

LEGAL DESCRIPTION

LOT 2, SHORT PLAT NO. 95-020, APPROVED MAY 6, 1996, AND RECORDED MAY 13, 1996, IN VOLUME 12 OF SHORT PLATS, PAGES 96 AND 97, UNDER AUDITOR'S FILE NO. 460530078, BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1M, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THAT PORTION GRANTED TO THE CITY OF ANACORTES, A MUNICIPAL CORPORATION, BY QUIT CLAIM DEED DATED JULY 7, 2004, AND RECORDED AUGUST 3, 2004, UNDER AUDITOR'S FILE NO. 200408030192, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MILTON FAMILY PARTNERSHIP, L.P., A WASHINGTON LIMITED PARTNERSHIP, AND CITY BANK, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATTED, DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HAND AND SEAL THIS 20 DAY OF MAY, 2010.

MILTON FAMILY PARTNERSHIP, L.P.,
A WASHINGTON LIMITED PARTNERSHIP

Michelle PARTNER
Michael PARTNER

CITY BANK

BY: *Nils Bastjuk*
PRINT NAME: NILS BASTJUK
TITLE: Vice-President

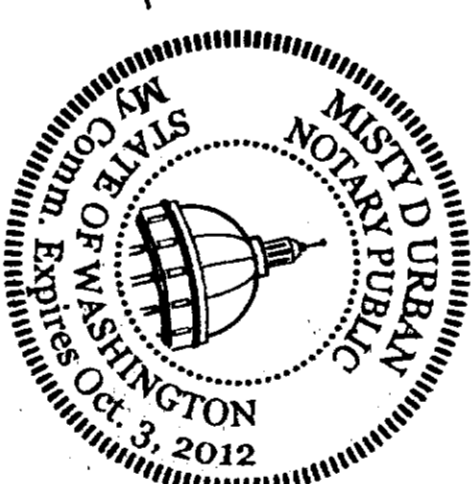
ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Nils Bastjuk SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE/SHE/IT WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE MANAGING PARTNER OF MILTON FAMILY PARTNERSHIP, L.P., A WASHINGTON LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5/18/2010

Misty D. Urban
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10/3/12
RESIDING AT Waysville

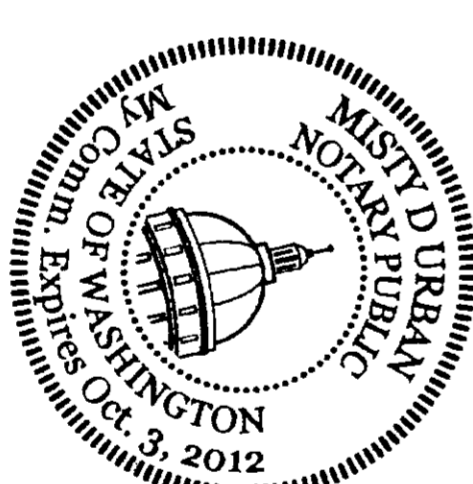


STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mick Wilton SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE/SHE/IT WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Partner OF MILTON FAMILY PARTNERSHIP, L.P., A WASHINGTON LIMITED PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5/28/2010

Misty D. Urban
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10/3/12
RESIDING AT Waysville



STATE OF Washington
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Nils Bastjuk SIGNED THIS INSTRUMENT, ON DATE STATED THAT HE/SHE/IT WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE Vice Pres OF CITY BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 5/28/2010

Misty D. Urban
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10/3/12
RESIDING AT Waysville



AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

J. Yungquist
SKAGIT COUNTY AUDITOR

Maria Jura
CITY CLERK

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISION OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE.

REVIEWED AND APPROVED THIS 2 DAY OF June, 2010.

Anna C. ...
SUBDIVISION ADMINISTRATOR

REVIEWED AND APPROVED THIS 2 DAY OF June, 2010.

...
CITY ENGINEER

TREASURER'S CERTIFICATE

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

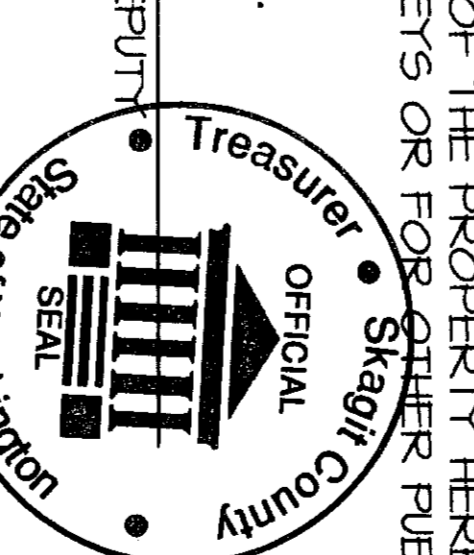
THIS 3rd DAY OF June, 2010.

