

CEDAR PARK PLAT

LEGAL DESCRIPTION

PARCEL "A"
THE SOUTH 100 FEET OF THE WEST 200 FEET OF TRACT 14, "SUNRISE ADDITION", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 44, RECORDS OF SKAGIT COUNTY, WASHINGTON.
TOGETHER WITH THAT PORTION OF VACATED 2ND AVENUE (PARK STREET) ABUTTING THEREON WHICH UPON VACATION REVERTED TO SAID PREMISES BY OPERATION OF LAW.

PARCEL "B"
THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, WM., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH SIDE OF CEDAR STREET, WHICH POINT IS 55 FEET EAST OF THE INTERSECTION BETWEEN SAID SOUTH SIDE OF CEDAR STREET AND THE WEST LINE OF SECTION 10; THENCE EAST 690.6 FEET TO THE INTERSECTION OF CEDAR STREET AND 2ND AVENUE WEST; THEN SOUTH 716.13 FEET; THENCE WEST 570.6 FEET; THENCE NORTH 566.13 FEET; THENCE WEST 120 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE WEST 1/2 OF THAT PORTION OF VACATED 2ND STREET AS VACATED BY THE TOWN OF CONCRETE ORDINANCE No. 358, RECORDED APRIL 8, 1993, UNDER AUDITOR'S FILE No. 9304080018 AND SUPERCEDED BY ORDINANCE No. 400, RECORDED MARCH 28, 1996, UNDER AUDITOR'S FILE No. 9603280052, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WHICH ATTACHES TO SAID PREMISES BY OPERATION OF LAW.

TOGETHER WITH THAT PORTION OF VACATED CONCRETE SAUK VALLEY ROAD No. 0800 ADJACENT TO SAID PREMISES WHICH HAS BEEN VACATED BY SKAGIT COUNTY COMMISSIONER'S ORDER RECORDED AUGUST 4, 1993 AND AUGUST 6, 1993, UNDER AUDITOR'S FILE Nos. 9308040095 AND 9308060018, RESPECTIVELY, RECORDS OF SKAGIT COUNTY, WASHINGTON AND WHICH ATTACHES TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT FROM PARCEL "B" THAT PORTION CONVEYED TO LEONARD V. SIMPSON, ET UX. BY DEED RECORDED MAY 4, 1993, UNDER AUDITOR'S FILE No. 9305040083, RECORDS OF SAID COUNTY AND STATE.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PLAT NOTES:

- 1. Zoning – Residential – 6,000 S.F. minimum
- 2. Domestic Water – Public Water
- 3. Sanitation – Public Sewer
- 4. Total Project Area – 436,482 S.F.
- 5. There shall be no private driveway access from Concrete–Sauk Valley Road.

SURVEYOR'S CERTIFICATE

I, JOHN K. HOXENG, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE CEDAR PARK PLAT IS BASED ON ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS WILL BE SET AND LOT CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT.

John K. Hoxeng
JOHN K. HOXENG P.L.S. No. 37550

TOWN OF CONCRETE ENGINEER'S APPROVAL

EXAMINED AND APPROVED AS TO SURVEY DATA, LAYOUT OF ROADS, ALLEYS AND EASEMENTS, ROADS NAMES AND NUMBERS, THE DESIGN AND/OR CONSTRUCTION OF PROTECTIVE IMPROVEMENTS, BRIDGES, SEWERS AND DRAINAGE SYSTEMS ON THIS 29th DAY OF April, 2002.

Sherry Strady
TOWN OF CONCRETE ENGINEER

TOWN OF CONCRETE MAYOR'S APPROVAL

THIS SUBDIVISION COMPLIES WITH TOWN OF CONCRETE ORDINANCE. EXAMINED ON THIS 13th DAY OF May, 2002.
Mayor, Town of Concrete

SPECIAL NOTES

A NATIVE GROWTH PROTECTION AREA HAS BEEN ESTABLISHED TO PROTECT STEEP SLOPES ON THIS PROPERTY. NO CONSTRUCTION, CLEARING, OR OTHER DISTURBANCE SHALL OCCUR ON THE SITE WITHIN THIS AREA.
PRIVATE PROPERTY OWNERS ARE REQUIRED TO DESIGN AND INSTALL AN ONSITE DRY WELL SYSTEM FOR THE INFILTRATION OF ROOF AND SURFACE DRAINAGE. THE SYSTEM SHALL BE DESIGNED FOR A 100-YEAR STORM EVENT. THE STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON SHALL BE USED FOR DESIGN CRITERIA.

