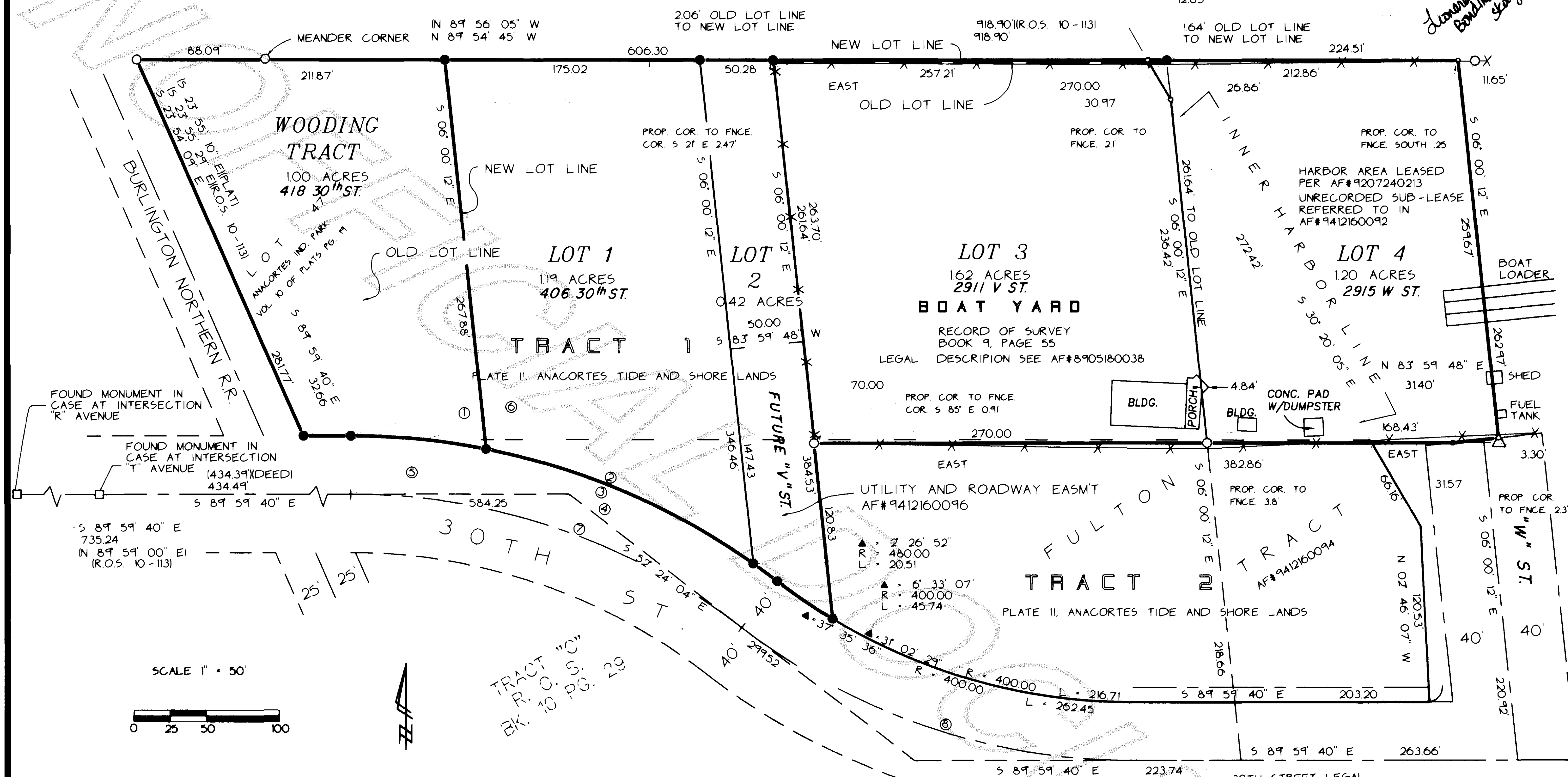


NW 1/4, SECTION 30, T 35 N, R 2 E., W.M.

