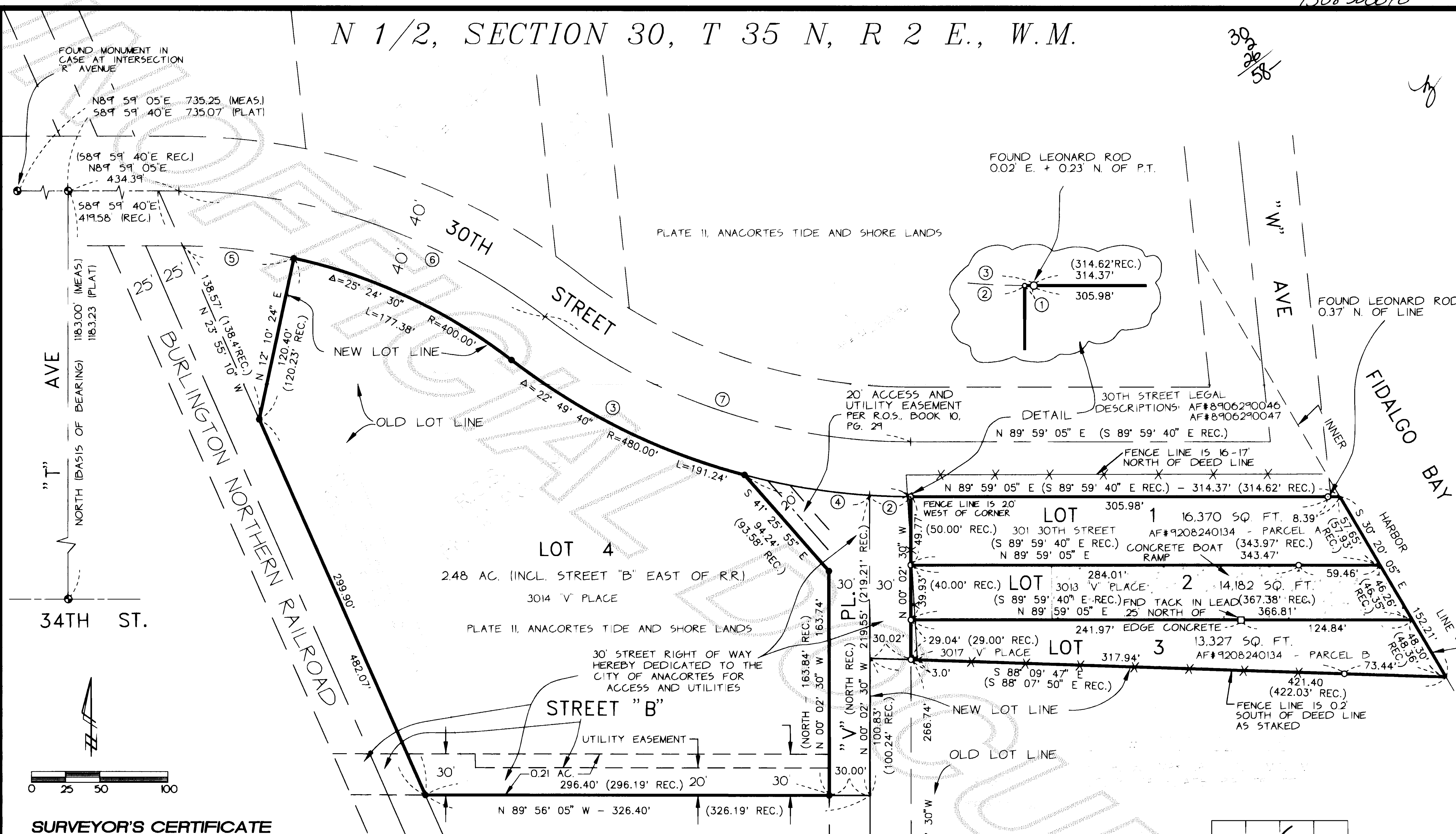


9508300040

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

30
28
58

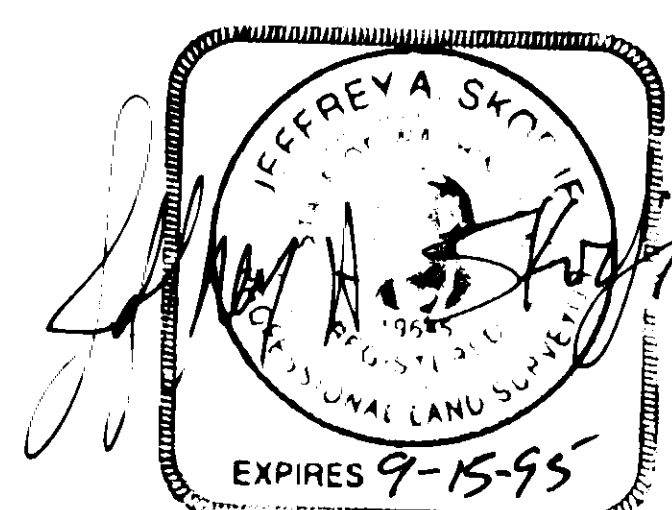


SURVEYOR'S CERTIFICATE

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.

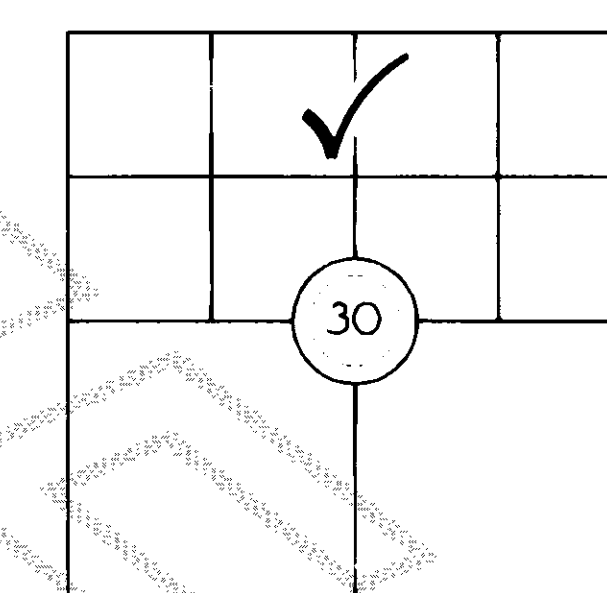
JEFFREY A. SKODJE P.L.S.
CERTIFICATE NO. 19645

DATE 6/23/95



CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
①	00° 00' 08"	480.00'	0.01'	0.02'
②	03° 35' 00"	480.00'	15.01'	30.02'
③	37° 35' 36"	480.00'	163.37'	314.94'
④	11° 10' 48"	480.00'	46.98'	93.66'
⑤	11° 46' 33"	400.00'	41.25'	82.21'
⑥	37° 35' 36"	440.00'	149.76'	288.70'
⑦	37° 35' 36"	440.00'	149.76'	288.70'



SECTION 30, T35N, R2E, WM.
VICINITY MAP

SHEET 1 OF 2

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF August, 1995, AT 10:30 O'CLOCK
H. M., IN BOOK 12 OF SHORT PLATS AT PAGE 21-22, AT THE REQUEST OF LEONARD,
BOUDINOT AND SKODJE, INC. UNDER AUDITOR'S FILE NO. 9508300040

Kathy Hull
SKAGIT COUNTY AUDITOR

Judy L. Zavala
BY DEPUTY

SHORT PLAT NUMBER: ANA 95-003

DATE: 6-23-95

CITY OF ANACORTES

LOT LINE ADJUSTMENT AND SHORT PLAT
A PORTION OF TRACTS 2 AND 3, PLATE II, ANACORTES TIDE AND SHORELANDS,
AND A PORTION OF LOT 52, "ANACORTES INDUSTRIAL PARK" (VOL. 10, PG. 19)
LOCATED IN THE NORTH 1/2, SECTION 30, T. 35 N., R. 2 E., W.M.
CITY OF ANACORTES

DWN BY: MJ DATE: MAY 1995
FIELD BOOK: 518, PAGE 65

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

SCALE: 1" = 50'
JOB NO.: 95051

Vol 12 Short PLATS PG 21

LEGAL DESCRIPTION

PARCEL A (LOT 1)

