

AMENDED CEDAR PARK PLAT TRACT A
SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

AUDITOR'S CERTIFICATE



200811030082
Skagit County Auditor

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J. Youngquist
SKAGIT COUNTY AUDITOR

BY DEPUTY

CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER, IN FEE SIMPLE, OR CONTRACT PURCHASER AND MORTGAGE HOLDER OF THE LAND HEREBY SUBSIDIED, DECLARE THIS PLAT AS MY FREE AND VOLUNTARY ACT FOR THE PURPOSES SHOWN HEREIN.

scale of the certificate
THEO INVESTMENTS, L.L.C.

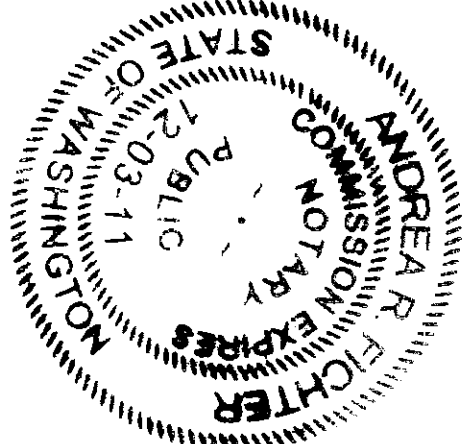
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF Skagit } SS

ON THIS 27 DAY OF October, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND PERSONALLY APPEARED George Theodorakis TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

DATED: October 27, 2008

Andreas E. Ficht
NOTARY PUBLIC FOR THE STATE
OF WASHINGTON, MY COMMISSION
EXPIRES 12/03/11

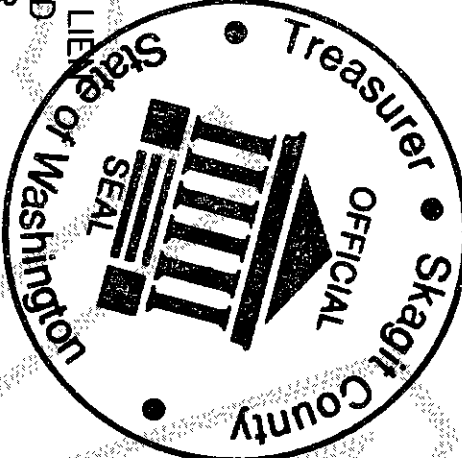


TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES LEVIED, WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED, HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE INCLUDING TAXES FOR THE CURRENT YEAR OF 2008 2009 THIS 30 DAY OF November, 2008.

Andreas E. Ficht
SKAGIT COUNTY TREASURER

DEPUTY TREASURER



I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS DESCRIBED ABOVE HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2008.

CERTIFIED THIS 30 DAY OF October, 2008

I DO HEREBY CERTIFY THAT A DEPOSIT HAS BEEN MADE TO COVER ANTICIPATED TAXES FOR THE YEAR 2008.

Andreas E. Ficht
TOWN OF CONCRETE CLERK/TREASURER

APPROVALS

THE WITHIN AND FOREGOING PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY, CAUSE NO. 07-2-010586-3.

THIS 27 DAY OF October, 2008

Andreas E. Ficht
W/OF
TOWN PLANNER

Andreas E. Ficht
TOWN ENGINEER

VICINITY MAP

SECTION 10, TWP. 35 N., RGE. 8 E., W.M.

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. THE PURPOSE OF THIS PLAT AMENDMENT IS TO REDEFINE THE NATIVE GROWTH PROTECTION AREA, TO REDEFINE THE SETBACK LINE, AND TO REMOVE NOTE 5 FROM THE ORIGINAL CEDAR PLAT, AS PER PLAT RECORDED ON JUNE 5, 2002 UNDER AUDITOR'S FILE NO. 200206050104, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SPECIAL NOTES

