesac.

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 12 day of February, 2002.

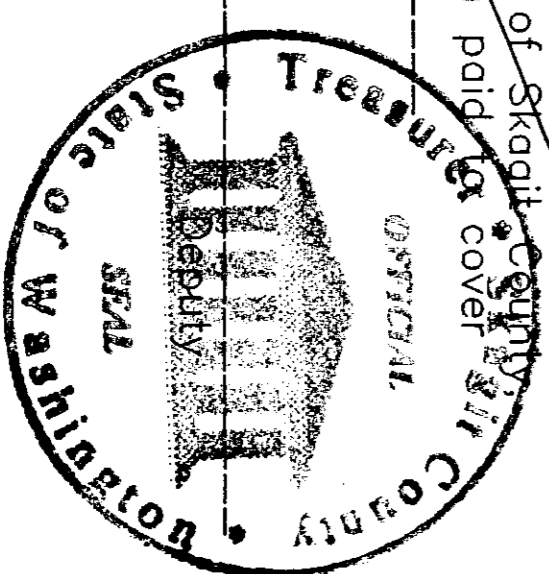
Janice A. Crossman
Treasurer
City of Anacortes

COUNTY 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.

Janice A. Crossman
Treasurer of Skagit County
Washington, hereby certify that a deposit has been paid covering anticipated taxes up to and including the year 2002.

This 20 day of February, 2002.



AUDITORS CERTIFICATE

Filed for record in the 11th day of February, 2002 in Volume 1114 of Plats on pages 1114 at 11:14 A.M. of the request of Clair A. Crossman, P.L.S.

Auditors File No. 20020210051
Naime Bunnell
Skagit County Auditor
Janice A. Crossman
Deputy Auditor

NATIVE GROWTH PROTECTION EASEMENT

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

1. Hand removal of non-native exotic or adventitious plants.
2. Hazard trees shall be identified with concurrence of the City Forest Lands Manager. Hazard trees removed or blown down may be replaced by the City or the homeowner with 3" minimum appropriate native stock, which shall be maintained until able to survive without care.
3. If the buffer has been degraded by previous site disturbances, the Forest Advisory Board may approve a replanting plan using appropriate native stock.

Before and during the course of any grading, building construction, or other development activity on a lot subject to the NGRE, 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.

UTILITIES EASEMENT

1. An easement is hereby reserved for and conveyed to the CITY OF ANACORTES, PUGET SOUND ENERGY INC., VERIZON TELEPHONE COMPANY, CASCADE NATURAL 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 parcel 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. 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 the same 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.

3. The sanitary sewer easement located on lots 9 through 14 as shown on the plat is private and the responsibility of the lot owners of lots 9 through 14 until such time as access is provided to the City for manholes on lot 13.

4. A 20' access easement and 12" all weather road will be subjected to and across lots 13 and 14 for access to the sewer manholes located on lot 13 at such time as the sewer is extended to the north unless an alternative access to the manholes is provided. The access easement will be subject to the same restrictions as stated in #2 above.

5. All 4", 6" and 8" storm drain pipe located in the street right-of-way and within-in utility easements for all lots will remain private and the responsibility of the property owners.

APPROVALS

The Planning Commission of the City of Anacortes, meeting in regular session on JANUARY 9, 2002, did find that the Plat of the Cedar Glen subdivision serves the public use and interest and has authorized its secretary to execute its written approval hereon.

Janice A. Crossman
Secretary of Planning Director

Approved by the Council of the City of Anacortes, Washington, this 21 day of JANUARY, 2002.

ATTEST: City Clerk *Lee Moore Deputy City Clerk*, 2002.

Examined and approved this 11th day of FEBRUARY, 2002.

Clair A. Crossman
City Engineer

SURVEYORS CERTIFICATE

I hereby certify that the Plat of Cedar Glen is based upon as actual survey and subdivision of Section 27, 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 plating regulations.

CLAIR A. CROSSMAN, P.L.S.
Clair A. Crossman
Certificate No. 9569
Date 2-11-02

DEDICATION

Know All Men by these Present that Horizon Bank, mortgage holder, and Van Seaton Inc., mortgage holder, and Fidalgo Northwest 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 hereon in the original, reasonable grading of all such streets and avenues shown hereon.

Carol W. Van Seaton
-Vice President Horizon Bank
Horizon Bank

W. Scott Ivins
Fidalgo Northwest L.L.C.

Patricia A. Richter
-Van Seaton Inc. President
Van Seaton Inc.

State of Washington
County of
I certify that I know of have satisfactory evidence that *Carol W. Van Seaton* (was/are) authorized to execute the instrument and acknowledged it as the *Assistant Vice President Horizon Bank* of Horizon Bank, 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 11th day of February, 2002.

