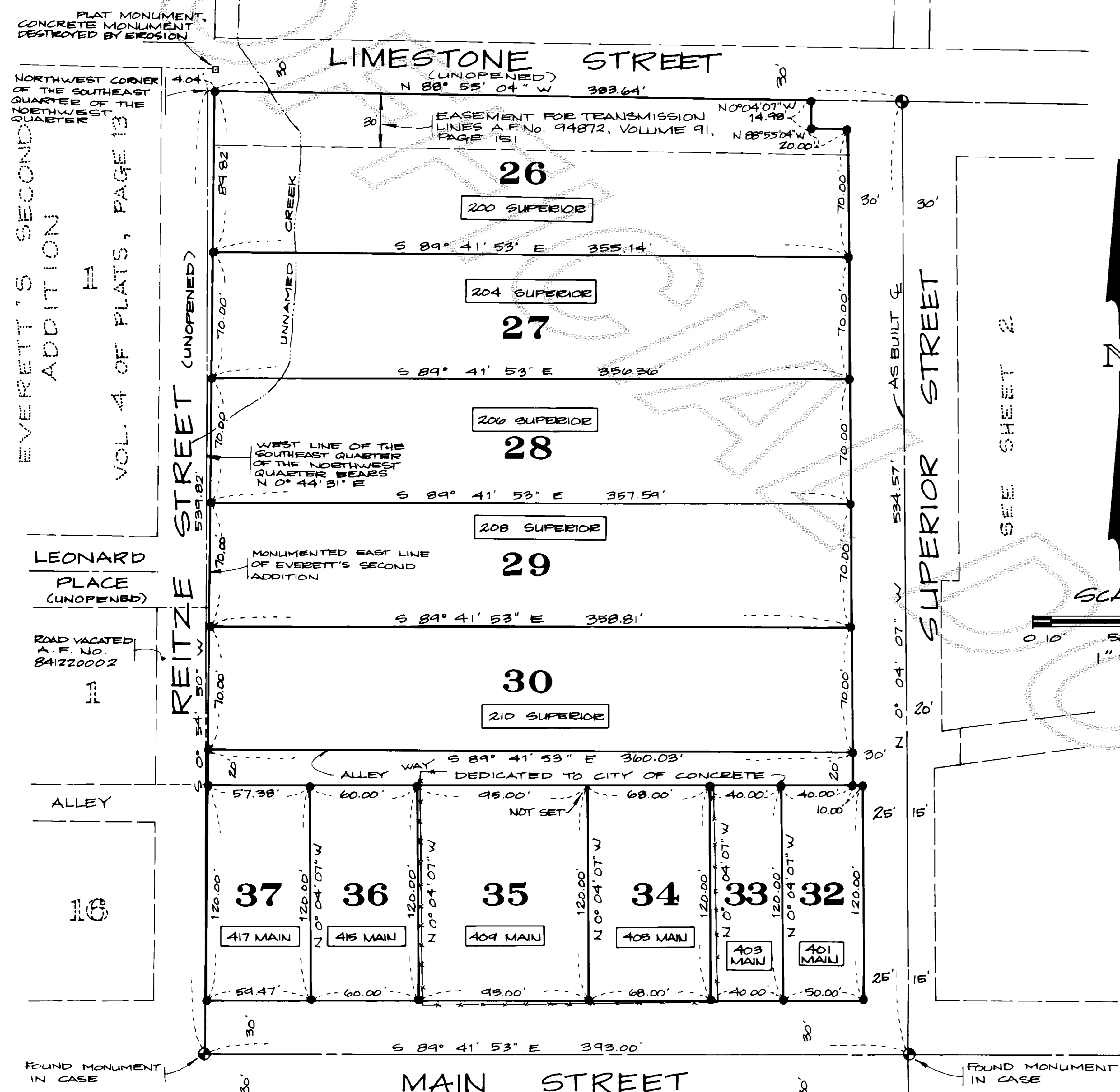


# PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE

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

