

NOTES

1. PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ZONING - INDUSTRIAL (I).
3. SEWAGE DISPOSAL - CITY OF ANACORTES
4. WATER - CITY OF ANACORTES
5. BASIS OF BEARING: ACCORDING TO "ANACORTES INDUSTRIAL PARK ADDITION", ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 10 OF PLATS, AT PAGES 19-21, RECORDS OF SKAGIT COUNTY, WASHINGTON, THE BEARING SHOWN HEREON = NORTH BETWEEN MONUMENTS ON "T" AVENUE AT 30TH AND 34TH STREETS.
6. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA 1105 TOTAL STATION.
7. SKAGIT COUNTY ASSESSORS PARCEL NUMBER: P33189.
8. A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED ACROSS LOTS 1 AND 2 AS SHOWN ON SHEET 2.
9. UNDERGROUND UTILITIES ARE SHOWN ON SHEET 1 IN THEIR APPROXIMATE LOCATIONS AS DERIVED FROM "AS-CONSTRUCTED" DRAWINGS AND ENGINEERING PLANS.
10. ACCORDING TO ISLAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. CG22293, DATED MAY 24, 2002, THE FOLLOWING SCHEDULE A EXCEPTIONS MAY AFFECT THE LAND DESCRIBED THEREIN:
 - A. RIGHT OF SEATTLE AND NORTHERN RAILWAY COMPANY TO GO UPON THE LAND ADJACENT TO SAID LINE FOR A DISTANCE OF TWO HUNDRED FEET ON EACH SIDE THEREOF AND CUT DOWN ALL TREES DANGEROUS TO THE OPERATION OF SAID ROAD, AS GRANTED BY INSTRUMENTS RECORDED UNDER VOL. 9 OF DEEDS, PAGE 274, AND AUDITOR'S FILE NOS. 15118, 15119 AND 17158.
 - B. EASEMENT DEDICATED ON THE FACE OF SAID PLAT FOR SLOPES FOR CUTS AND FILLS AFFECTING ANY PORTIONS OF SAID PREMISES WHICH ADJUT UPON STREETS, AVENUES, ALLEYS, AND ROADS.
 - C. RESTRICTIVE COVENANT BETWEEN THE CITY OF ANACORTES AND WASHINGTON DEPARTMENT OF ECOLOGY, RECORDED DECEMBER 8, 1998 UNDER AUDITOR'S FILE NO. 981208091.
 - D. NOTE CONTAINED ON THE FACE OF SHORT PLAT NO. ANA-92-005 AS FOLLOWS:
 - A. 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.
 - E. CONDITIONS CONTAINED IN CITY OF ANACORTES DECISION TO APPROVE SHORT PLAT NO. ANA 92-005, RECORDED JANUARY 25, 1994 UNDER AUDITOR'S FILE NO. 9401250108, RECORDS OF SKAGIT COUNTY, WA.
 - F. NOTES SET FORTH ON THE FACE OF SHORT PLAT NO. ANA-95-002 AS FOLLOWS:
 1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 2. 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.
 - G. STIPULATION SET FORTH IN DEED RECORDED SEPTEMBER 21, 1995 UNDER AUDITOR'S FILE NO. 9509210091, RECORDS OF SKAGIT COUNTY, WA, STATING THAT THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE PURCHASER. THIS BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.
 - H. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED WHEREBY THE GRANTOR EXCEPTS AND RESERVES ALL OILS, GASES, COAL, ORES, MINERALS, FOSSILS, ETC., AND THE RIGHT OF ENTRY FOR OPENING, DEVELOPING AND WORKING MINES, ETC., PROVIDED THAT NO RIGHTS SHALL BE EXERCISED UNTIL PROVISION HAS BEEN MADE FOR FULL PAYMENT IF ALL DAMAGES SUSTAINED BY REASON OF SUCH ENTRY; TOGETHER WITH THE RIGHT, UPON PAYING REASONABLE COMPENSATION, TO ACQUIRE RIGHTS OF WAY FOR TRANSPORTING AND MOVING PRODUCTS FROM OTHER LANDS, CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED NOVEMBER 24, 1909 UNDER AUDITOR'S FILE NOS. 76533 AND 96389, RECORDS OF SKAGIT COUNTY, WA.
 - I. RIGHT OF THE STATE OF WASHINGTON OR ANY GRANTEE OR LESSEE THEREOF, UPON PAYING REASONABLE COMPENSATION, TO ACQUIRE RIGHTS OF WAY FOR PRIVATE RAILROADS, SKID ROADS, FLUMES, CANALS, WATER COURSES, OR OTHER EASEMENTS FOR TRANSPORTING AND MOVING TIMBER, STONE, MINERALS OR OTHER PRODUCTS FROM OTHER LANDS, CONTAINED IN DEED FROM THE STATE OF WASHINGTON RECORDED NOVEMBER 24, 1909 UNDER AUDITOR'S FILE NOS. 76533 AND 96389, RECORDS OF SKAGIT COUNTY, WA.
 - J. ANY LENS OR LENS THAT MAY ARISE OR BE CREATED IN CONSEQUENCE OF OR PURSUANT TO AN ACT OF THE LEGISLATURE OF THE STATE OF WASHINGTON ENTITLED "AN ACT PREScribing THE WAYS IN WHICH WATERWAYS FOR THE USES OF NAVIGATION MAY BE EXCAVATED BY PRIVATE CONTRACT, PROVIDING FOR LENS UPON LANDS BELONGING TO THE STATE, GRANTING RIGHTS OF WAY ACROSS LANDS BELONGING TO THE STATE", APPROVED MARCH 9, 1893.
 - K. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
 - L. RIGHT OF USE, CONTROL, OR REGULATION BY THE UNITED STATES OF AMERICA IN THE EXERCISE OF POWER OVER NAVIGATION.
 - M. ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING OR CHANGE OF THE LINE OF HIGH WATER OF FIDALGO BAY OR DUE TO SAID BAY HAVING SHIFTED OR CHANGED ITS LINE OF HIGH WATER.
 - N. EASEMENT FOR PUBLIC ACCESS, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT IN FAVOR OF THE CITY OF ANACORTES, RECORDED SEPTEMBER 18, 1996 UNDER AUDITOR'S FILE NO. 9609180076, RECORDS OF SKAGIT COUNTY, WA.
 - O. 20 FOOT UTILITY EASEMENT GRANTED TO CITY OF ANACORTES AND LOTS 1 AND 2 OF SHORT PLAT NO. ANA-92-005, AS DELINEATED ON THE FACE OF SAID SHORT PLAT.
 - P. DECLARATION OF EASEMENTS, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF, GRANTED BY INSTRUMENT RECORDED FEBRUARY 25, 1993 UNDER AUDITOR'S FILE NO. 9302250058, RECORDS OF SKAGIT COUNTY, WA.
 - Q. TERMS AND CONDITIONS OF BOUNDARY LINE ADJUSTMENT RECORDED JUNE 19, 2000 UNDER AUDITOR'S FILE NO. 200005190013.
 - R. RIGHT, TITLE AND INTEREST OF JOSEPH ANDREWS AND JENNIFER ANDREWS BY VIRTUE OF QUIT CLAIM DEED RECORDED MARCH 19, 2001 UNDER AUDITOR'S FILE NO. 200103190113.