ALL THAT PORTION OF TRACT 3 OF PLATE 11, ANACORTES TIDE AND SHORE LANDS, ACCORDING TO THE OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF "T" AVENUE AND 30TH STREET, AS SHOWN ON THE PLAT OF ANACORTES INDUSTRIAL PARK ADDITION, AS PER PLAT FILED IN VOLUME 10 OF PLATS, AT PAGES 19, 20, AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89° 59' 40" EAST ALONG THE CENTERLINE OF SAID 30TH STREET, A DISTANCE OF 419.58 FEET TO THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 23° 55' 10" EAST, ALONG THE EAST LINE OF SAID BURLINGTON NORTHERN RAILROAD, AS SHOWN ON SAID ANACORTES INDUSTRIAL PARK ADDITION, A DISTANCE OF 482.07 FEET, TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID TRACT 3; THENCE SOUTH 89° 56' 05" EAST ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 326.19 FEET; THENCE NORTH A DISTANCE OF 168.27 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 59' 40" EAST A DISTANCE OF 373.97 FEET TO THE INNER HARBOR LINE OF PLATE 11; THENCE NORTH 30° 20' 05" WEST ALONG SAID INNER HARBOR LINE A DISTANCE OF 57.93 FEET TO THE SOUTHERLY RIGHT OF WAY OF 30TH STREET AS GRANTED UNDER AUDITOR'S FILE NO. 8906290047; THENCE NORTH 89° 59' 40" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 314.62 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 3° 35' 00" WHOSE RADIUS POINT BEARS NORTH 0° 00' 20" EAST, A DISTANCE OF 480.00 FEET, AN ARC DISTANCE OF 30.02 FEET; THENCE SOUTH, A DISTANCE OF 50.94 FEET TO THE POINT OF BEGINNING.

EXCEPT THE WEST 30.00 FEET THEREOF.

PARCEL B (LOT 2)

ALL THAT PORTION OF TRACT 3 OF PLATE 11, ANACORTES TIDE AND SHORE LANDS, ACCORDING TO THE OFFICIAL MAP THEREOF, IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF "T" AVENUE AND 30TH STREET, AS SHOWN ON THE PLAT OF ANACORTES INDUSTRIAL PARK ADDITION, AS PER PLAT FILED IN VOLUME 10 OF PLATS, AT PAGES 19, 20, AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89° 59' 40" EAST ALONG THE CENTERLINE OF SAID 30TH STREET, A DISTANCE OF 419.58 FEET TO THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 23° 55' 10" EAST, ALONG THE EAST LINE OF SAID BURLINGTON NORTHERN RAILROAD, AS SHOWN ON SAID ANACORTES INDUSTRIAL PARK ADDITION, A DISTANCE OF 482.07 FEET TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID TRACT 3; THENCE SOUTH 89° 56' 05" EAST ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 326.19 FEET; THENCE NORTH A DISTANCE OF 168.27 FEET; THENCE SOUTH 89° 59' 40" EAST FOR 30 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF THAT CERTAIN TRACT CONVEYED TO VITOMIR RUZICH AND MARIA J. RUZICH, HUSBAND AND WIFE, BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8208240134 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 59' 40" EAST FOR 343.97 FEET TO AN INTERSECTION WITH THE INNER HARBOR LINE; THENCE SOUTH 30° 20' 05" EAST ALONG SAID INNER HARBOR LINE FOR 46.35 FEET TO THE NORTHEAST CORNER OF PARCEL B OF SAID RUZICH PROPERTY; THENCE NORTH 89° 59' 40" WEST ALONG THE NORTH LINE OF SAID PARCEL B FOR 367.38 FEET; THENCE NORTH 40 FEET TO THE POINT OF BEGINNING.