...
SKAGIT COUNTY TREASURER

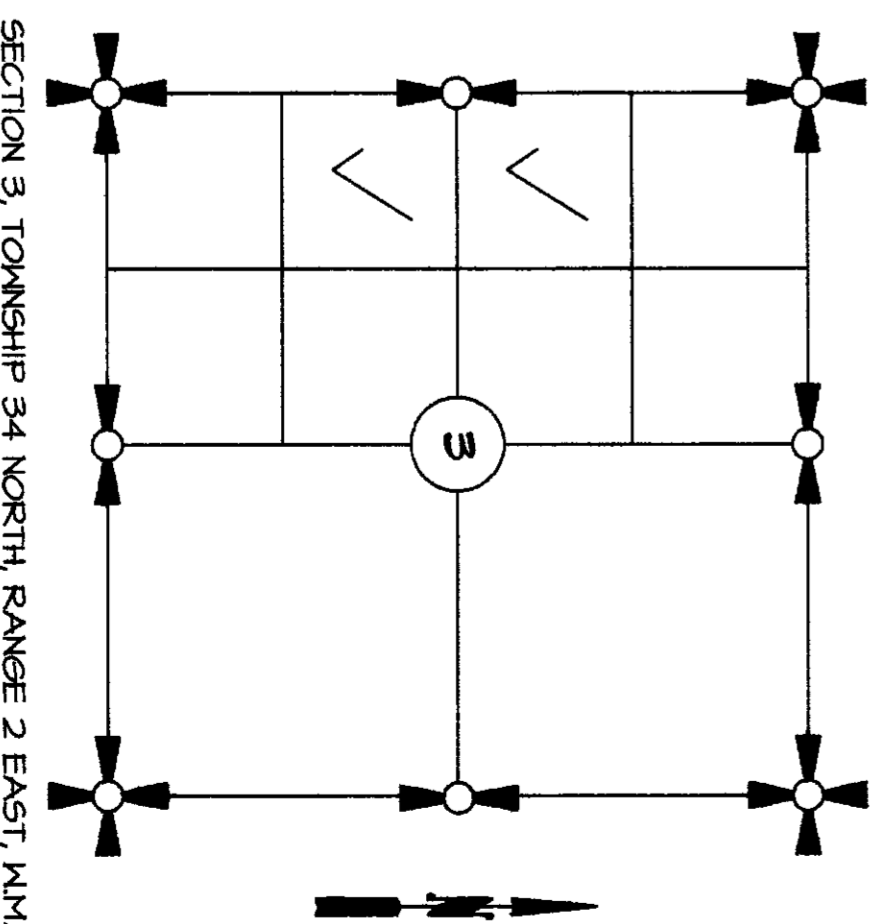
CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL. THIS 2 DAY OF June, 2010.