UNRECORDED PLAT OF MELVILLE'S SUPERIOR ADDITION

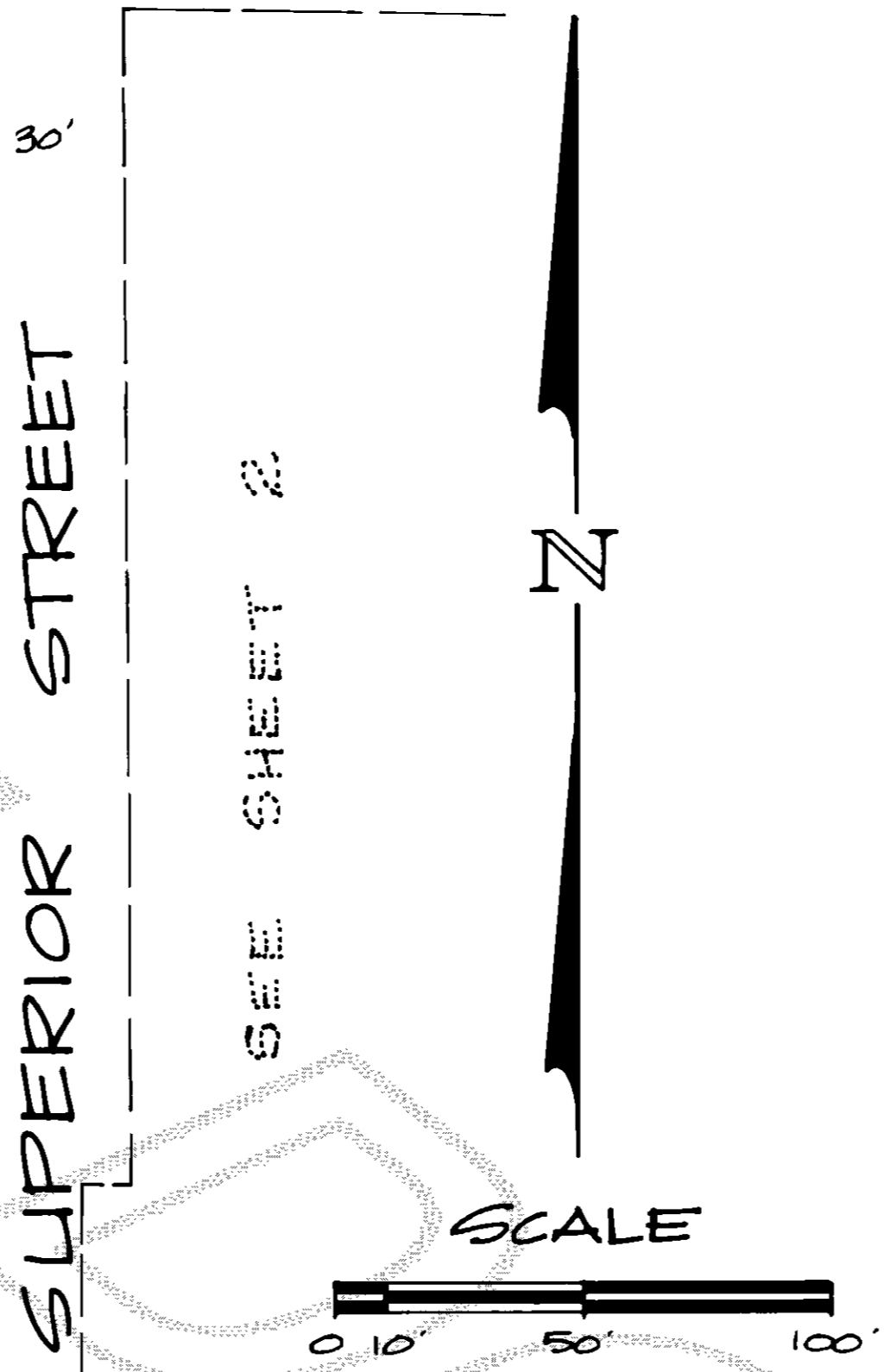
*Leonard Boudinot Skodje*  
3/8  
2/6  
6/6/02



