

CEDAR CREEK PLAT LU06-006
SW 1/4, SECTION 10, T.35 N., R.8 E., W.M.
CONCRETE, WASHINGTON

TOWN OF CONCRETE ACCESS AND UTILITY EASEMENT

EASEMENTS ARE GRANTED TO TOWN OF CONCRETE, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE TOWN TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF WATER, SEWER, STORMWATER, ELECTRIC POWER, CABLE, TELECOMMUNICATIONS AND COMMUNICATION LINE, LINES, OR RELATED FACILITIES, AND ANY AND ALL UTILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR SEWER, STORMWATER, ELECTRIC POWER, CABLE, TELECOMMUNICATIONS, AND COMMUNICATION LINES OR OTHER SIMILAR UTILITIES AND PUBLIC SERVICES OVER, ACROSS, ALONG, IN, AND UNDER THE LANDS AS SHOWN ON THIS REPLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANITOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANITOR WHICH, IN THE OPINION OF THE TOWN, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANITOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE TOWN.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE TOWN PUBLIC WORKS DIRECTOR. GRANITOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON THE GRANITOR'S PROPERTY SO AS NOT TO INTERFERE WITH OR OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT, OR ENDANGER THE TOWN'S USE OF THE EASEMENT.

GRANTOR MAY ASSIGN AN EASEMENT HEREIN DESCRIBED FOR UTILITY SERVICES, INCLUDING WATER, SEWER, STORMWATER, ELECTRIC POWER, CABLE, TELECOMMUNICATIONS AND COMMUNICATION LINE, LINES, OR RELATED FACILITIES, AND ANY AND ALL UTILITIES, BY CONVEYANCE, ASSIGNMENT, FRANCHISE, OR OTHER AGREEMENT TO ANY PRIVATE UTILITY COMPANY PROVIDING SERVICE TO THE PUBLIC.

REPLAT NOTES

- A. THERE SHALL BE NO STRUCTURES OR VEHICLES IN ACCESS EASEMENTS. SEE ABOVE EASEMENT AND ORDINANCE NO. 586.
- B. ACTIVITIES WITHIN THE 25 FOOT BUFFER ADJACENT TO LORENZEN CREEK MUST BE IN COMPLIANCE WITH THE MOST RECENTLY ADOPTED VERSION OF THE TOWN OF CONCRETE CRITICAL AREAS ORDINANCE AND THE HYDRAULIC APPROVAL BY WASHINGTON FISH AND WILDLIFE CONTROL NO. 106368-1 ISSUED ON AUGUST 21, 2006 AND AVAILABLE FOR REVIEW AT THE TOWN OF CONCRETE.
- C. THE SUBJECT PROPERTY IS LOCATED WITHIN CLOSE PROXIMITY TO THE CONCRETE MUNICIPAL AIRPORT. AVIATION ACTIVITIES MAY INCLUDE BUT ARE NOT LIMITED TO NOISE, VIBRATION, CHEMICAL ODORS, HOURS OF OPERATION, LOW OVERHEAD FLIGHTS, AND OTHER ASSOCIATED ACTIVITIES.
- D. TOWN OF CONCRETE VACATED THE SOUTH HALF OF PINE STREET ADJACENT TO BLOCK 8 OF GRASSMERE BY ORDINANCE NO. 586 BUT RETAINS AN ACCESS AND UTILITY EASEMENT OVER THE ENTIRE SOUTH HALF OF SAID STREET.
- E. NO MORE THAN ONE (1) SINGLE FAMILY RESIDENCE WILL BE ALLOWED ON ANY LOT AS PER CMC 19.15.
- F. 30 FOOT ACCESS AND UTILITY EASEMENT GRANTED TO TOWN OF CONCRETE ON THE NORTH 15 FEET OF LOT 14 AND THE SOUTH 15 FEET OF LOT 1 MAY BE USED AS A SHARED DRIVEWAY FOR SAID LOTS.
- G. MAINTENANCE OF EXISTING AND NEW TREES IN EASEMENTS AND RIGHT OF WAY IS THE RESPONSIBILITY OF ADJACENT LAND OWNERS.