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT SKAGIT STATE BANK, OWNER, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES, FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS HEREON, AND FOLLOWING ORIGINAL LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY OR TO HAMPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNERS.

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS
THIS IS TO CERTIFY THAT ON THE 30th DAY OF April, 2002, BEFORE ME, THE UNDERSIGNED, HAVE PERSONALLY APPEARED J.E. Bishop, CEO OF SKAGIT STATE BANK, A WASHINGTON CORPORATION TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

David P. Ryges
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DATE 4-30-2002
NOTARY EXPIRES 8-11-05

TREASURER'S / TOWN ENGINEER'S CERTIFICATE

* Katie Jungquist
A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES OF TO AND INCLUDING THE YEAR 2002.

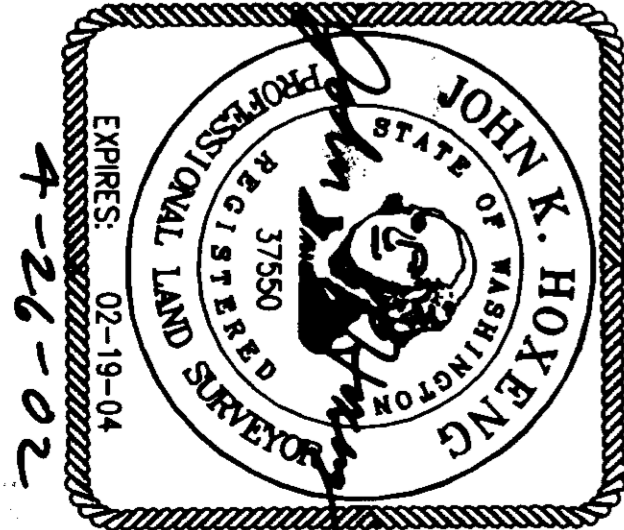
AND THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED AND RECORDED IN THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2001 2002.

Katie Jungquist by David P. Ryges
Treasurer, Skagit County
Auditors' Certificate

FILED FOR RECORD THIS 5th DAY OF May, 2002 AD. AT 3:24 P.M.
IN BOOK OF PLATS AT PAGES AND AT THE REQUEST OF JOHN K. HOXENG, P.L.S., AND FILED UNDER AUDITOR'S FILE NO. 200206050104
Norma Brummett by Maddy Brummett
SKAGIT COUNTY AUDITOR/DEPUTY

* 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 2003.

This 5th Day of June, 2002
Katie Jungquist by David P. Ryges
Treasurer, Skagit County



KM ASSOCIATES

ENGINEERS AND SURVEYORS
P.O. BOX 219
ACME, WASHINGTON 98220

DRAFTED BY: JKH
FILE NAME: K116PLAT
FIELD BOOK: 616/11
JOB NUMBER: 11600.3

CONCRETE MONUMENT
AF No. 9105160043

N00°56'43"E
— 0890.01'