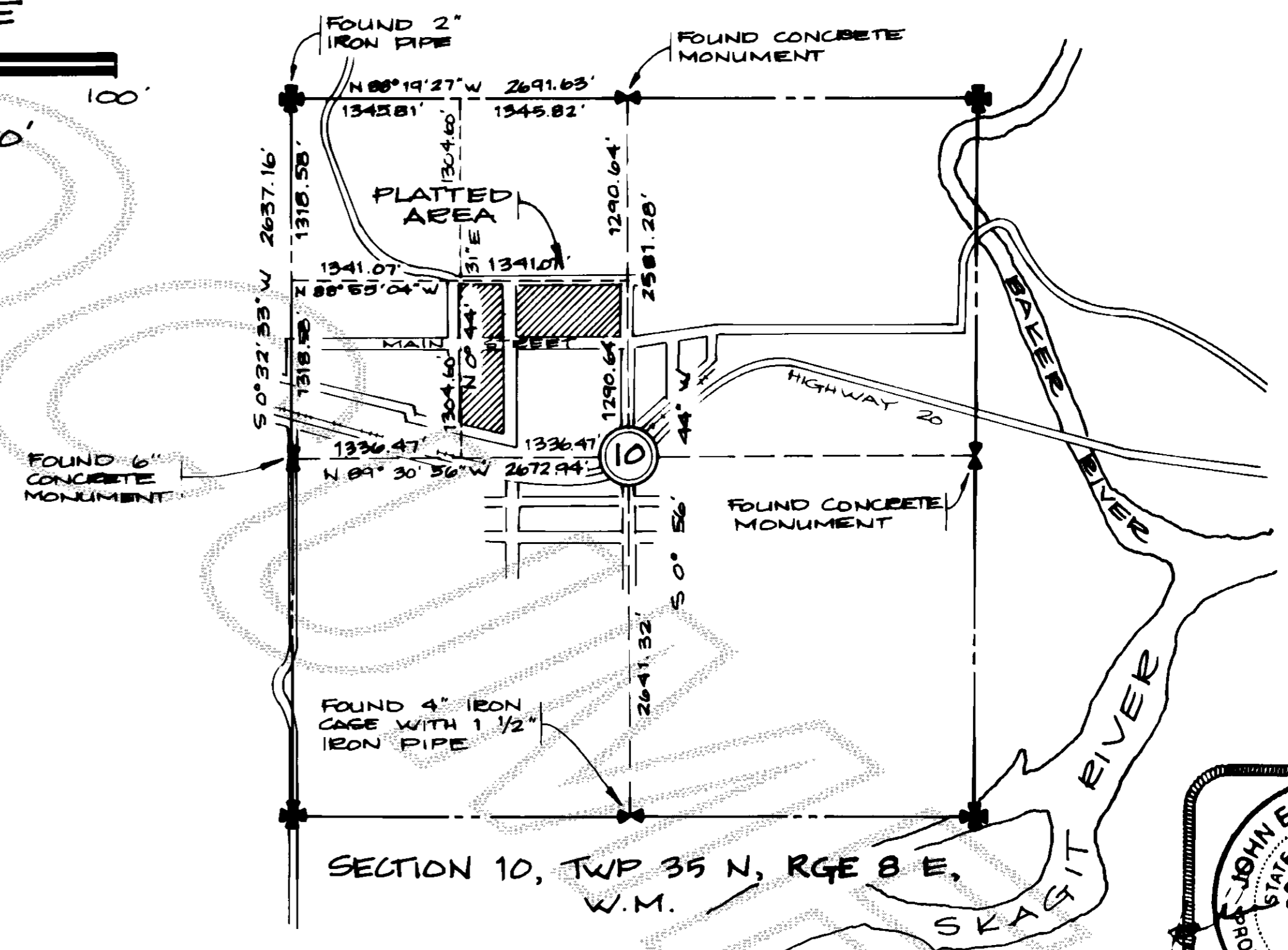
## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LEONARD BOUDINOT & SKODJE, INC. THIS 28 DAY OF APRIL AND RECORDED IN VOLUME 15 OF PLATS, PAGE 116, RECORDS OF SKAGIT COUNTY, WASHINGTON.