DECLARATION, DEDICATION, AND CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING OWNERS OF "GRASSMERE" BLOCK 8 HEREBY DECLARE AND ACKNOWLEDGE THIS REPLAT TO BE MADE OF OUR FREE AND VOLUNTARY ACT AND DEED AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND PUBLIC EASEMENTS AS SHOWN ON THIS REPLAT, TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS AND EASEMENTS.

ROBERT PETERSON

Shirley Hooper
SHIRLEY HOOPER
INNA VEE HOOPER

Paul E. Monohon
PAUL E. MONOHON
WHIDBEY ISLAND BANK

APPROVALS

THE WITHIN AND FOREGOING REPLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF CONCRETE SUBDIVISION ORDINANCE, DATED THIS 28th DAY OF December, 2006

LARRY J. PAHR TOWN PLANNER

Shirley Hooper
SHIRLEY HOOPER
TOWN ENGINEER

Address Range - Beginning Range
45244
End Range
45315

JOB NO. 06-062
CEDAR CREEK PLAT
FOR ROB PETERSON

SHEET 1
SUR 1
12838 AVON ALLEN RD.
BURLINGTON, WA 98233

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC.

200612290059
Skagit County Auditor
12/29/2006 Page 1 of 2 2:10:28AM

N. Exummet
SKAGIT COUNTY AUDITOR

Shirley Hooper
DEPUTY

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 28th DAY OF December, 2006
I CERTIFY TO KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Robert Peterson* IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH AND STATES THAT HE/SHE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE OF HER FREE WILL AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

Shirley Hooper
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING AT *Burlington*

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 28th DAY OF December, 2006
I CERTIFY TO KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Shirley Hooper* IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH AND STATES THAT SHE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE OF HER FREE WILL AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

Shirley Hooper
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING AT *Burlington*

ACKNOWLEDGMENT
STATE OF WASHINGTON
COUNTY OF SKAGIT

ON THIS 28th DAY OF December, 2006
I CERTIFY TO KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Chris Foster, NW Whidbey Island Bank* IS THE PERSON WHO APPEARED BEFORE ME, AND ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH AND STATES THAT HE/SHE WAS AUTHORIZED TO SIGN, AND ACKNOWLEDGED IT TO BE OF HER FREE WILL AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

Shirley Hooper
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING AT *Burlington*

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS REPLAT IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF WASHINGTON STATE AND SKAGIT COUNTY PLATTING REGULATIONS.

Paul Monohon
PAUL MONOHON CERT. NO. 25971
DATE 12/14/2006

TOWN OF CONCRETE TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

Larry J. Pahr
LARRY J. PAHR
CLERK TREASURER

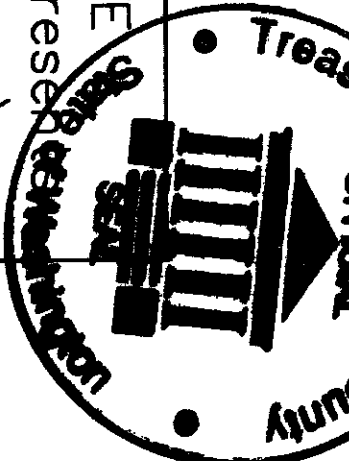
DATE 12/28/06

SKAGIT COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HERIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE PROVISIONS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2006 THIS 28th DAY OF December, 2006

Paul E. Monohon
PAUL E. MONOHON
COUNTY TREASURER, SKAGIT COUNTY, WASHINGTON

DATE 12-29-06



SURVEYORS CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act.

Paul E. Monohon CERT#25971
Date 12-4-06

DESIGNED	PEM
DRAWN	PEM
CHECKED	JB
BY	

DATE BY APP REVISIONS
9-1-06

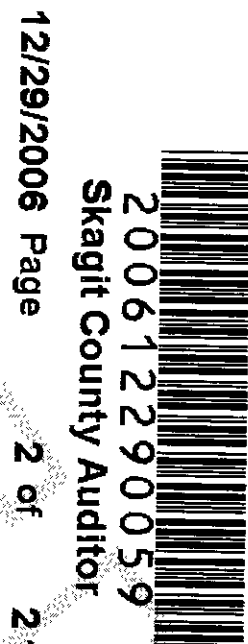
CAD FILE: 06-062 PLOT DATE: 9-7-06



SCHEMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006

CEDAR CREEK PLAT LU 06-006
SW 1/4, SECTION 10, T.35 N., R.8 E., W.M.
CONCRETE, WASHINGTON

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC.



