

RUZICH SHORT PLAT NO ANA 05-004
 SURVEY IN THE N 1/2 OF SECTION 30, T 35 N, R 2 E., W.M.
 CITY OF ANACORTES SHORT PLAT NO. ANA 95-003

CONSENT AND DEDICATION

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. THEY FURTHER DECLARE THE LAND DESCRIBED BY THIS SHORT PLAT SUBDIVISION HAS NOT BEEN PREVIOUSLY SHORT PLATED WITHIN THE PRECEDING FIVE YEARS AND MAY NOT BE FURTHER SUBDIVIDED WITHIN FIVE YEARS FROM THE DATE OF THE APPROVAL OF THIS SHORT PLAT WITHOUT THE FILING OF A STANDARD PLAT. ALSO THE UNDERSIGNED SUBDIVIDERS HEREBY DEDICATE TO THE PUBLIC FOREVER FOR STREET PURPOSES THEIR INTEREST, IF ANY, IN THE PROPERTY SHOWN AS RIGHT-OF-WAY ADJOINING TO THE SHORT PLAT.

W. Ruzich
 VITOMIR RUZICH, TRUSTEE
R. Steiner
 SKAGIT STATE BANK

LEGAL DESCRIPTION

ORIGINAL LOT 1:
 LOT 1 SHORT PLAT ANA-95-003, RECORDED UNDER A#89508300040, BEING A PORTION OF TRACT 3 OF PLAT 11, ANACORTES TIDE AND SHORE LANDS, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 1A:

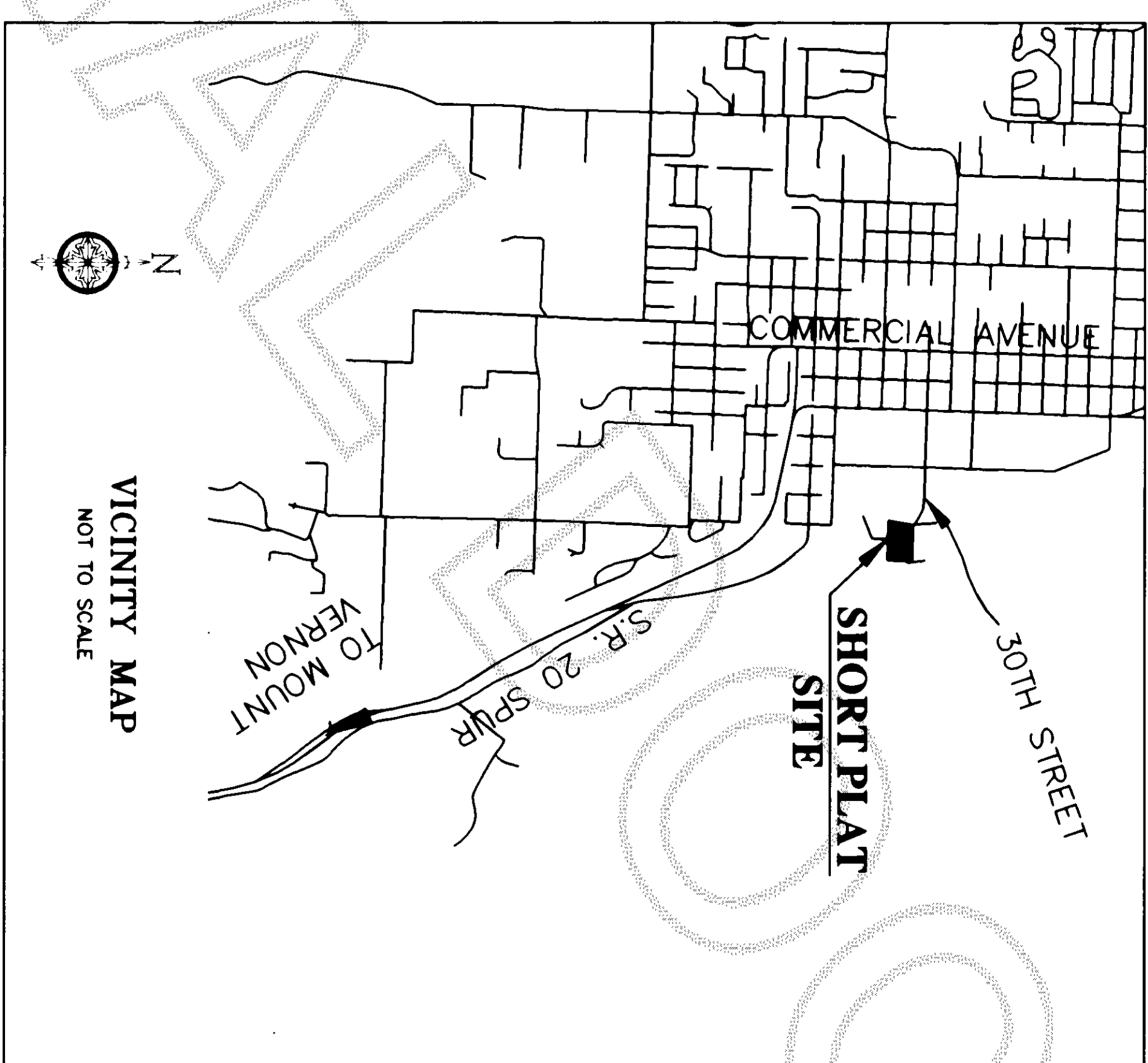
305 30TH STREET COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 1, THENCE N 89°59'05" E A DISTANCE OF 203.96 FEET ALONG SOUTH LINE OF SAID LOT 1; THENCE N 00°05'00" E A DISTANCE OF 49.77 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE S 89°59'05" W A DISTANCE OF 204.07 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE ALONG WEST LINE OF SAID LOT 1 S 00°02'30" E A DISTANCE OF 49.77 TO THE POINT OF BEGINNING.