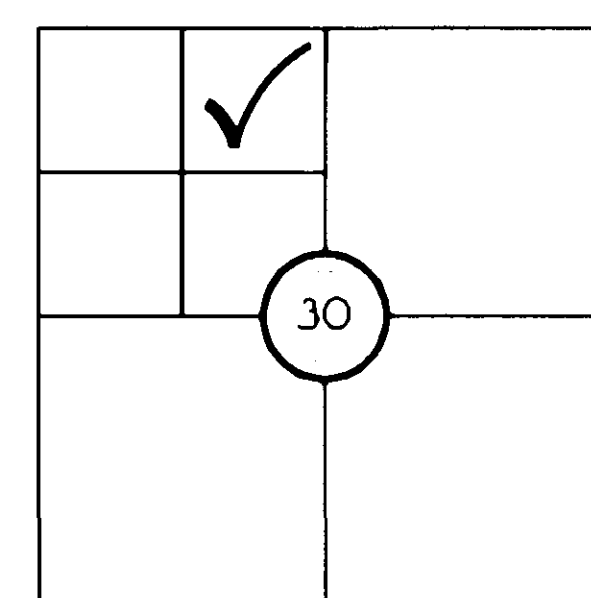
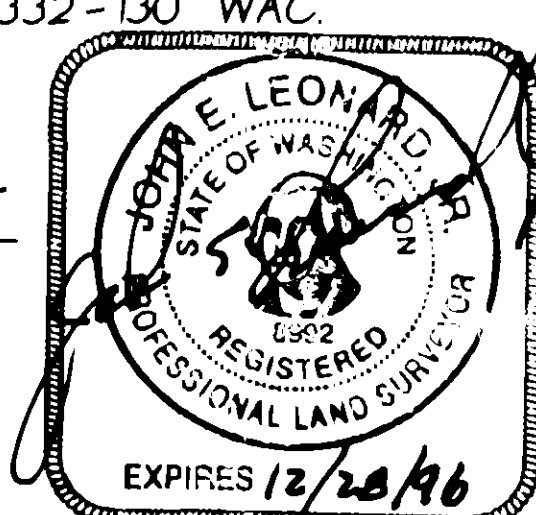
R. O. S. BK. 10 PGS. 113-118



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT SUBDIVISION AND LOT LINE ADJUSTMENT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE 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 WAC.

JOHN E. LEONARD, P. E. AND P. L. S.
CERTIFICATE NO. 8992 DATE 2/14/95



SECTION 30, T35N, R2E, W.M. VICINITY MAP

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 16 DAY OF Feb. 1995, AT 10:09 O'CLOCK A.M., IN BOOK 11 OF SHORT PLATS AT PAGE 183-184, AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NO. 9502160015

Kathy Hill
SKAGIT COUNTY AUDITOR

Cheryl Jungquist
DEPUTY

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
①	06° 03' 20"	480.00'	25.39'	50.73'
②	23° 57' 57"	480.00'	101.88'	200.77'
③	33° 26' 13"	480.00'	144.18'	280.12'
④	37° 35' 36"	480.00'	163.37'	314.94'
⑤	11° 10' 47"	480.00'	46.98'	93.66'
⑥	05° 07' 27"	480.00'	21.48'	42.93'
⑦	37° 35' 36"	440.00'	149.76'	288.70'
⑧	37° 35' 36"	440.00'	149.76'	288.70'

SHEET 1 OF 2

SHORT PLAT NUMBER: 94-005 DATE: 2/10/95

CITY OF ANACORTES

LOT LINE ADJUSTMENT AND SHORT PLAT
A PORTION OF PLATE II, ANACORTES TIDE AND SHORELANDS
AND ALL OF LOT 47, "ANACORTES INDUSTRIAL PARK" (VOL. 10, PG. 19)
LOCATED IN THE NORTHWEST 1/4, SECTION 30, T. 35 N., R. 2 E., W.M.
CITY OF ANACORTES

DWN BY: MJ DATE: DEC. 94
FIELD BOOK: 520 PG 6

LEONARD, BOUDINOT and SKODJE, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 SOUTH FIRST ST., MOUNT VERNON, WA 98273

SCALE: 1" = 50'
JOB NO: 94285

V.11 Sh. Plat pg 183

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR: SHORT PLAT
EXHIBIT "A"