...
CITY TREASURER



PUBLIC WORKS No. 04-012-DCM

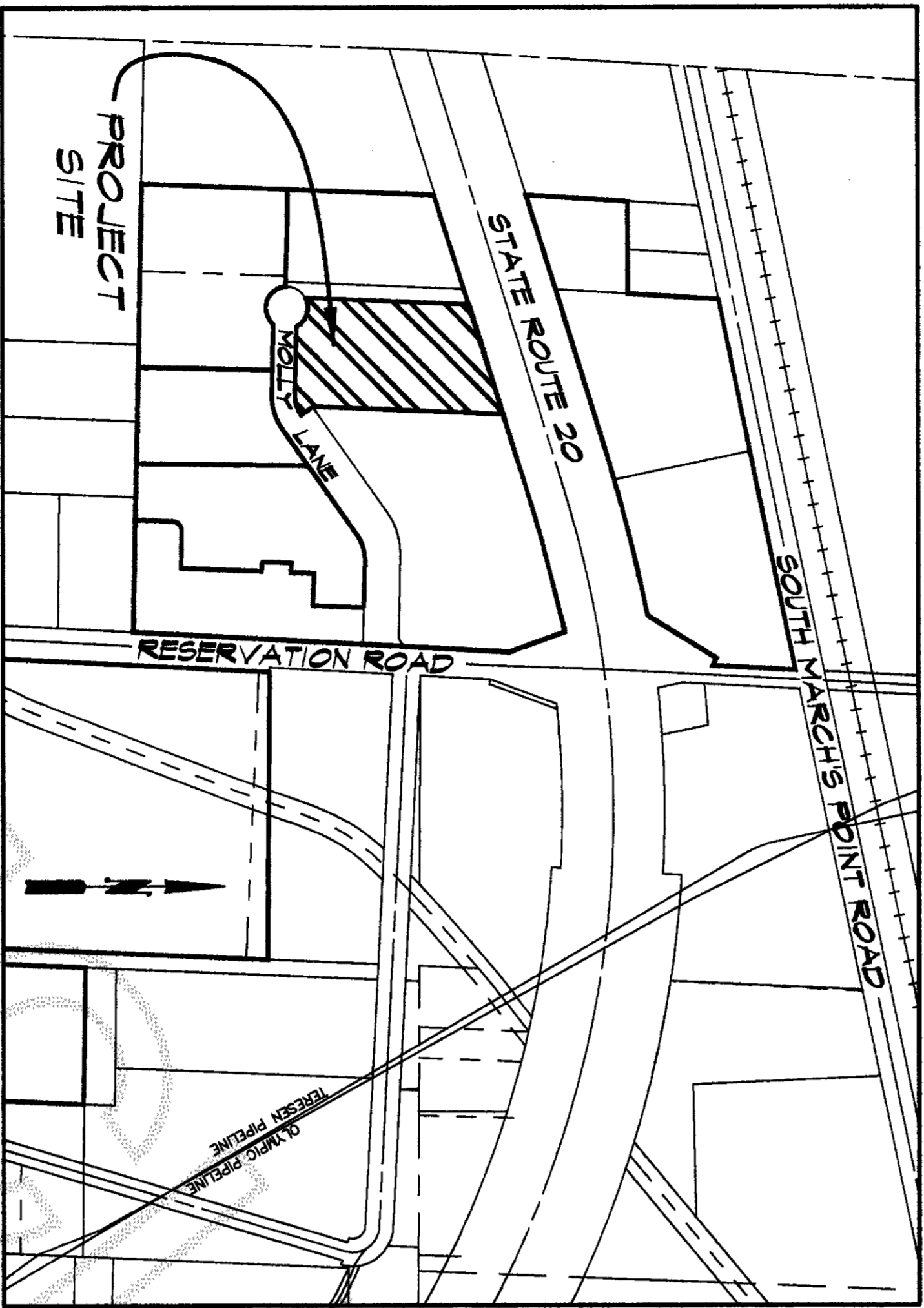


SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1M, 1M.

SHEET 1 OF 4
SHORT PLAT NO. ANA-04-003
DATE: 5/25/10

SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 3, T. 34 N., R. 2 E., 1M, CITY OF ANACORTES, WASHINGTON FOR: MILTON FAMILY PARTNERSHIP, L.P.

FB: N/A Pg: N/A LISSE & ASSOCIATES, PLLC SCALE: N/A
SURVEYING & LAND-USE CONSULTATION 360-414-1442 DWS: 04-0065P
MOUNT VERNON, WA 98273



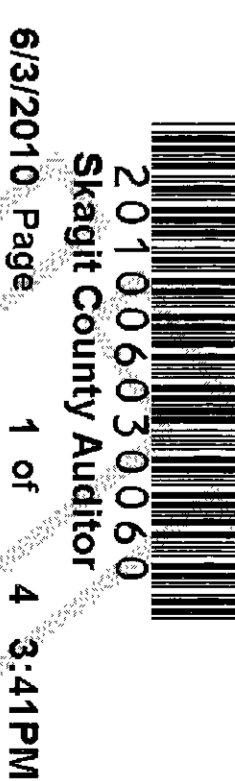
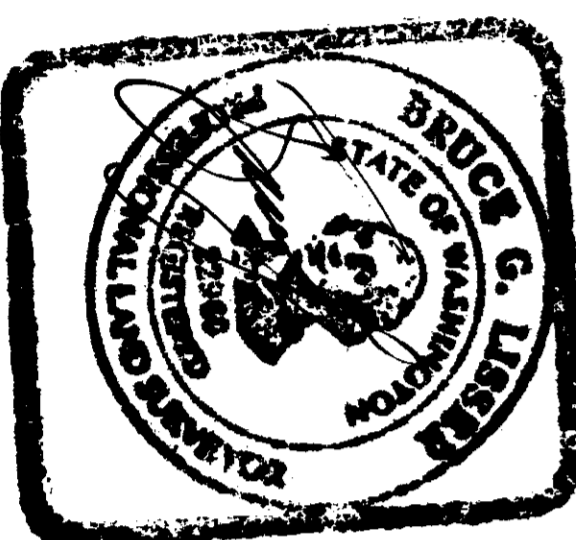
VICINITY MAP
SCALE 1" = 300'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 2 EAST, 1M, THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE CITY OF ANACORTES SHORT PLAT ORDINANCE.