- A. THE NATIVE GROWTH PROTECTION AREA ESTABLISHED ON THIS PROPERTY SHALL INCLUDE THE STEEP SLOPES AND EXTENDING SOUTHERLY 20 FEET FROM THE TOP OF SLOPE, NO CONSTRUCTION, CLEARING OR OTHER DISTURBANCES SHALL OCCUR ON THE SITE WITHIN THIS AREA.
- B. TIMBER HARVESTING AND BURNING DURING SCHOOL HOURS SHALL BE PROHIBITED. APPLICANT SHALL OBTAIN AND COMPLY WITH THE REQUIREMENTS OF THE CONCRETE FIRE CHIEF IN OBTAINING A BURNING PERMIT.
- C. APPLICANT SHALL PROVIDE AND MAINTAIN A BARRIER AT ALL OPEN ENTRANCES TO THE SUBJECT PROPERTY ADJACENT TO THE CONCRETE ELEMENTARY SCHOOL TO ENSURE SCHOOL CHILDREN DO NOT ENTER THE SITE DURING THE PROJECT ACTIVITIES.
- D. EROSION AND SEDIMENTATION CONTROL: PROVIDE EROSION AND SEDIMENTATION CONTROL MEASURES IN COMPLIANCE WITH THE BEST MANAGEMENT PRACTICES OF THE DEPARTMENT OF ECOLOGY MANUAL TO PREVENT EROSION DURING CLEARING ACTIVITIES. SIGNIFICANT EXPOSED SOIL AREAS WITHIN THE TIMBER HARVEST SHALL BE COVERED WITH MATERIALS TO CONTROL EROSION. SUCH EROSION CONTROL MEASURES SHALL BE IN PLACE AND MAINTAINED IN ALL DISTURBED AREAS DURING HARVESTING.
- E. ACCESS: PROPONENT SHALL BE REQUIRED TO DETERMINE THE ADEQUACY OF THE ROADWAY TO BE USED AS THE HAUL ROUTE. SUCH ROUTE SHALL BE APPROVED BY THE PUBLIC WORKS DIRECTOR, AND BY SKAGIT COUNTY PUBLIC WORKS. ANY ROADWAY IMPROVEMENTS REQUIRED AS PART OF THE PROJECT SHALL BE COMPLETED AT THE PROPONENT'S EXPENSE. ALL PUBLIC ROADWAYS USED DURING THE PROJECT SHALL BE MAINTAINED OR REPAIRED TO THE SAME OR BETTER CONDITION THAN PRIOR TO THE PROJECT COMMENCEMENT.
- F. PROPONENT SHALL POST A PERFORMANCE BOND IN AN AMOUNT SPECIFIED BY THE PUBLIC WORKS DIRECTOR TO ENSURE ANY DAMAGE TO PUBLIC ROADWAYS FROM THE PROJECT ARE REPAIRED.
- G. PROPONENT SHALL OBTAIN WRITTEN PERMISSION TO ACCESS THE SUBJECT PROPERTY AND TO IMPROVE THE ACCESS ROAD FROM THE CONCRETE SCHOOL DISTRICT.
- H. ALL ACTIVITIES INCLUDING TIMBER HARVESTING, CLEARING AND GRADING SHALL BE IN ACCORDANCE WITH THE GEOHAZARDOUS ASSESSMENT REPORT CONDITIONS, RECOMMENDATIONS, AND MITIGATION MEASURES COMPLETED BY MATERIALS TESTING AND CONSULTING, INC. DATED JUNE 20, 2008 AND ON FILE WITH THE LEAD AGENCY.
- I. TIMBER HARVESTING SHALL NOT OCCUR WITHIN THE 20 FOOT SETBACK AREA FROM THE TOP OF THE SLOPE EXCEPT FOR DANGER TREES AND LIMITED BRANCH REMOVAL IN ACCORDANCE WITH THE GEOHAZARDOUS ASSESSMENT REPORT.
- J. CLEARING LIMITS SHALL BE CLEARLY DELINEATED ON-SITE AND PROTECTED WITH CONSTRUCTION FENCING PRIOR TO ANY TREE REMOVAL.
- K. ANY HAZARD TREES TO BE REMOVED SHALL BE CLEARLY IDENTIFIED BY A QUALIFIED ARBORIST AND APPROVED BY THE PUBLIC WORKS DIRECTOR PRIOR TO REMOVAL.
- L. HEAVY EQUIPMENT SHALL NOT BE USED WITHIN THE SETBACK AREA AT THE TOP OF THE SLOPE.
- M. TIMBER HARVEST ACTIVITIES SHALL BE IN ACCORDANCE WITH THIS APPROVAL, THE NATIVE GROWTH PROTECTION AREA AND REQUIRED SETBACK AREA SHALL BE SURVEYED AND INCLUDED ON THE AMENDED PLAT DOCUMENT.
- N. ONE RESIDENTIAL DRIVEWAY ACCESS FOR TRACT A MAY BE ALLOWED AS INDICATED ON THE PLAT MAP, OR THE DEDICATION AND DEVELOPMENT OF A NEW RESIDENTIAL ACCESS STREET INTERSECTING WITH AND CONNECTING TO THE CONCRETE-SALIK VALLEY ROAD MAY BE ALLOWED, IN CONFORMANCE WITH THE REQUIREMENTS OF CMC 12.04.
- O. ACTIVITIES SHALL COMPLY WITH THE NORTHWEST CLEAN AIR AGENCY REQUIREMENTS DURING PROPOSED ACTIVITIES.
- P. ACTIVITIES SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF CMC 15.16 - CRITICAL AREAS.
- Q. PROPONENT SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- R. TO MAXIMIZE WATER UPTAKE AND MINIMIZE DOWN-SLOPE MOVEMENT OF COULUVIUM, VEGETATION SHOULD BE PLANTED IN A BUFFER ZONE FROM THE CREST FOR A DISTANCE OF 10 FEET WHERE SPACE IS AVAILABLE, ACCORDING TO "VEGETATION MANAGEMENT: A GUIDE FOR PUGET SOUND BLUFF PROPERTY OWNERS" (MAANASHIE, 1993).