*Janet McIntosh*  
SKAGIT COUNTY AUDITOR  
BY:  
*Clayton Jorgensen*  
DEPUTY



## VICINITY MAP



DRAWN BY:	SBK
FIELD BOOK:	454
PROJECT No:	Q2020-A
SHEET No:	1 OF 4

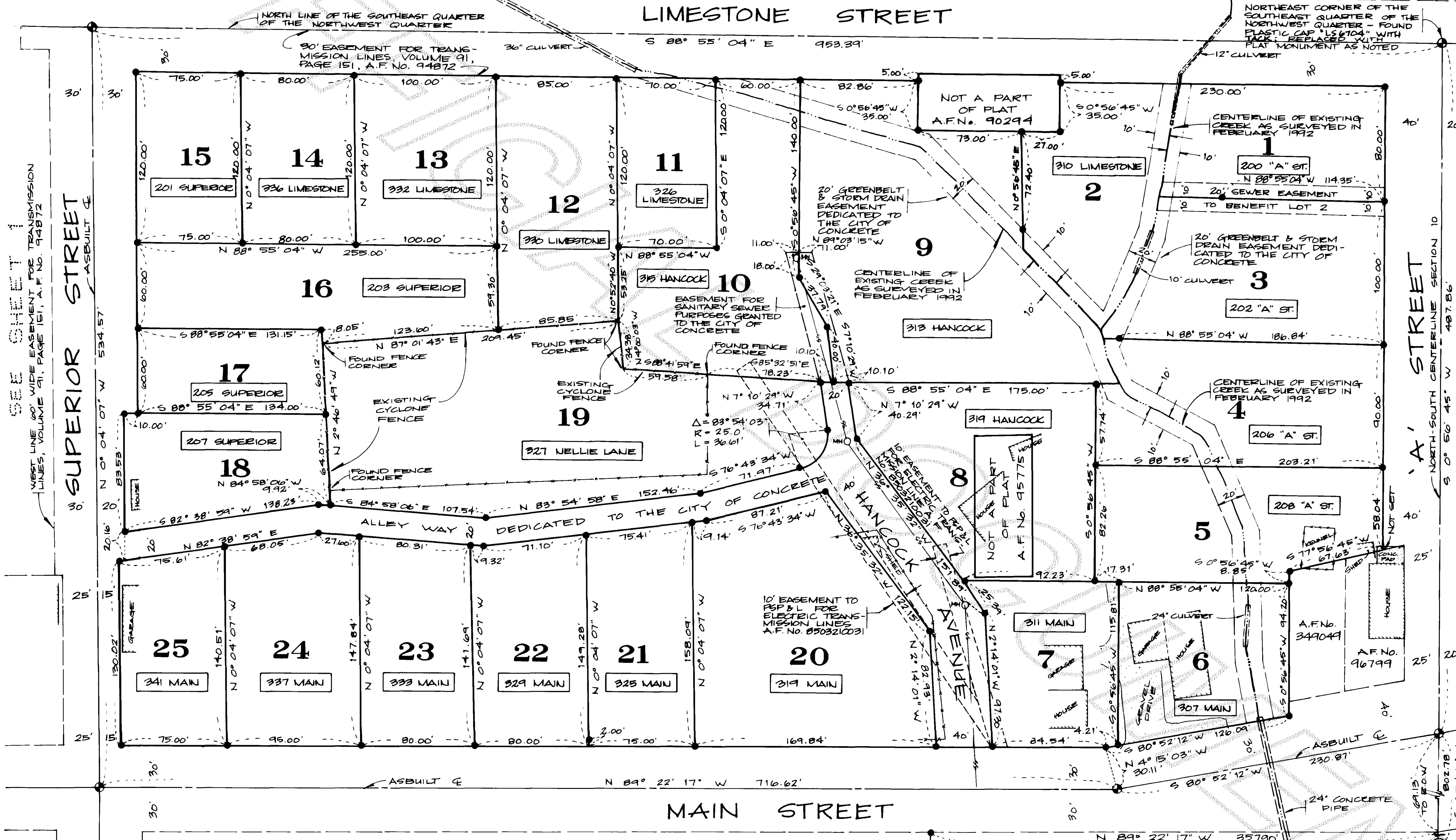
LEONARD, BOUDINOT & SKODJE, Inc.  
CIVIL ENGINEERS & LAND SURVEYORS  
603 SOUTH FIRST STREET, P.O. BOX 1228  
MOUNT VERNON, WASHINGTON 98273  
TEL. (206) 336-5751 FAX (206) 336-3981

# PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE

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

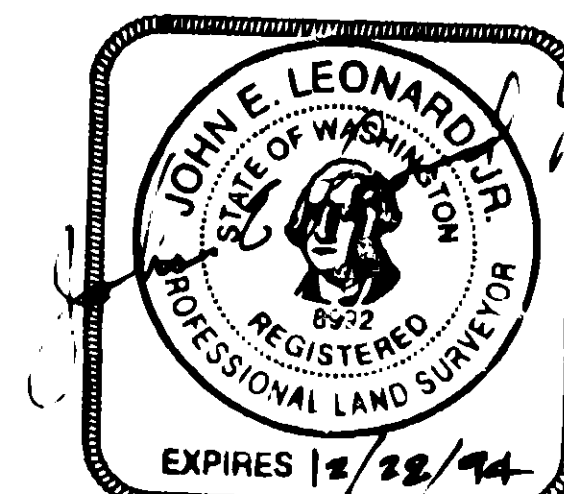
UNRECORDED PLAT OF  
MELVILLE'S SUPERIOR ADDITION

## LIMESTONE STREET



SEE SHEET 1  
WEST LINE 60' WIDE EASEMENT FOR TRANSMISSION  
LINES, VOLUME 91, PAGE 151, A.F. No. 94872

SCALE 1" = 50'  