DATE: May 25, 2010

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
320 WILLOW STREET, PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 414-1442
FAX (360) 414-0581
EMAIL BRUCE@LISSER.COM



NOTES

1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
 2. ZONING: LIGHT MANUFACTURING I, (LMI)
 3. SEWAGE DISPOSAL: CITY OF ANACORTES
STORM DRAINAGE: CITY OF ANACORTES
GARBAGE COLLECTION: CITY OF ANACORTES
POWER: PUGET POWER
TELEPHONE: VERIZON
GAS: CASCADE NATURAL GAS
WATER: CITY OF ANACORTES
- UTILITIES SHOWN HEREON ARE BASED UPON OBSERVABLE UTILITY LINES AND ENGINEERED SITE DRAWINGS. PRIOR TO CONSTRUCTION UTILITIES SHOULD BE MARKED TO CONFIRM THE LOCATION OF THE MAPPED UTILITY LINES SHOWN HEREON AS WELL AS ANY ADDITIONAL UTILITY LINES THAT MAY HAVE BEEN ADDED OR NOT OBSERVED SINCE THIS WORK WAS PERFORMED.
4. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER LISGER 22460
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND
 5. MERIDIAN: ASSUMED
 6. BASIS OF BEARING: MONUMENTED NORTH LINE OF LOT 2, SHORT PLAT NO. 45-020 BEARING = NORTH 72°43'07" EAST
 7. FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE SHORT PLAT NO. 45-020 RECORDED UNDER AUDITORS' FILE NO. 460513007B; SHORT PLAT NO. ANA-03-001 RECORDED UNDER AUDITORS' FILE NO. 200302130045, AND SKAGIT SOUND BUSINESS PARK BINDING SITE PLAN RECORDED UNDER AUDITORS' FILE NO. 200701110080, RECORDS OF SKAGIT COUNTY, WASHINGTON.
 8. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE, ORDER NO. 134772-P, DATED OCTOBER 2, 2004.
 9. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS SHOWN ON THE ABOVE REFERENCED TITLE REPORT AND RECORDED UNDER AUDITORS' FILE NUMBERS 200401240058, 4408160065, 4503170045, 4405140003, 4510020104, 460513007B, 4605130074, 47112220117, AND SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 5C200654.
 10. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
 11. SURVEY PROCEDURE: FIELD TRAVERSE
 12. OWNER/SUBDIVIDER: WILTON FAMILY PARTNERSHIP, LP
18515 134TH ST, SE
MONROE WA 98272
PHONE: (360) 454-5540
 13. SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-1049062
 14. IMPACT FEES ARE REQUIRED IN THE CITY OF ANACORTES FOR SCHOOLS, FIRE, PARKS AND ROADS PAYABLE UPON ISSUANCE OF A BUILDING PERMIT. CONTACT CITY OF ANACORTES FOR CURRENT IMPACT FEE SCHEDULE.
 15. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS (FENCE LINES) AS PER WAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
 16. ALL DISTANCE SHOWN HEREON ARE IN FEET.
 17. THE PROPERTY WITHIN THIS SHORT PLAT HAS NOT BEEN A PART OF ANY SHORT PLAT WITHIN FIVE YEARS OF THE DATE OF THIS SHORT PLAT.

