

9412080088

State of Washington  
County of Skagit

### ACKNOWLEDGMENTS

I certify that I know or have satisfactory evidence that Paul Schweiss signed this instrument and acknowledged it to be their free and voluntary act and deed for the purpose and use mentioned.

Anacortes, Skagit  
Residing at

M. Sparks  
Notary Public

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that signed this instrument and acknowledged it to be their free and voluntary act and deed for the purpose and use mentioned.

Residing at

Notary Public

### CONSENT

Know all persons by these presents that the undersigned subdividers hereby certify that this Short Plat is made as their free and voluntary act and deed. We further declare that the land described by this Short Subdivision has not been previously Short Platted within the preceding five years, and may not be further subdivided within five years from the date of approval of this short plat

Paul Schweiss  
Paul Schweiss

4300-1-1  
530

FOUND MONUMENT  
IN CASE

**Basis of Bearing**  
Record of Survey as filed in Book 7, of Surveys, AF, number 8702242242, records of Skagit County  
Found monuments on 17th Street as shown on R.O.S. Book 7, page 37, Records of Skagit County Bearing N 89° 57' 23" W  
This survey was performed in the field with a Lietz Set 4 Electronic Measuring Theodolite.  
Scale 1" = 40'

Centerline

Burlington

"Q" Street

Northern

### LEGAL DESCRIPTION

Parcel "A"  
That portion of Government Lot 2 of Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North line of 19th Street produced, 180 feet East of the East line of Commercial Avenue as established in the City of Anacortes, Washington; thence North 100 feet to the South line of the alley in Block 47, produced; thence East to the West line of the right-of-way of the Great Northern Railway Co.; thence in a Southeastly direction along said right-of-way to the North line of said 19th Street produced; thence West to POINT OF BEGINNING.

Parcel "B"  
Part of Government Lot 2, Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North line of 19th Street, produced East from the "City of Anacortes," according to the plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, 150 feet East of the East line of Commercial Avenue in said city; thence East 30 feet; thence North 100 feet; thence West 30 feet; thence South 100 feet to the point of beginning; except the North 8 feet thereof conveyed to the City of Anacortes by deed recorded in Volume 137 of deeds, page 443, under Auditor's File No. 188734.

Parcel "C"  
That portion of Government Lot 2 in Section 19, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the South line of 18th Street produced 175 feet East of the East line of Commercial Avenue; thence South 100 feet; thence East to the West line of Seattle-Montana Railway right-of-way (now Great Northern Railway); thence Northwesterly along the West line of said right-of-way to a point due North of the place of beginning; thence South to the place of beginning.

Parcel "D"  
All that portion of the Seattle Montana Railway right-of-way (now Burlington Northern Railway) in Government Lot 2, Section 19, Township 35 North, Range 2 East, lying Westerly of the Westerly line of that portion of the Great Northern Railway Company right-of-way in said Government Lot 2, as conveyed to the City of Anacortes and described in quit claim deed for street purposes from the Great Northern Railway Company and recorded under Auditor's File No. 898810, and lying Westerly of the centerline of 20th Street, as produced and lying south of the following described line:

Commencing at a monument in case of the intersection of 18th Street and Commercial Avenue as denoted on survey map filed in Book 3 of surveys at page 155, under Auditor's File No. 8112170008, records of Skagit County, Washington; thence South 0°00'15" East along the centerline of Commercial Avenue, a distance of 40.00 feet; thence South 89°56'30" East, a distance of 40.00 feet to the East line of Commercial Avenue; thence centerline South 89°56'30" East, a distance of 175.00 feet; thence North 0°00'15" West, parallel with the centerline of Commercial Avenue a distance of 63.88 feet to an intersection with the Westerly line of the Burlington Northern Railroad right-of-way, said point being the TRUE POINT OF BEGINNING of this line description; thence South 89°56'30" East a distance of 128.62 feet to the Westerly line of that tract of land conveyed to the City of Anacortes under Auditor's File No. 898810, records of Skagit County, Washington.

Parcel "E"  
That portion of Gov. Lot 2, in sec. 19, Township 35 North, Range 2 East of the W.M., lying between the North and South line of 19th St. as established in the City of Anacortes, if extended, and between the East line of Commercial Ave., and the Westerly line of the right-of-way of the Great Northern Railway Co.; Except the west 150 feet thereof;

Parcel F: (VACATED ALLEY)  
That portion of Gov. Lot 2 in Section 19, Township 35 North, Range 2 East of the W.M., as described as follows:

Beginning at a point on the South line of 18th Street produced, 175 feet East of the East line of Commercial Ave.; thence South 100 feet to the Southwest corner of Parcel C as shown on record of survey filed in Book 7, of Surveys, on page 37, records of Skagit County, Washington, being the true point of beginning; thence South 89°56'30" East along the South line of Parcel C a distance of 72.63 feet; thence South 23°23'50" East a distance of 17.44 feet to the Northeast corner of Parcel A as shown on said record of survey; thence North 89°56'30" West a distance of 74.70 feet; thence South 0°00'15" East a distance of 7.84 feet; thence 0°00'15" West a distance of 23.78 feet to the true point of beginning.