PARCEL C (LOT 3)

ALL THAT PORTION OF TRACT 3 OF PLATE 11, ANACORTES TIDE AND SHORE LANDS, ACCORDING TO THE OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF "T" AVENUE AND 30TH STREET, AS SHOWN ON THE PLAT OF ANACORTES INDUSTRIAL PARK ADDITION, AS PER PLAT FILED IN VOLUME 10 OF PLATS, AT PAGES 19, 20, AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 89° 59' 40" EAST ALONG THE CENTERLINE OF SAID 30TH STREET, A DISTANCE OF 419.58 FEET TO THE EAST LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 23° 55' 10" EAST, ALONG THE EAST LINE OF SAID BURLINGTON NORTHERN RAILROAD, AS SHOWN ON SAID ANACORTES INDUSTRIAL PARK ADDITION, A DISTANCE OF 482.07 FEET, TO THE INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID TRACT 3; THENCE SOUTH 89° 56' 05" EAST ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 326.19 FEET; THENCE NORTH, A DISTANCE OF 100.24 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF TRACT A OF SURVEY RECORDED IN VOLUME 10 OF SURVEYS, PAGES 29 AND 30, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 88° 07' 50" EAST ALONG THE NORTH LINE OF SAID TRACT A EXTENDED EASTERLY, A DISTANCE OF 422.03 FEET TO THE INNER HARBOR LINE OF SAID PLATE 11; THENCE NORTH 30° 20' 05" WEST ALONG THE INNER HARBOR LINE, A DISTANCE OF 48.36 FEET; THENCE NORTH 89° 59' 40" WEST, A DISTANCE OF 397.38 FEET, TO A POINT DUE NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH TO THE TRUE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET THEREOF.

PARCEL D (LOT 4)

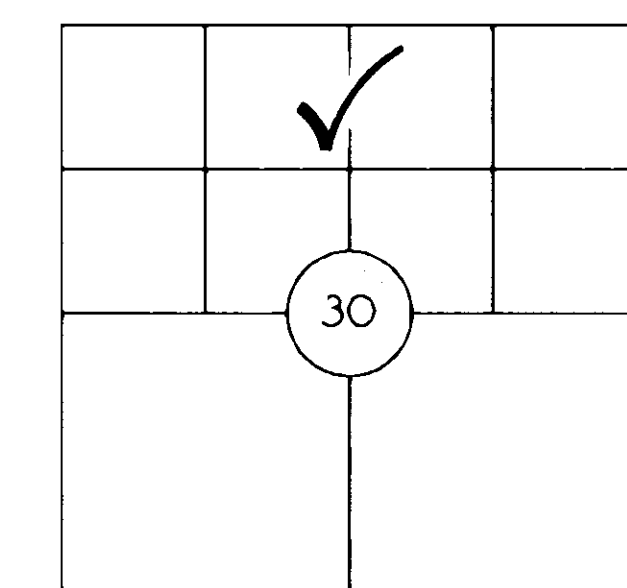
ALL THAT PORTION OF TRACTS 2, 3, AND 4, PLATE 11, ANACORTES TIDE AND SHORE LANDS, ACCORDING TO THE OFFICIAL MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, AND LOT 52, ANACORTES INDUSTRIAL PARK ADDITION, RECORDED UNDER VOLUME 10 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT AN INTERSECTION OF THE SOUTH LINE OF 30TH STREET AS GRANTED UNDER AUDITOR'S FILE NO. 8906290047 AND THE EASTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE SOUTH 23° 55' 10" EAST ALONG THE EASTERLY LINE OF SAID RAILROAD FOR 138.4 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 23° 55' 10" EAST FOR 299.9 FEET TO AN INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH LINE OF TRACT 3 OF SAID PLATE 11; THENCE SOUTH 89° 56' 05" EAST ALONG SAID SOUTH LINE FOR 296.19 FEET; THENCE NORTH 163.84 FEET; THENCE NORTH 41° 25' 55" WEST FOR 93.58 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID 30TH STREET; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF 30TH STREET FOR 369.07 FEET; THENCE SOUTH 12° 10' 24" WEST FOR 120.23 FEET TO THE POINT OF BEGINNING.

SOURCE OF LEGAL DESCRIPTION IS CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 5A-14622, DATED APRIL 13, 1995.