CONTINUED -

NOTES CONTINUED

18. ZONING EXCEPTS FROM CITY OF ANACORTES ZONING CODE CHAPTER 17.14, LIGHT MANUFACTURING I (LMI):
17.14.050 MINIMUM LOT SIZE: NO MINIMUM.
17.14.060 MINIMUM SETBACK REQUIREMENT. THE MINIMUM SETBACK REQUIREMENT FOR THIS DISTRICT IS NO BUILDING OR OTHER STRUCTURE SHALL BE BUILT CLOSER THAN TEN FEET FROM ANY PROPERTY LINES OR STREET RIGHT-OF-WAY LINES.
17.14.070 MAXIMUM DENSITY: NO MAXIMUM.
17.14.080 MAXIMUM LAND COVERAGE: NO MAXIMUM.
17.14.090 MAXIMUM BUILDING HEIGHT. MAXIMUM BUILDING IS TO BE FIFTY FEET FOR NONRESIDENTIAL STRUCTURES, THIRTY-FIVE FEET FOR RESIDENTIAL STRUCTURES.
17.14.100 OFF-STREET PARKING REQUIREMENTS. OFF-STREET PARKING SHALL BE PROVIDED IN THIS DISTRICT IN ACCORDANCE WITH THE SPECIFICATIONS IN CHAPTER 17.46, PARKING.
19. THE FUTURE DEVELOPMENT OF LOT B WILL REQUIRE COMPLIANCE WITH ANY CODE REQUIREMENTS THAT ARE IN EFFECT AT THE TIME OF PROJECT APPLICATION.
20. NO LOT IN THIS DEVELOPMENT SHALL HAVE DIRECT VEHICLE ACCESS TO HIGHWAY 20.
21. THIS PROJECT IS SUBJECT TO APPLICABLE WATER, SEWER, AND STORMWATER HOOKUP FEES AND TRANSPORTATION 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.

PRIVATE DRAINAGE EASEMENT

A PRIVATE DRAINAGE EASEMENT IS RESERVED FOR AND GRANTED TO LOTS 1 AND 2 OF THIS SHORT PLAT UNDER AND UPON THE AREA DESIGNATED AS "PRIVATE DRAINAGE EASEMENT" ON THE SHORT PLAT FOR THE PURPOSE OF CONVEYING STORM WATER RUNOFF. RESPONSIBILITY FOR MAINTENANCE OF ALL STORM DRAINAGE FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

THE CITY OF ANACORTES IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

UTILITIES EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ANACORTES, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON CASCADE NATURAL GAS CO. AND COMCAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THOSE PORTIONS OF THE LOTS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINE, FITURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGE HEREIN GRANTED.

INGRESS AND EGRESS EASEMENT (PRIVATE)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR INGRESS, EGRESS AND EMERGENCY SERVICES AS SHOWN HEREON FOR THE USE OF THE LOTS WITHIN THIS SHORT PLAT OR FUTURE LOTS THAT MAY BE CREATED. MAINTENANCE OF THE EASEMENT AREA (AND COSTS THEREOF) SHALL BE SHARED BASED UPON USE OR AS MUTUALLY AGREED.



5-35-16

PUBLIC WORKS No. 04-012-DCM

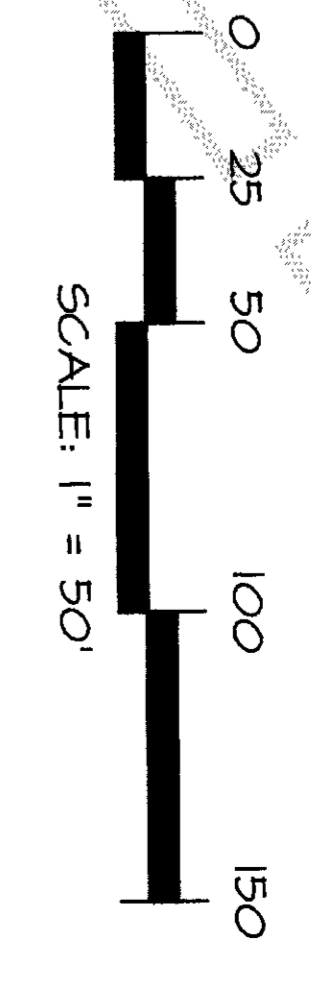
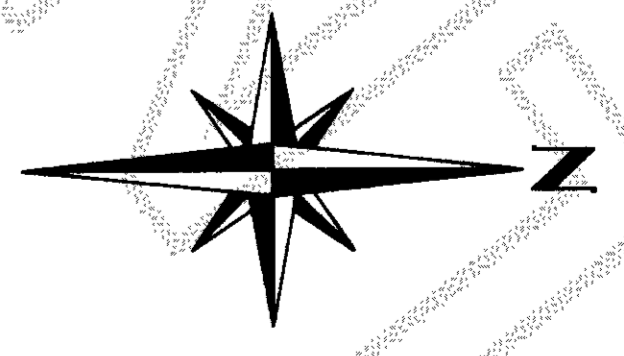
SHEET 2 OF 4