9/22/08

AMENDED CEDAR PARK PLAT TRACT A

SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.

9-10 CONCRETE MONUMENT
A.F. NO. 921200080

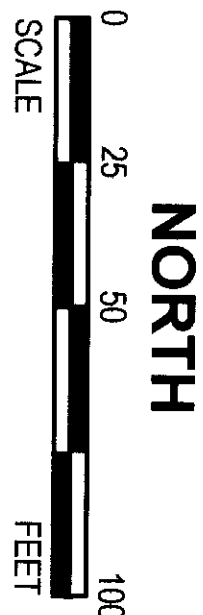
CEDAR STREET

CEDAR PARK



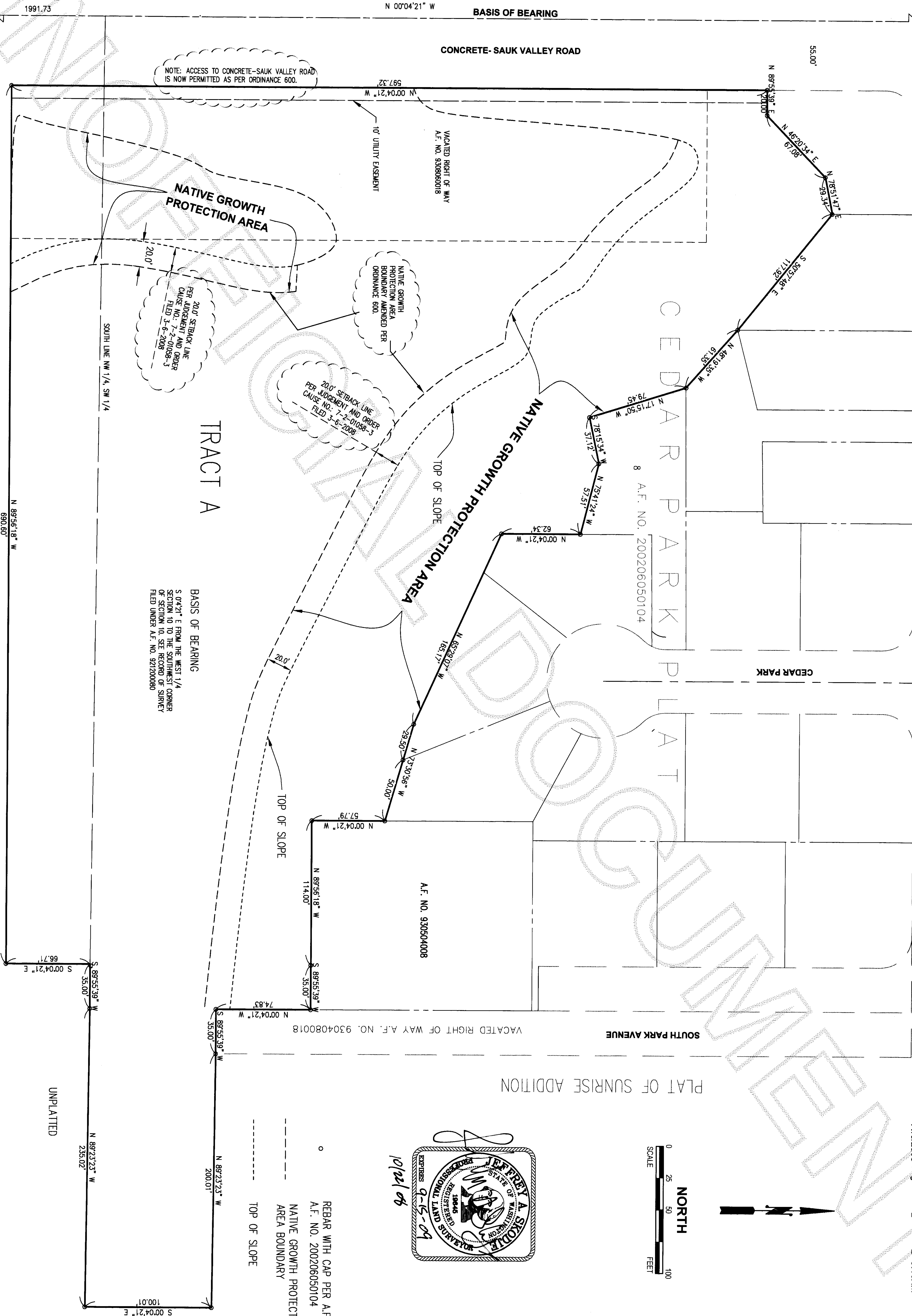
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10/22/08

- REBAR WITH CAP PER A.F.
A.F. NO. 200206050104
- NATIVE GROWTH PROTECTION
AREA BOUNDARY
- TOP OF SLOPE



BASIS OF BEARING
S 0°42' E FROM THE WEST 1/4
SECTION 10 TO THE SOUTHWEST CORNER
OF SECTION 10. SEE RECORD OF SURVEY
FILED UNDER A.F. NO. 921200080

TRACT A

NATIVE GROWTH
PROTECTION AREA

200' SETBACK LINE
PER JUDGMENT AND ORDER
CAUSE NO. 7-2-01058-3
FILED 5-6-2008

NATIVE GROWTH
PROTECTION AREA
BOUNDARY AMENDED PER
ORDINANCE 600.

200' SETBACK LINE
PER JUDGMENT AND ORDER
CAUSE NO. 7-2-01058-3
FILED 5-6-2008

NATIVE GROWTH PROTECTION AREA

TOP OF SLOPE

TOP OF SLOPE

UNPLATTED

PLAT OF SUNRISE ADDITION

SOUTH PARK AVENUE

A.F. NO. 930504008

VACATED RIGHT OF WAY A.F. NO. 9304080018

VACATED RIGHT OF WAY
A.F. NO. 930800018

10' UTILITY EASEMENT

NOTE: ACCESS TO CONCRETE-SAUKEE VALLEY ROAD
IS NOW PERMITTED AS PER ORDINANCE 600.

BASIS OF BEARING

N 00°04'21" W

1991.73

CONCRETE MONUMENT
A.F. NO. 921200080

9-10
16-15

CONCRETE SCHOOL PROPERTY

SHEET 2 OF 2

DWN BY: KH DATE: October 2008
FIELD BOOK: FB 645 PGS 3-8, 50-52

LEONARD, BOUDINOT & SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

SCALE: 1"=50'
JOB NO: 06102