LEGAL DESCRIPTION

LOT 3A, AS SAID PARCEL IS SHOWN ON THAT CERTAIN BOUNDARY LINE ADJUSTMENT MAP RECORDED UNDER AUDITOR'S FILE NO. 200005190013, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPTING THEREFROM THOSE CERTAIN 60 FOOT RIGHTS OF WAY DEDICATED TO THE PUBLIC AS STREET "A" AND AS THE SOUTHERLY EXTENSION OF V PLACE BY SHORT PLAT NO. ANA-95-002, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 12 OF SHORT PLATS AT PAGES 23 AND 24, UNDER AUDITOR'S FILE NO. 9608300041, RECORDS OF SAID COUNTY AND STATE;

ALSO EXCEPTING THEREFROM THOSE RIGHTS OF WAY DEDICATED TO THE PUBLIC AS 33RD COURT BY SHORT PLAT NO. ANA-98-008, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 14 OF SHORT PLATS AT PAGES 1 AND 2, UNDER AUDITOR'S FILE NO. 9901280102, RECORDS OF SAID COUNTY AND STATE;

ALSO EXCEPTING THEREFROM THAT ADDITIONAL RIGHT OF WAY DEDICATED TO THE PUBLIC SHOWN HEREON AS PARCEL 1 BY THIS LOT LINE ADJUSTMENT;

AND TOGETHER WITH THAT PORTION OF SAID SOUTHERLY EXTENSION OF V PLACE RIGHT OF WAY SHOWN HEREON AS PORTION OF STREET ABANDONED TO CITY; SITUATED IN SKAGIT COUNTY, WASHINGTON.

SOURCE OF LEGAL DESCRIPTION IS ISLAND TITLE COMPANY SUBDIVISION GUARANTEE ORDER NO. CG22293, DATED MAY 24, 2002.