DATE: 5/25/10

SHORT PLAT NO. ANA-04-005

SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 5, T. 34 N., R. 2 E., W.M. CITY OF ANACORTES, WASHINGTON FOR: WILTON FAMILY PARTNERSHIP, L.P.

FBI: N/A	EG: N/A	LISGER & ASSOCIATES, PLLC	SCALE: N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-1442	DWG: 04-0065P

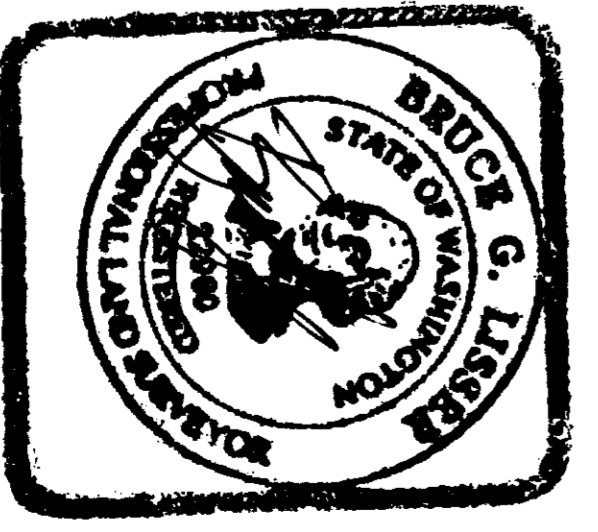


LINE TABLE

NUM	BEARING	DISTANCE
L1	N2°15'20"E	14.33'
L2	S87°44'40"E	25.00'
L3	S2°15'20"W	10.00'
L4	S87°44'40"E	100.00'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	36°29'22"	44.58'	10.00'
C2	44°24'55"	14.38'	25.00'
C3	39°59'52"	36.30'	52.00'
C4	34°35'14"	31.34'	52.00'
C5	90°00'00"	54.48'	35.00'
C6	36°29'22"	63.64'	100.00'
C7	73°04'38"	82.90'	65.00'
C8	73°04'38"	44.64'	35.00'
C9	90°00'00"	54.48'	35.00'



PUBLIC WORKS NO. 09-012-DCM

SHEET 3 OF 4
 SHORT PLAT No. ANA-04-003
 DATE: 5/25/10

SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 3, T. 34 N., R. 2 E., W.M. CITY OF ANACORTES, WASHINGTON FOR: WILTON FAMILY PARTNERSHIP, L.P.
 LISSNER & ASSOCIATES, PLLC
 SURVEYING & LAND-USE CONSULTATION
 MOUNT VERNON WA 98275 360-4th-1442
 FB 305 PG 42 SCALE: 1" = 50'
 MERIDIAN: ASSUMED DATE: 04-0065P