NORTH-SOUTH CENTERLINE SECTION 10  
N



SEE SHEET 3

STREET ADDRESS

DRAWN BY:	SBK
FIELD BOOK:	BK 454
PROJECT NO.:	02020-A
SHEET NO.:	2 OF 4

LEONARD, BOUDINOT & SKODJE, Inc.  
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SEE SHEET 1

SEE SHEET 2

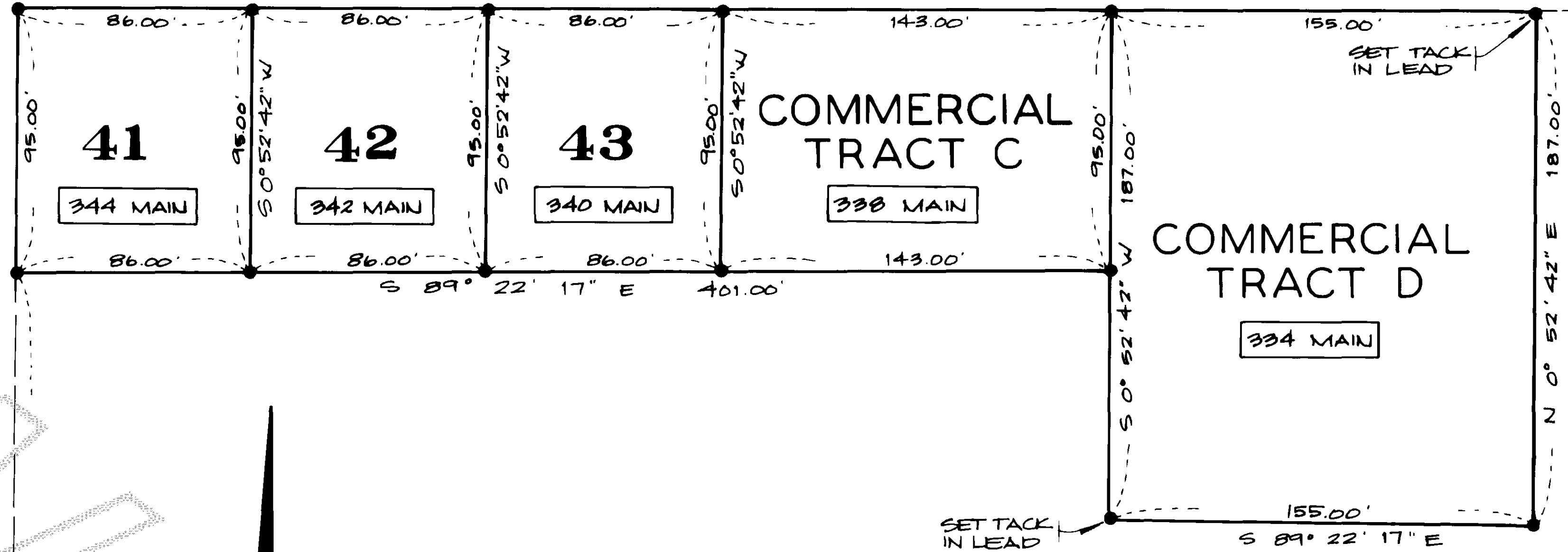
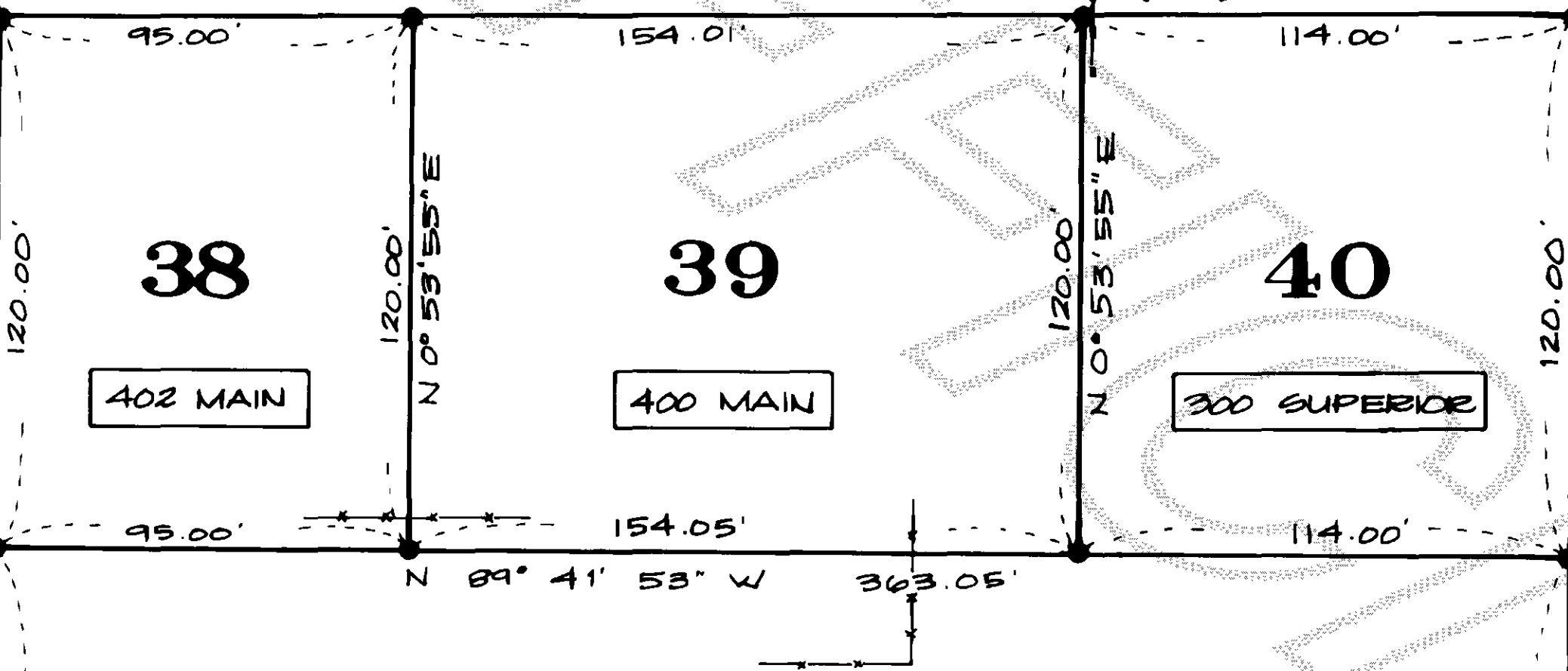
MAIN STREET