ALL THAT PORTION OF TRACTS 1 AND 2, PLATE II, TIDE AND SHORE LANDS WITHIN SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., "ANACORTES HARBOR" ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 30TH STREET AND "T" AVENUE; THENCE SOUTH 89°59'40" EAST 584.25 FEET; THENCE SOUTH 52°24'04" EAST 299.52 FEET; THENCE SOUTH 89°59'40" EAST 223.74 FEET; THENCE NORTH 06°00'12" WEST 218.66 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO ERNEST ARMSTRONG, ETUX, BY DEED RECORDED MAY 18, 1989, UNDER AUDITOR'S FILE NO. 8905180038, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 90°00' EAST 1128.3 FEET TO AN INTERSECTION WITH THE INNER HARBOR LINE; THENCE NORTH 30°20'05" WEST ALONG SAID INNER HARBOR LINE 303.58 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 1, PLATE II; THENCE NORTH 89°56'05" WEST ALONG THE NORTH LINE THEREOF FOR 482.52 FEET TO A POINT LYING 211.87 FEET EASTERLY OF ITS INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 47; THENCE SOUTH 6°00'12" EAST FOR 267.88 FEET TO THE NORTHERLY MARGIN OF 30TH STREET, AS CONVEYED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8906290047, SAID POINT LYING ON A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 11°10'7" WEST A DISTANCE OF 480.00 FEET; THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 26°24'49" AN ARC LENGTH OF 221.28 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 400 FEET; THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 63°30'7" AN ARC LENGTH OF 45.74 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT PREVIOUSLY CONVEYED TO DAVID FULTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9412160094; THENCE NORTH 6°00'12" WEST ALONG THE WEST LINE OF SAID FULTON TRACT FOR 120.83 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 90°00' EAST ALONG THE NORTH LINE THEREOF FOR 270 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

ALL THAT PORTION OF TRACTS 1 AND 2, PLATE II, TIDE AND SHORE LANDS WITHIN SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, AND THAT PORTION OF THE HARBOR AREA IN FRONT OF SAID TRACTS 1 AND 2, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 30TH STREET AND "T" AVENUE; THENCE SOUTH 89°59'40" EAST 584.25 FEET; THENCE SOUTH 52°24'04" EAST 299.52 FEET; THENCE SOUTH 89°59'40" EAST 223.74 FEET; THENCE NORTH 06°00'12" WEST 218.66 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO ERNEST ARMSTRONG, ETUX, BY DEED RECORDED MAY 18, 1989, UNDER AUDITOR'S FILE NO. 8905180038, AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 90°00' EAST 1128.3 FEET TO AN INTERSECTION WITH THE INNER HARBOR LINE, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 90°00' EAST FOR 87.17 FEET TO A POINT 200 FEET EAST OF THE SOUTHEAST CORNER OF SAID ARMSTRONG TRACT; THENCE NORTH 6°00'12" WEST FOR 261.64 FEET TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT 1, PLATE II; THENCE WEST FOR 213 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT 1, PLATE II; THENCE SOUTH 30°20'05" EAST ALONG THE INNER HARBOR LINE FOR 303.58 FEET TO THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR: WOODING TRACT

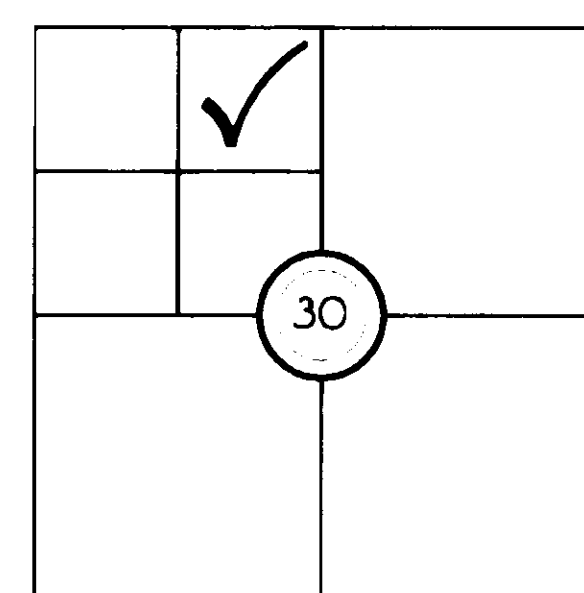
ALL THOSE PORTIONS OF LOT 47, "ANACORTES INDUSTRIAL PARK ADDITION," ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 10 OF PLATS, ON PAGES 19 THROUGH 21, IN THE AUDITOR'S OFFICE OF SKAGIT COUNTY, WASHINGTON, AND OF TRACTS 1 AND 2, PLATE II, TIDE AND SHORE LANDS OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST W.M., "ANACORTES HARBOR," ACCORDING TO THE MAP THEREOF ON FILE IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 47; THENCE NORTH 23°54'09" WEST, (NORTH 23°55'10" WEST PLAT) ALONG THE WESTERLY LINE THEREOF, FOR A DISTANCE OF 281.77 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 1; THENCE SOUTH 89°56'05" EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID TRACT 1, FOR A DISTANCE OF 211.87 FEET; THENCE SOUTH 6°00'12" EAST FOR A DISTANCE OF 267.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF 30TH STREET AS CONVEYED TO THE PUBLIC BY INSTRUMENT DATED JUNE 8, 1989, AND RECORDED UNDER AUDITOR'S FILE NO. 8906290047, RECORDS OF SAID COUNTY AND STATE, SAID POINT LYING ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 11°10'7" WEST A DISTANCE OF 480.00 FEET; THENCE WESTERLY FOLLOWING SAID CURVE TO THE LEFT ALONG SAID NORTHERLY RIGHT-OF-WAY MARGIN THROUGH A CENTRAL ANGLE OF 11°10'47" FOR AN ARC DISTANCE OF 93.66 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°59'40" WEST, CONTINUING TO FOLLOW SAID NORTHERLY RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 32.66 FEET TO THE POINT OF BEGINNING.