Name printed *Beky D. Abrams / Beky D. Abrams*
Residing at 1218 Commercial Ave, Anacortes, WA.
My commissions expires Dec. 14, 2003

State of Washington
County of
I certify that I know of have satisfactory evidence that *Patricia Richter* (was/are) authorized to execute the instrument and acknowledged it as the *President* of Van Seaton, Inc. a Washington Corporation, 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 9th day of February, 2002.

Name printed *Kim Blankenship*
Residing at Anacortes, Washington
My commissions expires 10-29-03



State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that *W. Scott Ivins* (was/are) authorized to execute the instrument and acknowledged it as the *President* of Fidalgo Northwest 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 11th day of February, 2002.

Name printed *Beky D. Abrams / Beky D. Abrams*
Residing at 1218 Commercial Ave, Anacortes, WA.
My commissions expires Dec. 14, 2003

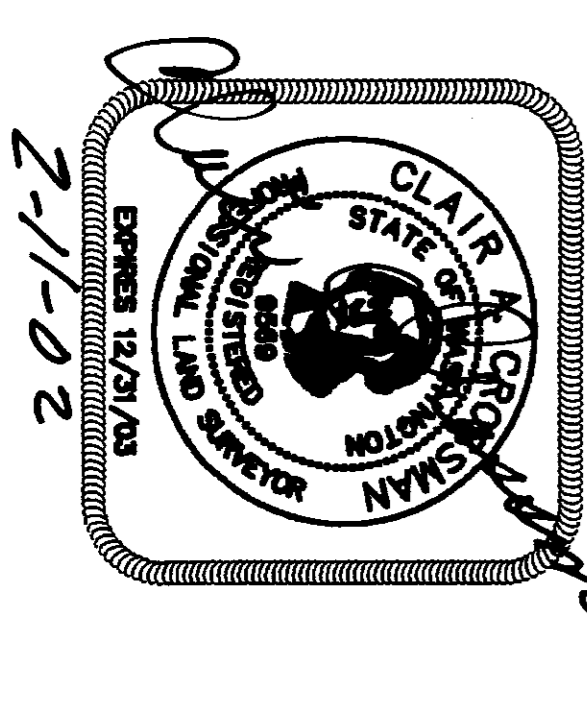
State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that *W. Scott Ivins* (was/are) authorized to execute the instrument and acknowledged it as the *President* of Fidalgo Northwest L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 11th day of February, 2002.

Name printed *Beky D. Abrams / Beky D. Abrams*
Residing at 1218 Commercial Ave, Anacortes, WA.
My commissions expires Dec. 14, 2003

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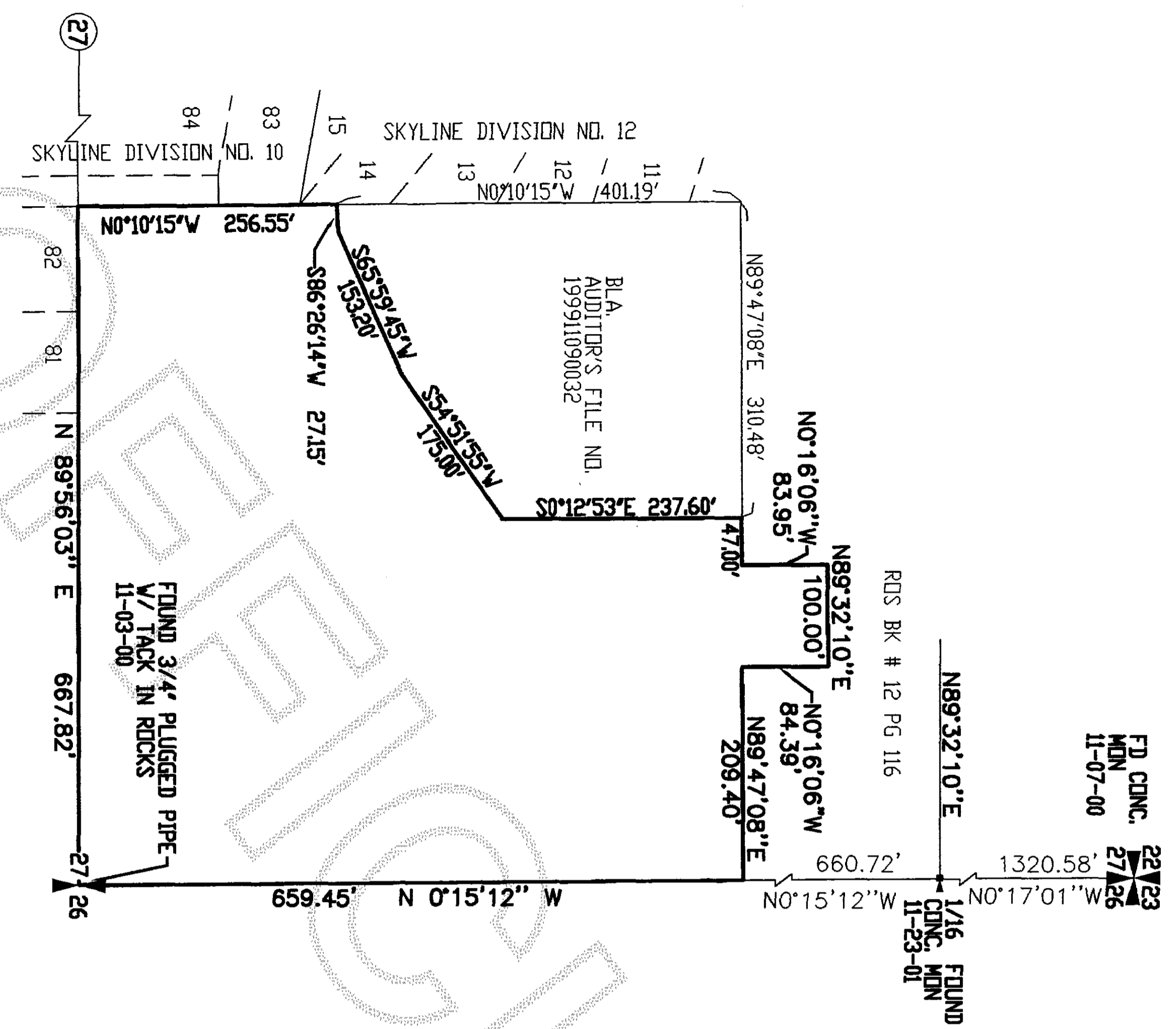
1. Private, shared driveway access and utility easements are hereby reserved on and across lots 16 through 19 as shown by dashed lines labeled "DRIVEWAY EASEMENT" on page 1 of this Plat. Access to the building sites over the reserved DRIVEWAY EASEMENT areas shall not be obstructed by fencing, shrubs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