NOTES

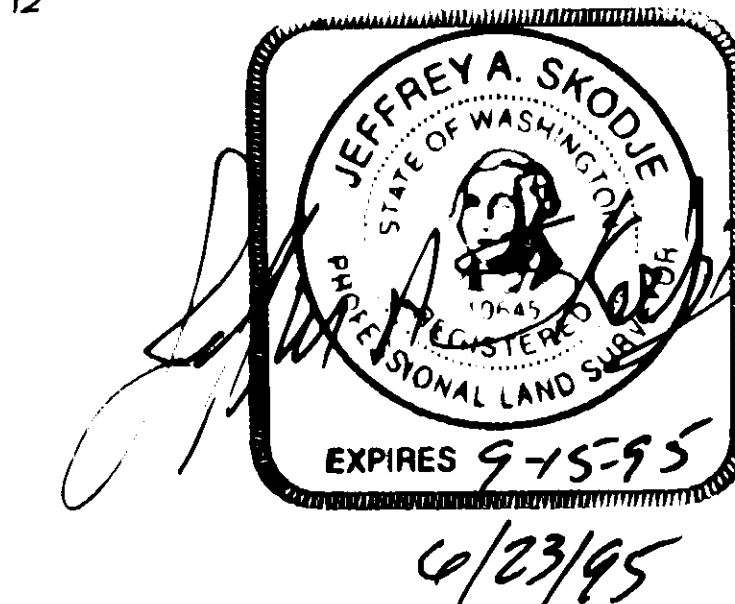
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - COMMERCIAL
3. SEWAGE DISPOSAL - CITY OF ANACORTES
4. WATER - CITY OF ANACORTES
5. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS, ARE THE RESPONSIBILITY OF THE LOT OWNERS, AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
6. BASIS OF BEARING IS THE CENTERLINE OF "T" AVENUE BETWEEN FOUND MONUMENTS AT INTERSECTIONS OF 34TH STREET AND 30TH STREET BEING NORTH, PER ANACORTES INDUSTRIAL PARK ADDITION, ACCORDING TO THE MAP AS RECORDED IN VOLUME 10 OF PLATS, AT PAGES 19 THROUGH 21, RECORDS OF SKAGIT COUNTY, WASHINGTON.
7. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LIETZ SET 4A TOTAL STATION.
8. DEVELOPER: CITY OF ANACORTES
9. SKAGIT COUNTY ASSESSORS PARCEL NUMBERS: 350230-0-210-0106, 350230-0-210-0007, 4198-000-052-0118, 4198-000-052-0001, 350230-0-210-0200, 350230-0-210-0300.



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

LEGEND

- - INDICATES IRON ROD SET WITH YELLOW CAP MARKED "SKODJE 19645"
- - INDICATES FOUND IRON ROD WITH YELLOW CAP MARKED "LEONARD 8992"
- ⊙ - INDICATES FOUND MONUMENT IN CASE, 04/07/1995.
- - INDICATES FOUND PROPERTY CORNER AS SHOWN.



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

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 6 DAY OF June, 1995.

Jan S. Munce
PLANNING DIRECTOR

Gordon W. Bruchner
CITY ENGINEER

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss
COUNTY OF SKAGIT

ON THIS 7th DAY OF June, 1995, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED H. Dean Maxwell, Jan S. Munce

Gordon W. Bruchner, George Khtarian
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT _____ SIGNED AND SEALED THE SAME AS _____ 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.

Kay Lippert
NOTARY PUBLIC

6-7-95 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 7th DAY OF June, 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 FIRST HALF OF THE CURRENT YEAR OF 1995.
CERTIFIED THIS 29 DAY OF August, 1995.

Edgamm Weusali
SKAGIT COUNTY TREASURER

SHEET 2 OF 2

SHORT PLAT NUMBER: ANA 95-003

DATE: 6-23-95

CITY OF ANACORTES

LOT LINE ADJUSTMENT AND SHORT PLAT
A PORTION OF TRACTS 2 AND 3, PLATE 11, ANACORTES TIDE AND SHORELANDS,
AND A PORTION OF LOT 52, ANACORTES INDUSTRIAL PARK (VOL. 10, PG. 19)
LOCATED IN THE NORTH 1/2, SECTION 30, T. 35 N., R. 2 E., W.M.
CITY OF ANACORTES

DWN BY: MJ DATE: MAY 1995
FIELD BOOK: 518, PAGE 65

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

SCALE: 1" = 50'
JOB NO.: 95051