LOT 1B:

301 30TH STREET BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 1, THENCE N 89°59'05" E A DISTANCE OF 203.96 FEET ALONG SOUTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE ALONG SOUTH LINE OF SAID LOT 1 N 89°59'05" E A DISTANCE OF 138.49 FEET; THENCE N 30°20'05" W A DISTANCE OF 57.65 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE ALONG NORTH LINE OF SAID LOT 1 S 89°59'05" W A DISTANCE OF 110.30 FEET; THENCE S 00°05'00" W A DISTANCE OF 49.77 FEET TO THE POINT OF BEGINNING.

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 LEICA TORA 1103 ELECTRONIC TOTAL STATION.
8. SKAGIT COUNTY ASSESSORS PARCEL NUMBER: 350230-0-210-0300
9. EXISTING BUILDINGS ON LOTS 1A & 1B ENCOACH ONTO THE PREVIOUSLY ESTABLISHED 30TH STREET PUBLIC RIGHT OF WAY AS DEPICTED BY THIS SURVEY. THE CITY OF ANACORTES HEREBY AGREES THE EXISTING ENCOACHMENTS MAY REMAIN IN THIS LOCATION UNTIL SUCH TIME AS THE BUILDINGS ARE REBUILT OR DEMOLISHED, PROVIDED THAT NO FURTHER ENCOACHMENTS ARE PERMITTED BY NEW BUILDINGS, REPLACEMENTS OR RENOVATIONS. THE SUBDIVIDERS AND THEIR HEIRS AND ASSIGNS HEREBY AGREE TO HOLD HARMLESS THE CITY OF ANACORTES FOR ALL LIABILITIES THAT MAY ARISE AS A RESULT OF SAID ENCOACHMENTS.
10. SHORT PLAT APPROVAL AUTHORIZES THE APPLICANT TO PROCEED WITH APPLICATION FOR NECESSARY PERMITS TO CONSTRUCT REQUIRED IMPROVEMENTS AND TO PREPARE CONSTRUCTION DRAWINGS IN ACCORDANCE WITH THE DETERMINATIONS MADE AND CONDITIONS IMPOSED BY THE ADMINISTRATOR. THE SCOPE OF THIS PERMIT IS NOT TO EXCEED THAT AS SET OUT IN EXHIBIT 1 (REVISED 5/9/05).
11. THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER, AND STORM WATER GENERAL FACILITY AND HOOKUP FEES AND TRANSPORTATION, FIRE, SCHOOL, AND PARK IMPACT FEES. THESE FEES ARE PAYABLE AT LEVELS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE AND MAY DIFFER FROM THOSE FEE LEVELS CURRENTLY IN EFFECT. SEWER AND WATER LATE COMER CHARGES MAY BE PAYABLE.
12. THE EXISTING SHOP BUILDING SHALL BE PROVIDED WITH A ONE HOUR FIRE RESISTIVE EXTERIOR WALL AT THE EAST END OF THE BUILDING AS REQUIRED BY THE 2003 IBC.
13. STREET ADDRESSES ARE: LOT 1A-305 30TH ST.; LOT 1B-301 30TH ST.
14. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL. IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.



AUDITORS CERTIFICATE FILED FOR RECORD AT
 THE REQUEST OF SCHEMMER ENGINEERING INC.

200507050005
 Skagit County Auditor
 7/5/2005 Page 1 of 2 9:59AM

Norma Burnett
 SKAGIT COUNTY AUDITOR

Joseph J. Quinlan
 DEPUTY

ACKNOWLEDGMENT
 STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VITOMIR RUZICH APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON DATA STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 6/16/2005

SIGNATURE *Terrill L. Boyes*
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES 8-11-05

ACKNOWLEDGMENT
 STATE OF WASHINGTON
 COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SKAGIT STATE BANK APPEARED BEFORE ME AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT ON DATA STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 6/16/2005

SIGNATURE *Terrill L. Boyes*
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES 8-11-05

TREASURER'S CERTIFICATE

I 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 YEAR OF 2005. CERTIFIED THIS 16th DAY of June 2005

Katei Quinlan
 SKAGIT COUNTY TREASURER



APPROVALS
 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 1st DAY of July 2005

Wanda Johnson
 ANACORTES CITY TREASURER

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE. THIS APPROVAL WILL EXPIRE THREE YEARS FROM THE DATE OF APPROVAL IF THE SHORT PLAT IS NOT SIGNED AND RECORDED.
 THIS 1st DAY of July 2005

Gene A. Hulse
 SUBDIVISION ADMINISTRATOR
 CITY ENGINEER

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

Paul E. Monohon
 DATE: 7/1/05

SURVEYORS CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act.

Paul E. Monohon CERT#25971
 Date 7-1-05

DESIGNED	AAA
DRAWN	PEM
CHECKED	JRH
BY	

DATE BY APP REVISIONS

CAD FILE: 05-041 VITO PLOT DATE: 5/6/05

JOB NO.
 05-041
 SHEET
 SUR 1
 1 OF 2

RUZICH FAMILY TRUST
 VITOMIR RUZICH, TRUSTEE
 301 30TH STREET
 ANACORTES, WA

SCHEMMER ENGINEERING INC.
 317 COMMERCIAL AVENUE, SUITE 101
 ANACORTES, WA 98221 (360) 293-9006