SOURCE OF LEGAL DESCRIPTIONS IS CHICAGO TITLE INSURANCE COMPANY ENDORSEMENT NO. 5A-14379 TO SUBDIVISION GUARANTEE NO. 48 0031 30 000043, MODIFIED HEREON

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. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS, ARE THE RESPONSIBILITY OF THE LOT OWNERS, AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP MARKED "8992"
7. ○ - INDICATES FOUND IRON ROD WITH YELLOW CAP MARKED "LEONARD 8992"
8. △ - INDICATES SET PK NAIL.
9. ○ - INDICATES PROPERTY CORNER NOT SET.
10. BASIS OF BEARING IS THE CENTERLINE OF 30TH STREET BETWEEN FOUND MONUMENTS AT INTERSECTIONS OF "R" AVENUE AND "T" AVENUE BEING S 89° 59' 40" E PER RECORD OF SURVEY, RECORDED IN BOOK 9, AT PAGE 55
11. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A TOTAL STATION.
12. DEVELOPER: CITY OF ANACORTES
13. SKAGIT COUNTY ASSESSORS PARCEL NUMBERS: 350230-0-207, 350230-0-209, 350230-0-028, 350230-0-027, 350230-0-023, 350230-0-125, 350230-0-127



SECTION 30, T35N, R2E, W.M.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT AND LOT LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED. WE FURTHER DECLARE THAT THE LAND DESCRIBED BY THIS SHORT SUBDIVISION AND LOT LINE ADJUSTMENT 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.

H. Dean Maxwell
MAYOR, CITY OF ANACORTES

Ernest Armstrong
ERNEST ARMSTRONG

Elizabeth Armstrong
ELIZABETH ARMSTRONG

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT AND LOT LINE ADJUSTMENT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE.

THIS 26th DAY OF January, 1995

Sam L. Mence
PLANNING DIRECTOR

Adam Bruchner
CITY ENGINEER

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF ISLAND } ss

ON THIS 10th DAY OF February, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED H. Dean Maxwell, Ian S. Mence,

and Gordon Bruchner

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT they SIGNED AND SEALED THE SAME AS their FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

George Khtarian
NOTARY PUBLIC

February 10, 1995
DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF ISLAND } ss

ON THIS 10th DAY OF February, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Ernest Armstrong and Elizabeth Armstrong

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT they SIGNED AND SEALED THE SAME AS their FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Elizabeth Armstrong
NOTARY PUBLIC

February 10, 1995
DATE

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 10th DAY OF February, 1995

George Khtarian
ANACORTES CITY TREASURER

TREASURER'S CERTIFICATE

THIS IS TO 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 CURRENT YEAR OF 1994.

CERTIFIED THIS 26th DAY OF February, 1995

Janet M. Mence
SKAGIT COUNTY TREASURER

SHEET 2 OF 2

SHORT PLAT NUMBER: 94-005		DATE: 2-10-95	
CITY OF ANACORTES			
LOT LINE ADJUSTMENT AND SHORT PLAT			
A PORTION OF PLATE II, ANACORTES TIDE AND SHORELANDS,			
AND ALL OF LOT 47, "ANACORTES INDUSTRIAL PARK" (VOL. 10, PG. 19)			
LOCATED IN THE NORTHWEST 1/4, SECTION 30, T. 35 N., R. 2 E., W.M.			
CITY OF ANACORTES			
DWN BY: MJ	DATE: DEC. 94	LEONARD, BOUDNOT and SKODJE, INC.	
FIELD BOOK: 520	PG. 6	CIVIL ENGINEERS AND LAND SURVEYORS	
		603 SOUTH FIRST ST., MOUNT VERNON, WA 98273	
		SCALE: 1" = 50'	JOB NO: 94285