Deeds conveying the individual Lots 16 through 19 shall specify the terms and conditions future driveway maintenance.

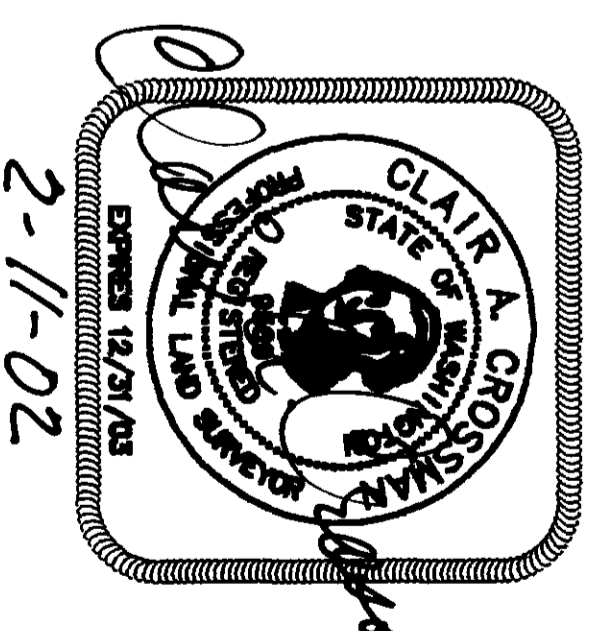
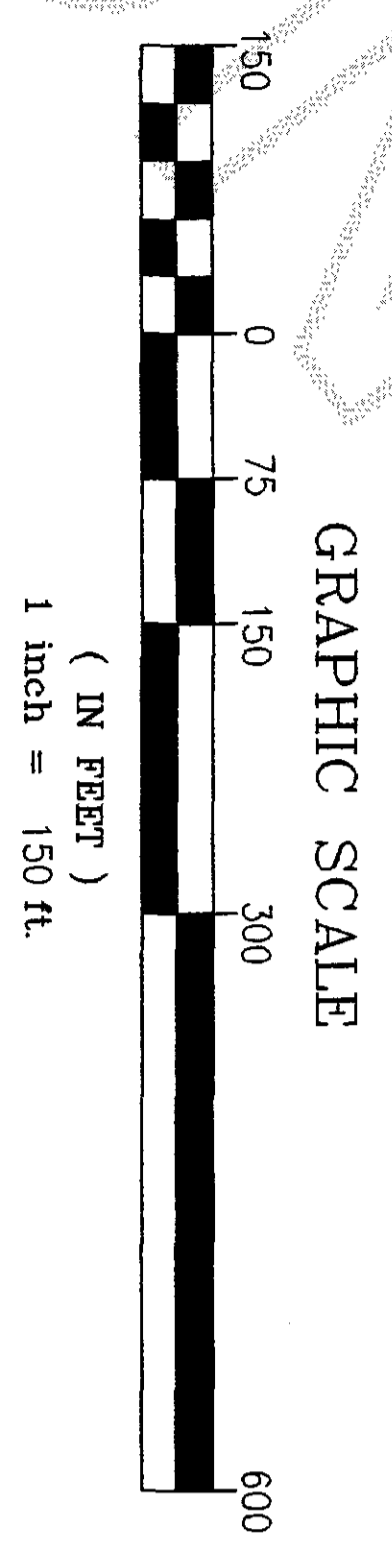
DECISION TO ISSUE A PRELIMINARY PLAT PERMIT FOR
 The Cedar Glen Preliminary Plat Application