200612290059
Skagit County Auditor
12/29/2006 Page 2 of 2 2:10:28AM

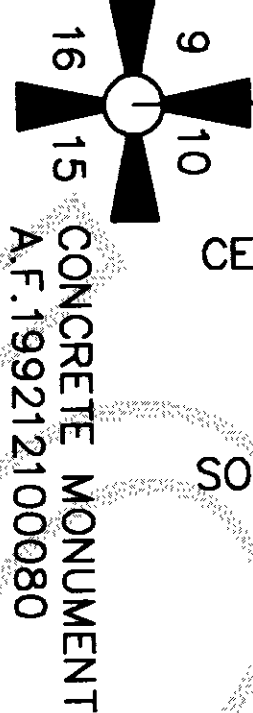
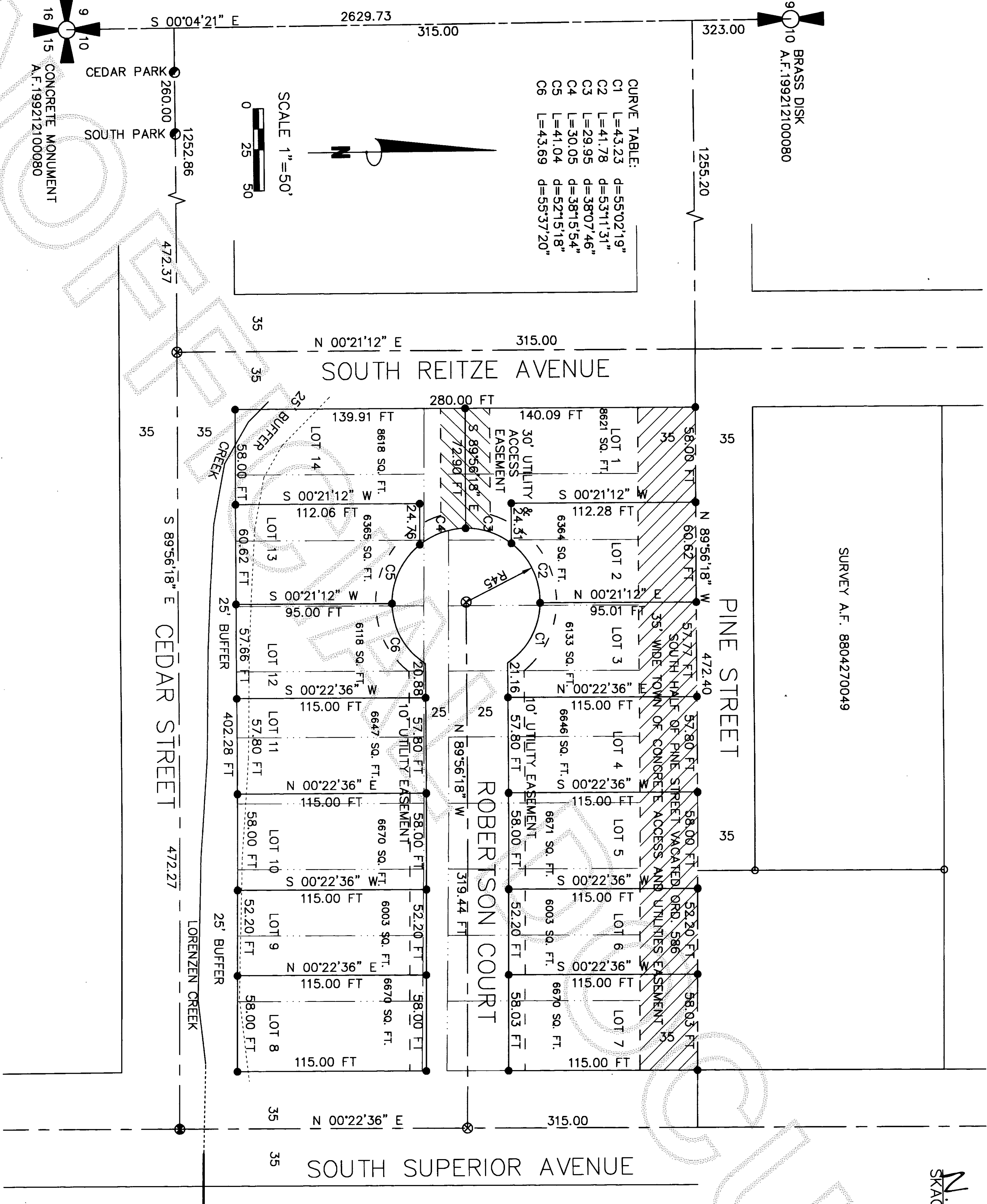
N. Brummett
SKAGIT COUNTY AUDITOR