Situated in Skagit County

Subject to all easements of record.

Skagit County, the lands herein described, have been fully paid and discharged according to the records of my office including taxes for the current year of 1994. This 2nd day of December, 1994.

### TREASURER'S CERTIFICATE

Julie Ann Mearns  
SKAGIT COUNTY TREASURER

### TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments, and that all special assessments on any of the property herein contained and dedicated as streets, alleys or for other public use are paid in full. This 2nd day of December, 1994.

James K. Schmitt  
ANACORTES CITY TREASURER

### NOTES

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Zoning - COMMERCIAL
3. Sewage Disposal - CITY OF ANACORTES
4. Water - CITY OF ANACORTES
5. ● - Indicates iron rod set with yellow cap marked "Leonard 8992"
6. ○ - Indicates existing iron pipe or iron rod found.
7. Chapter 15.20 of the Anacortes Municipal Code will apply to any Building Permit application in this plat. If upon application for a building permit the City requires the dedication of right-of-way pursuant to Chapter 15.20 of the Anacortes Municipal Code and road dedication to the frontage of any lot in this short plat, the City may require the easterly 10 feet of any lot(s) either by purchase or condemnation. Such a dedication will only be required to be paid by a developer as a condition of building permit approval if the development subject to the building permit would, if constructed, create the need for road improvements requiring the dedication and if the improvements are to be constructed simultaneously with the construction of the development so that the road improvements serve the development at the time it is ready for occupancy.

County Assessor's Parcel Numbers

350219-0-024-0008 350219-0-010-0004  
350219-0-030-0000 350219-0-014-0109  
350219-0-041-0007

### APPROVALS

The within and foregoing Short Plat is approved in accordance with the provisions of the City of Anacortes Short Plat Ordinance.

This 28th Day of November, 1994

Paul Schweiss  
Planning Director

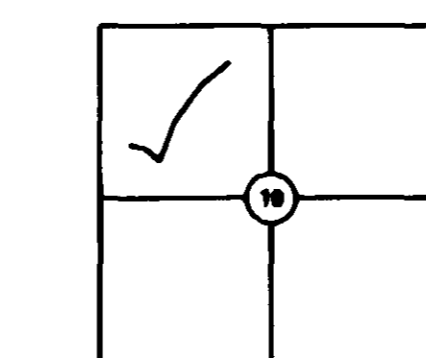
Paul Schweiss  
City Engineer

### AUDITOR'S CERTIFICATE

Filed for Record this 8 day of Dec, 1994 at 4:26 P.M. in Book 4 of Short Plats at Page 154, at the request of Leonard, Boudinot, and Skodje Inc. under Auditor's File Number 9412080088

John E. Leonard  
County Auditor

John E. Leonard  
By Deputy

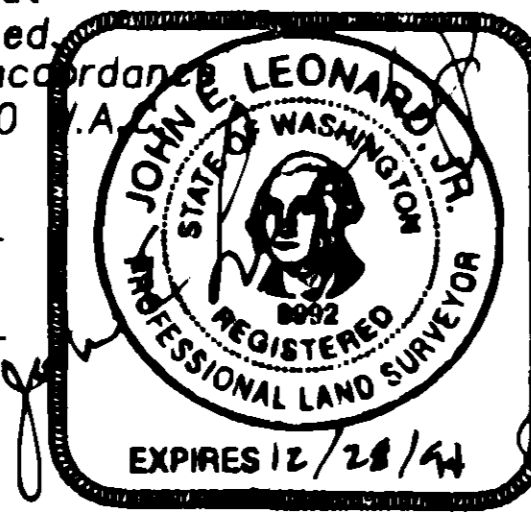


LOCATED IN THE NW 1/4 OF SECTION 19, TOWNSHIP 35 NORTH RANGE 2 EAST, W.M.

### SURVEYOR'S CERTIFICATE

I hereby certify that this short subdivision is based on an actual survey, which is retracable and based on a true subdivision of the section, that the distances, courses, and angles are shown thereon correctly, and that monuments have been set and lot corners staked on the ground as shown on the Short Plat in accordance with the provisions contained in Chapter 332.130 of the Revised Code of Washington.

JOHN E. LEONARD, P.E. and P.L.S.  
Certificate No. 8992 Date 11/3/94



SHORT PLAT NUMBER: ANA 94-002 DATE: JULY 8, 1994

**NORTH ISLAND BOAT COMPANY**  
Gov. Lot 2, Sec 19, T 35 N, R 2 E. W.M.  
CITY OF ANACORTES, SKAGIT COUNTY WASHINGTON

FIELD BOOK 472/57  
DATE Mar 94  
P.O. BOX 1220 ANACORTES, WA 98273 (206) 294-8781  
SCALE: 1" = 40'  
JOB NO. 93101

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