S 89° 22' 17" E 716.62

FOUND MONUMENT IN CASE

FOUND MONUMENT IN CASE

S 89° 41' 53" E 393.00'



ADDITION OF PLATS, P. 13

SECOND OF PLATS, P. 13

DUFFY

EVERETT'S VOL. 4

ALLEY

WEST QUARTER CORNER, SECTION 10

TRACT A

314 SUPERIOR

MONUMENTED EAST LINE OF EVERETT'S SECOND ADDITION

N 89° 41' 53" W 363.16'

COMMERCIAL TRACT B

320 SUPERIOR

FOUND CONCRETE MONUMENT

S 0° 53' 55" W 30.51'

S 87° 54' 42" W 363.49'

N 1° 00' 57" E 78.82'

N 79° 07' 28" W 368.80'

N 79° 07' 28" W 368.80'

S 89° 30' 56" E 1336.47'

S 89° 30' 56" E 1336.47'

S 89° 30' 56" E 1336.47'

S 89° 30' 56" E 1336.47'

SUPERIOR STREET

AS BUILT E

S 0° 52' 42" W 708.44'

588.86'

270.00'

262.86'

30.46'

30.46'

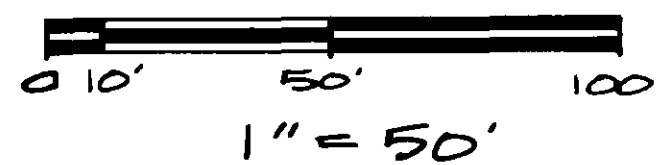
# PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE

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

SKAGIT COUNTY, WASHINGTON

N

SCALE



STREET ADDRESS



DRAWN BY:	SEL
FIELD BOOK:	454
PROJECT No.:	92020-A
SHEET No.:	3 OF 4

LEONARD, BOUDINOT & SKODJE, Inc.  
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# PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE

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

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

John E. Leonard, Jr.  
JOHN E. LEONARD, JR. (F.S. & P.L.S.)  
CERTIFICATE NO. 8992  
DATE 4/13/94



LEONARD, BOUDINOT & SKODJE, INC.  
603 SOUTH FIRST STREET  
P.O. BOX 1228  
MOUNT VERNON, WA 98273  
TEL. (206) 336-5751  
FAX (206) 336-3981

## COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN ON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 1994.

I, Judith M. Meneah, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR

THIS 19 DAY OF April, 1994.

Judith M. Meneah  
SKAGIT COUNTY TREASURER

## CITY TREASURER'S 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 13th DAY OF April, 1994.

Jerry Redford  
CITY OF CONCRETE TREASURER

## APPROVALS

I HEREBY CERTIFY THAT THE WITHIN PLAT OF LONESTAR'S ADDITION TO THE CITY OF CONCRETE IS DULY APPROVED BY THE CONCRETE PLANNING COMMISSION THIS 26th DAY OF APRIL, 1994.

Mary Beth Cherkov  
TOWN PLANNER

LEGAL REQUIREMENTS APPROVED THIS DAY OF April, 1994, 26th.

Nagh R. Ruzjany  
CITY ATTORNEY

APPROVED BY THE COUNCIL OF THE CITY OF CONCRETE, WASHINGTON, THIS 15th DAY OF April, 1994.

Jerry Redford  
ATTENT: CLERK

David H. Williams  
MAYOR

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE LONESTAR NORTHWEST, INC., A WASHINGTON CORPORATION, OWNERS IN THE FREE SIMPLE OR CONTRACT, PURCHASER AND MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, THE 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 CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED ITS CORPORATE NAME TO BE HEREUNTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS 3rd DAY OF April, 1994.

LONESTAR NORTHWEST, INC.

By William C. Papitz BY \_\_\_\_\_

## ACKNOWLEDGMENT

STATE OF WASHINGTON 3 S.S.  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William C. Papitz

SIGNED THIS INSTRUMENT ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE John E. Leonard, Jr.

OF LONESTAR NORTHWEST, INC., A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Signed Thomas M. Brown  
TITLE Notary Public  
DATED 1-5-94  
EXP. DATE 3-6-97



## EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO CITY OF CONCRETE, FLIGHT SOUND POWER & LIGHT CO., GENERAL TELEPHONE CO. OF THE NORTHWEST, INC., CASCADE NATURAL GAS CORP., AND SUMMIT CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDEE AND UPON THE DEDICATED STREETS AND AVENUES SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNED IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

## LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88° 55' 04" WEST, ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1337.03 FEET, TO THE INTERSECTION WITH THE EAST LINE OF EVERETT'S SECOND ADDITION, AS RECORDED IN VOLUME 41 OF PLATS, AT PAGE 13, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 0° 54' 50" WEST ALONG SAID EAST LINE OF EVERETT'S SECOND ADDITION, A DISTANCE OF 1175.00 FEET, TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 79° 07' 28" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 429.13 FEET, TO A POINT THAT IS 30.00 FEET DISTANT AND AT RIGHT ANGLES TO THE EXISTING AS-BUILT CENTERLINE OF SUPERIOR STREET; THENCE NORTH 0° 52' 42" EAST, PARALLEL TO SAID SUPERIOR STREET A DISTANCE OF 588.86 FEET, TO A POINT 125 FEET DISTANT, AS MEASURED AT RIGHT ANGLES, FROM THE EXISTING AS-BUILT CENTERLINE OF MAIN STREET; THENCE SOUTH 89° 22' 17" EAST, PARALLEL WITH AND 125 FEET DISTANT FROM SAID CENTERLINE OF MAIN STREET, A DISTANCE OF 401.00 FEET; THENCE SOUTH 0° 52' 42" WEST A DISTANCE OF 92.00 FEET; THENCE SOUTH 89° 22' 17" EAST PARALLEL WITH SAID CENTERLINE OF MAIN STREET, A DISTANCE OF 155.00 FEET; THENCE NORTH 0° 52' 42" EAST, A DISTANCE OF 187.00 FEET, TO A POINT 30.00 FEET DISTANT AND AT RIGHT ANGLES TO SAID MAIN STREET; THENCE SOUTH 89° 22' 17" EAST, A DISTANCE OF 357.90 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE SAID SOUTHEAST QUARTER; THENCE NORTH 0° 56' 45" EAST, ALONG SAID EAST LINE, A DISTANCE OF 556.99 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED TRACTS OF LAND: 1) ALL AS-BUILT AND EXISTING ROAD, STREET AND ALLEY RIGHT OF WAYS, INCLUDING BUT NOT LIMITED TO, SUPERIOR AVENUE, MAIN STREET, LIMESTONE STREET, "A" AVENUE, HANCOCK AVENUE AND BURPEE HILL ROAD. 2) THE RIGHT OF WAY OF THE GREAT NORTHERN RAILROAD AS CONVEYED BY DEEDS RECORDED UNDER AUDITOR'S FILE NO. 189210, IN VOLUME 38 OF DEEDS, PAGE 28, AND AUDITOR'S FILE NO. 502438. 3) THAT CERTAIN TRACT OF LAND CONVEYED TO JOE FERRACI BY DEED RECORDED UNDER AUDITOR'S FILE NO. 90294, IN VOLUME 86 OF DEEDS, PAGE 559. 4) THAT CERTAIN TRACT OF LAND CONVEYED TO FRANK BITONTI BY DEED RECORDED UNDER AUDITOR'S FILE NO. 349049, IN VOLUME 105 OF DEEDS, PAGE 524, RECORDS OF SKAGIT COUNTY, WASHINGTON. 5) THAT CERTAIN TRACT OF LAND CONVEYED TO G. DOMICE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 915775, IN VOLUME 91 OF DEEDS, PAGE 444. 6) THAT CERTAIN TRACT OF LAND CONVEYED TO E.L. PINE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 916799, IN VOLUME 92 OF DEEDS, PAGE 139.

## SURVEY INSTRUMENTATION AND PROCEDURES

THIS SURVEY WAS CONDUCTED IN THE FIELD USING A LIENA SET-4A ELECTRONIC TOTAL STATION.

## COVENANTS AND RESTRICTIONS

1. WATER AND SEWER SERVICE CONNECTIONS ARE NOT PROVIDED FOR EVERY LOT WITHIN THIS PLAT. LOT OWNERS SHALL BE REQUIRED TO CONTACT AND COORDINATE THESE SERVICE CONNECTIONS WITH THE CITY OF CONCRETE PUBLIC WORKS DEPARTMENT.
2. LOT OWNERS SHALL BE REQUIRED TO OBTAIN AN ACCESS PERMIT FROM THE CITY OF CONCRETE FOR ALL ACCESS LOCATIONS IN BOTH RESIDENTIAL AND COMMERCIAL LOTS.
3. DEVELOPMENT OF COMMERCIAL TRACTS WITHIN THIS PLAT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF CONCRETE PLANNING COMMISSION AND COUNCIL.

## NOTES

1. ● - INDICATES SET 1/2" REBAR WITH YELLOW CAP MARKED "LEONARD LS 8992" OR AS NOTED.
2. ○ - SET 4" ALUMINUM SURFACE MONUMENT STAMPED "LONESTAR'S ADDITION LS 8992 1993" OR AS NOTED.
3. SEWAGE DISPOSAL - CITY OF CONCRETE
4. WATER - CITY OF CONCRETE
5. ZONING - RESIDENTIAL AND COMMERCIAL

## BASIS OF BEARING

THE NORTHWEST CORNER SECTION 10 TO THE WEST QUARTER CORNER SECTION 10 AS SHOWN HEREBY BEARS SOUTH 0° 32' 33" WEST.

DRAWN BY:	SBK
FIELD BOOK:	454
PROJECT NO.:	92020-A
SHEET NO.:	4 OF 4

LEONARD, BOUDINOT & SKODJE, INC.  
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