DEPUTY
M. J. JENSEN

LEGAL DESCRIPTION:
BLOCK 8 OF "GRASSMERE" AS PER PLAT RECORDED IN
VOLUME 3 OF PLATS, PAGE 67 RECORDS OF SKAGIT
COUNTY, WASHINGTON.
TOGETHER WITH THE SOUTH HALF OF VACATED PINE
STREET ADJOINING SAID BLOCK.

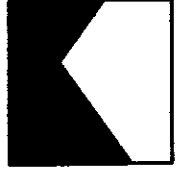
- o FOUND REBAR AND CAP "D.S. 9622" A.F. 8804270049
- o FOUND BRASS SURFACE MONUMENT A.F. 200206050104
- o SET REBAR AND CAP "PEM LS 25971"
- o SET MAGNETIC NAIL
- o SET RAILROAD SPIKE

SURVEY NOTES:
BASIS OF BEARINGS AND BLOCK DIMENSIONS ARE FROM
PREVIOUS SURVEY RECORDED UNDER A.F. 8804270049
AND ARE CALCULATED FROM FOUND SURVEY MARKS ON
THAT SURVEY AND THOSE OF THE CEDAR PARK PLAT
RECORDED UNDER A.F. 20020605104.
THIS SURVEY WAS PERFORMED IN THE FIELD USING A
LEICA TORAL103 ELECTRONIC TOTAL STATION.

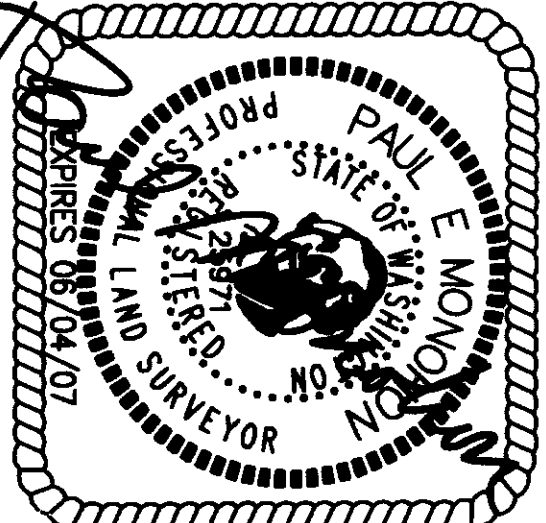


JOB NO.
06-062
SHEET
SUR 1
2 OF 2

CEDAR CREEK PLAT
FOR ROB PETERSON
12838 AVON ALLEN RD.
BURLINGTON, WA 98233



SCHEMMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006



SURVEYORS CERTIFICATE
This map correctly represents
a survey made by me or
under my direction in
conformance with the Survey
Recording Act.

Paul E. Monohon CERT#25971
Date 12-4-06

DESIGNED	PEM
DRAWN	PEM
CHECKED	JB
DATE	BY
REVISIONS	
12-11-06	
CAD FILE: 06-062	
PLOT DATE: 9-7-06	