Based on the foregoing Findings of Fact and Conclusions of Law, the Anacortes Planning Director is hereby authorized to issue Preliminary Plat approval for the Cedar Glen Preliminary Plat subject to the following conditions:

- (1) Preliminary plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare a final plat in accordance with the determinations made and conditions imposed by the City Council. The scope of this plat is not to exceed that set-out in the preliminary plat application and the accompanying SEPA checklist approval of this application does not waive or alter any requirements of City code unless specifically addressed herein. In the case of any conflict between these conditions and the application these conditions control.
- (2) A final plat meeting all requirements of this Chapter shall be submitted to the City Council for approval within five years of the date of Preliminary Plat approval. An applicant who files a written request with the City Council at least thirty (30) days before the expiration of this five (5) year period shall be granted one (1) one-year extension upon a showing that the applicant has attempted in good faith to submit the final plat within said five year period.
- (3) If a final plat meeting the requirements of Section 16.020 of the City Subdivision Ordinance is not submitted to the Planning Director within five years, and the period of any extension granted, preliminary approval shall be null and void and any new application therefor must be in accordance with all requirements in effect at the time of reapplication.
- (4) All work done pursuant to the preliminary plat shall be consistent with these findings and conditions with any conflicts between these being resolved in favor of the conditions. The preliminary plat may be modified by the Planning Director if it is determined that such modification does not substantially change the density or usage or increase the bulk proposed, or otherwise increase the impact of the development. If the proposed changes are not within the scope and intent of the preliminary plat, the applicant shall apply for a new preliminary plat in the manner provided herein.
- (5) The project shall comply with the City of Anacortes construction standards, as modified herein, as required by the Director 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 standards.
- (6) Engineering and inspection fees in the amount of \$500 plus 2% of the total construction cost shall be due at or before the mandatory pre-construction conference. No construction activity is allowed until construction plans are approved, fees have been paid and the pre-construction conference completed.
- (7) This project is subject to applicable water, sewer, and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect; sewer and water latecomer charges may be payable.
- (8) A temporary erosion sedimentation control plan shall be prepared and submitted with the grading plan for approval by the City Director of Public Works. The plan shall 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 fences, hay bale filters, and restricting the amount of excavation until conditions are favorable.
- (9) There shall be no underground stormwater detention.
- (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.
- (11) Fire hydrants are to be located as approved by the City Fire Chief. Fire flow shall be addressed in a manner acceptable to the Fire Chief and to the Public Works Department.
- (12) In keeping with the City's street grid street name system, the Public Safety Department shall approve street names.
- (13) All street pavement thickness shall be approved by the City Engineer.
- (14) The Regulated Slopes requirements set forth in Anacortes Municipal Code 17.54.070 shall be adhered to.
- (15) School bus waiting areas and mail box locations shall be as determined by the City Engineer.
- (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 Anacortes including applicable General Facilities Charges.
- (17) Any access to the City Forest Lands shall be open to the public and shall require approval of the ACFL Board.
- (18) There shall be no streets served by a gated access; fencing shall only be added at the discretion of individual homeowners.
- (19) Street and sidewalk design shall meet ADA standards.
- (20) Erosion Control and Clearing Plans shall be reviewed, approved, and implemented as required by the City Engineer.
- (21) Internal street slopes shall not exceed 12%.
- (22) Street lighting shall be energy efficient and installed as per PSE Schedule 52, Option 'B', and 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:
 1. Hand removal of non-native exotic or adventitious plants.
 2. Hazard trees shall be identified with the concurrence of the City Forest Lands Manager. Hazard trees removed or blown down may be replanted by the City or the homeowner with 3' minimum appropriate native stock which shall be maintained until able to survive without care.
 3. If the buffer has been degraded by previous site disturbances, a replanting plan using appropriate native stock may be approved by the Forest Advisory Board.
- (29) No modifications beyond those set forth in Section 7.3.91 are authorized.
- (30) Pages 16 - 19 of these Findings of Fact and Conclusions of Law shall be recorded with the Final Plat drawing.



PART SECTION 27 T35N RNG 1 E, W.M.



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