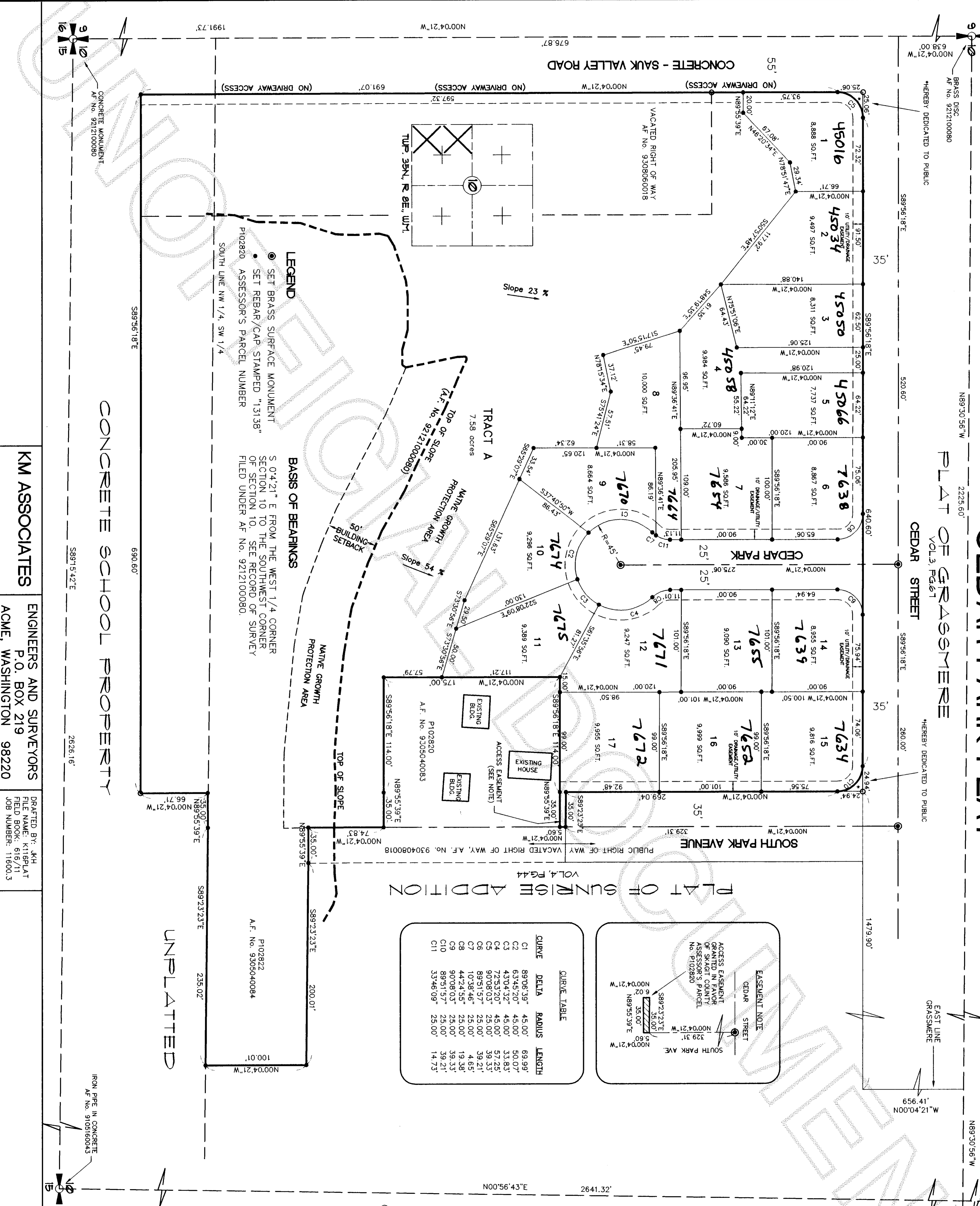
***HEREBY DEDICATED TO PUBLIC**

*HEREBY DEDICATED TO PUBLIC

CONCRETE MONUMENT
AF No. 910516004

CONCRETE MONUMENT
AF No. 910516004

200206050104
Skagit County Auditor
6/5/2002 Page 2 of 2 3:24PM



	CURVE TABLE			
	CURVE	DELTA	RADIUS	LENGTH
	C1	89.06.39"	45.00'	69.99'
	C2	63.46.20"	45.00'	50.07'
	C3	43.04.32"	45.00'	33.83'
	C4	72.53.20"	45.00'	57.25'
	C5	90.08.03"	25.00'	39.33'
	C6	89.51.57"	25.00'	39.21'
	C7	10.36.46"	25.00'	4.65'
	C8	44.74.55"	25.00'	19.38'
	C9	90.08.03"	25.00'	39.33'
	C10	89.51.57"	25.00'	39.21'
	C11	33.46.09"	25.00'	14.75'

[illegible]**KM ASSOCIATES**

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SHEET 2 OF 2