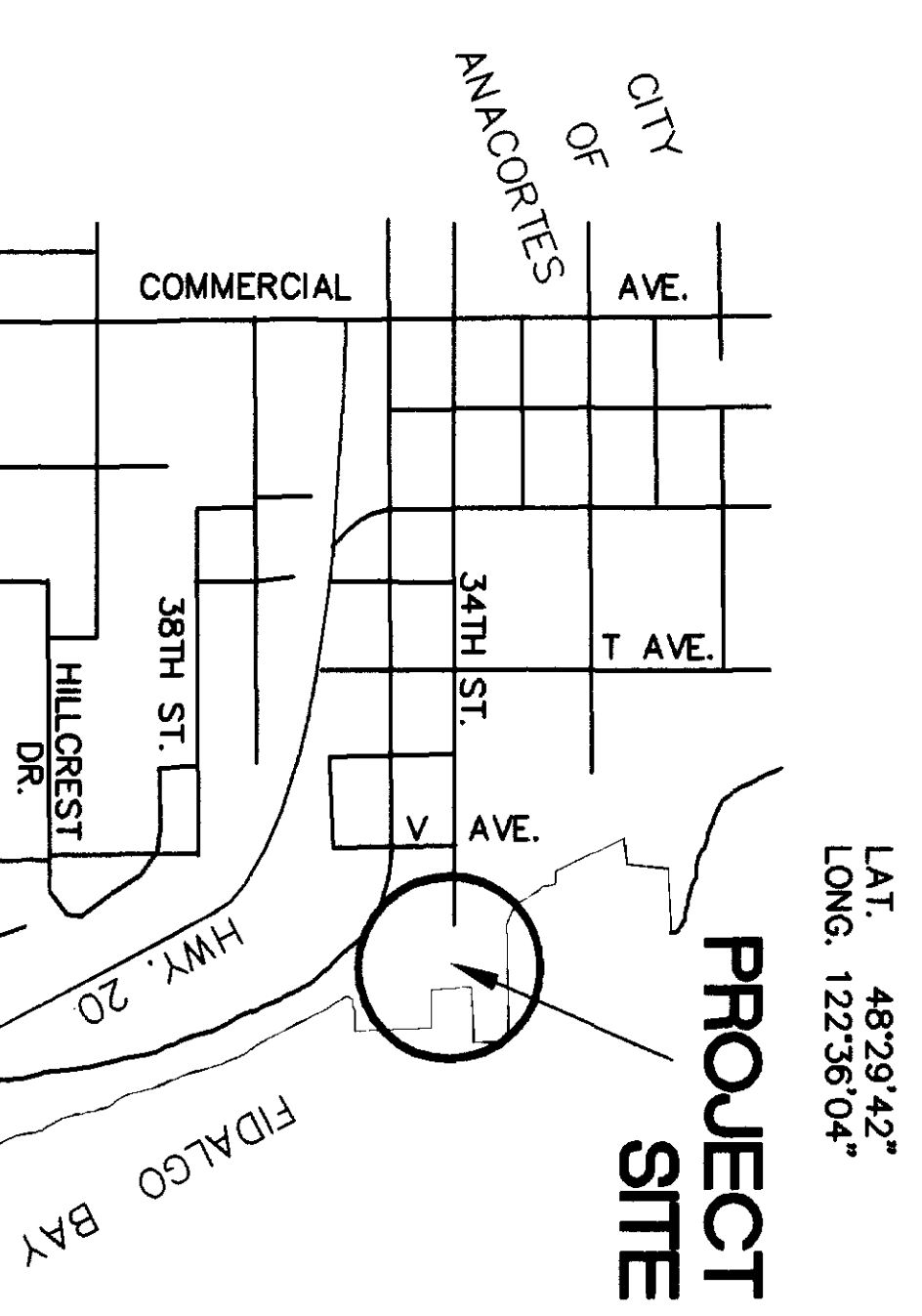
APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE, AND HAS AUTHORIZED ITS SECRETARY TO EXECUTE ITS WRITTEN APPROVAL HEREON, THIS 27TH DAY OF SEPTEMBER, 2002.

Janet H. Hulse
CITY ENGINEER
SUBDIVISION ADMINISTRATOR

NOTES (CONT.)

S. EASEMENT FOR MAINTENANCE AND REPAIR OF THE EXISTING STORM DRAINS IN FAVOR OF THE CITY OF ANACORTES, GRANTED BY INSTRUMENT RECORDED JUNE 19, 2001 UNDER AUDITOR'S FILE NO. 200106190141, RECORDS OF SKAGIT COUNTY, WASHINGTON.



CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE CITY OF ANACORTES, OWNER IN FEE SIMPLE OF THE PARCEL BEING SUBDIVIDED, DOES HEREBY DECLARE THIS PLAT, DEEDS, AND VOLUNTARY ACT AND DEED, WE FURTHER DECLARE THAT THE LANDS DESCRIBED BY THIS SHORT PLAT HAS NOT BEEN PREVIOUSLY SHORT PLATTED WITHIN THE PREVIOUS FIVE YEARS, AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE YEARS FROM THE DATE OF APPROVAL OF THIS SHORT PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 7TH DAY OF October, 2002.

Janet H. Hulse
MAYOR, CITY OF ANACORTES

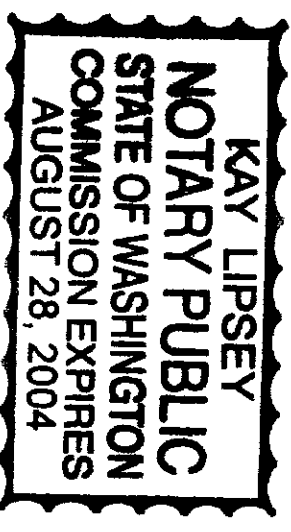
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS

ON THIS 7TH DAY OF October, 2002, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DEAN MAXWELL, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MAYOR OF THE CITY OF ANACORTES 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.

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

Ray Rippey
NOTARY PUBLIC
DATE October 7, 2002



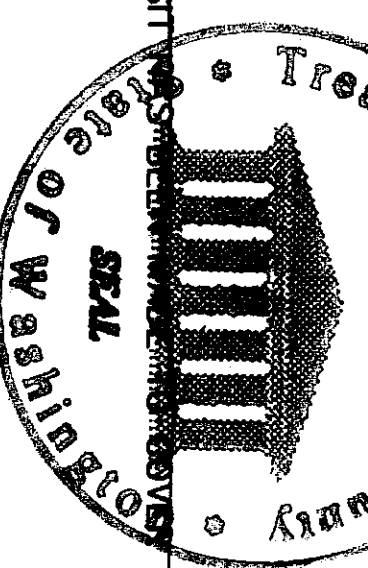
COUNTY TREASURER'S CERTIFICATE

I CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2002.

Robert J. Stewart
SKAGIT COUNTY TREASURER

CERTIFIED THIS 9TH DAY OF October, 2002.

DO HEREBY CERTIFY THAT I DEPOSIT _____ DOLLARS FOR THE YEAR _____.



CITY TREASURER'S CERTIFICATE

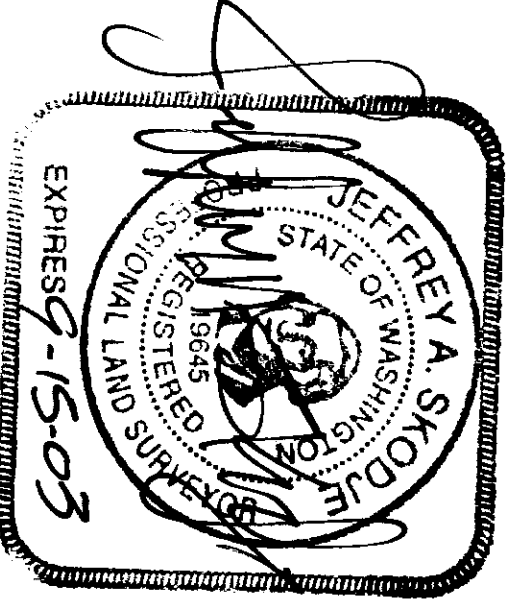
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 27TH DAY OF September, 2002.

Janet H. Hulse
CITY OF ANACORTES TREASURER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF THE SECTION; THAT THE DISTANCES AND COURSES ARE SHOWN CORRECTLY, AND THAT LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE PLAT, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATTING REGULATIONS.

Jeffrey A. Skodje
JEFFREY A. SKODJE
CERTIFICATE NO. 19645 DATE 9/23/02



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10TH DAY OF October, 2002, AT 11:36 A.M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER 2002A1010121.

Nelma Brummett
NELMA BRUMMETT
BY DEPUTY
Melody Wernerscht
MELODY WERNERSCHT
SKAGIT COUNTY AUDITOR

SHORT PLAT NUMBER: ANA 02-002 DATE: SEPT. 2002

A REPLAT OF CITY OF ANACORTES LOT OF BOUNDARY LINE ADJUSTMENT, SKAGIT COUNTY AUDITOR'S FILE NO. 200005190013 IN THE NORTH HALF OF SECTION 30, TWP. 35 N., RGE 2 E., W.M.

DRAWN BY: JUB DATE: MAY 2002 LEONARD, BOUDINOT and SKODJE, INC. SCALE: 1" = 50'
FIELD BK: 623 PGS 37-38 603 S. FIRST ST., MT. VERNON, WA 98273 (360)336-5751 JOB NO: 02063