LOT AREA AND ADDRESS INFORMATION

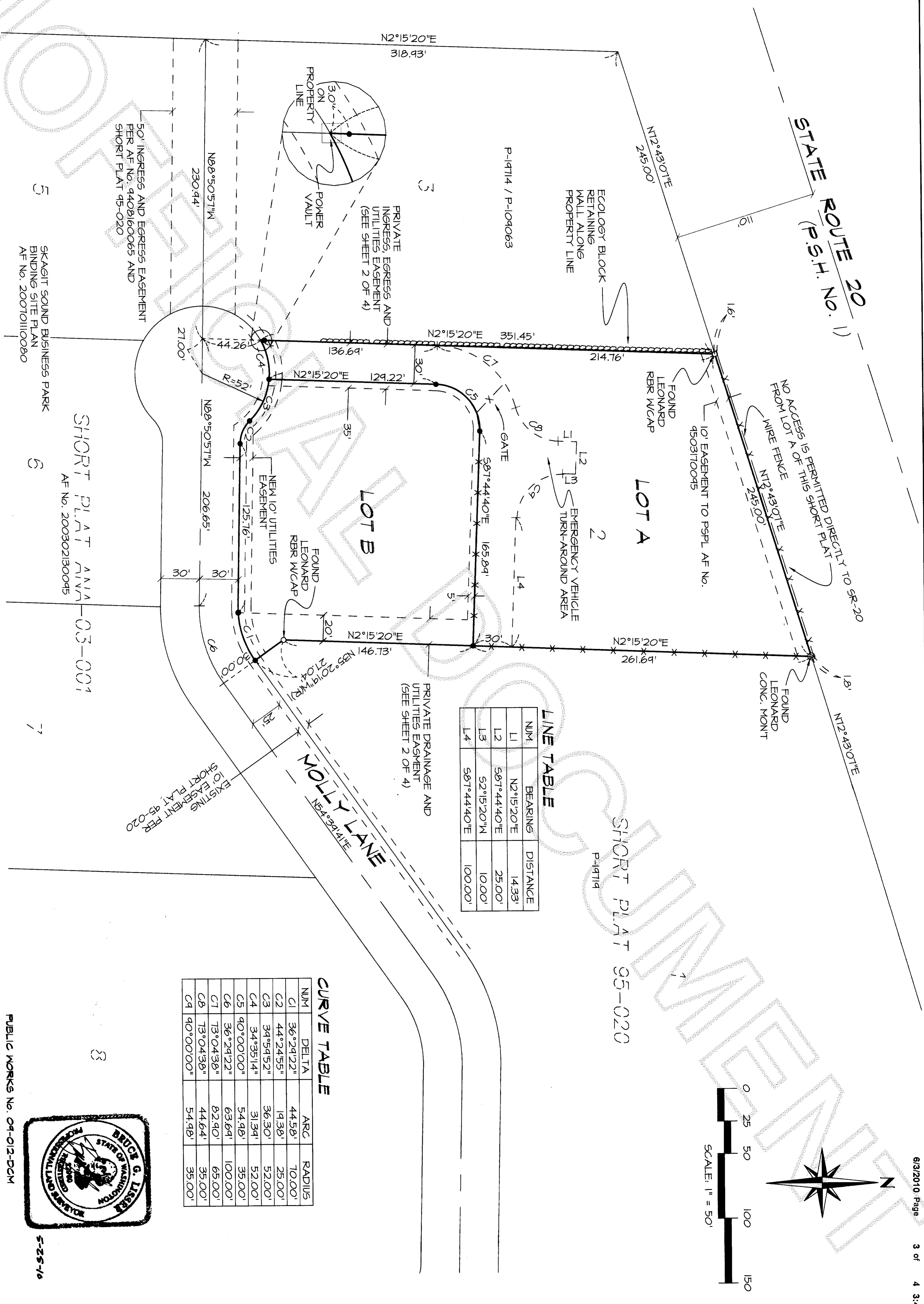
LOT A 9026 MOLLY LANE 56,217 SQ. FT. (INCLUSIVE OF EASEMENTS)
 LOT B 9028 MOLLY LANE 36,366 SQ. FT. (INCLUSIVE OF EASEMENTS)

BOUNDARY AND EASEMENTS

ADJOINING PROPERTY OWNERS:

WEST
 P-191714/P-104063
 MCNEIL HOLDINGS, LLC
 4815 SHARPE ROAD
 ANACORTES WA 98221

EAST
 JERRY SMITH
 12484 RESERVATION ROAD
 ANACORTES WA 98221



ADJOINING PROPERTY OWNERS:
 WEST
 P-191714/P-104063
 MCNEIL HOLDINGS, LLC
 4815 SHARPE ROAD
 ANACORTES WA 98221

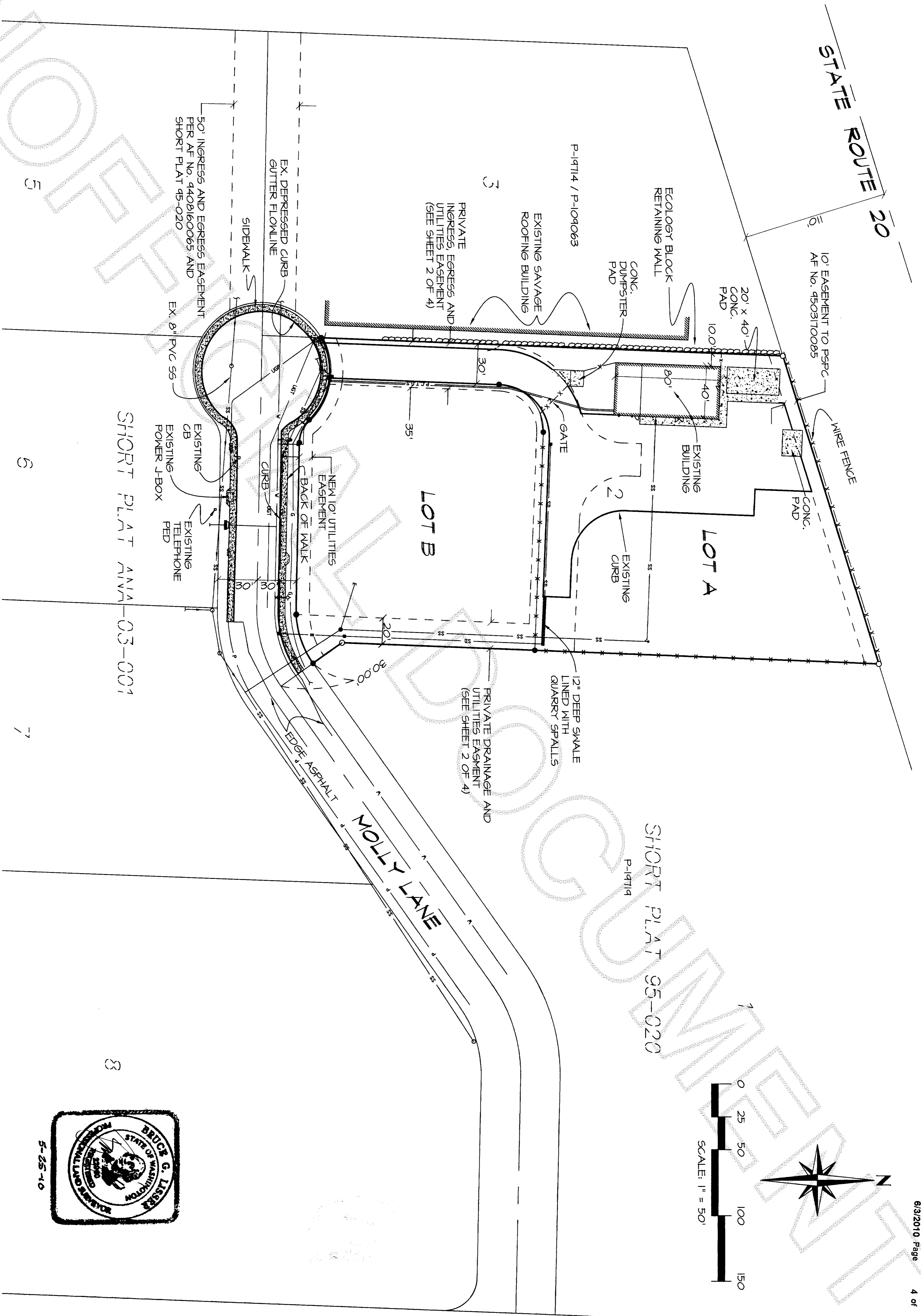
EAST
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 12484 RESERVATION ROAD
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BOUNDARY AND EASEMENTS

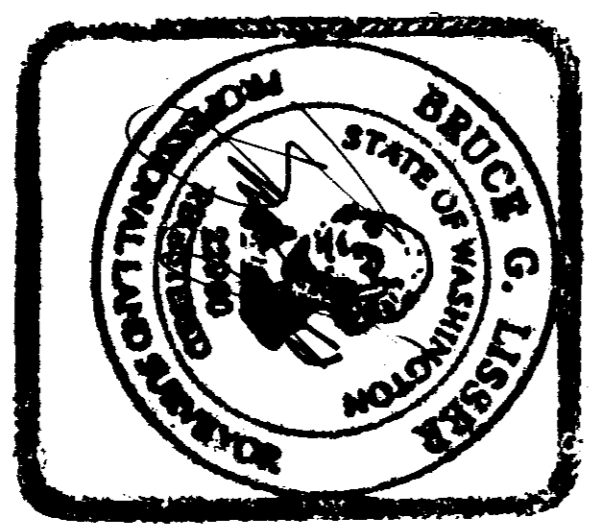
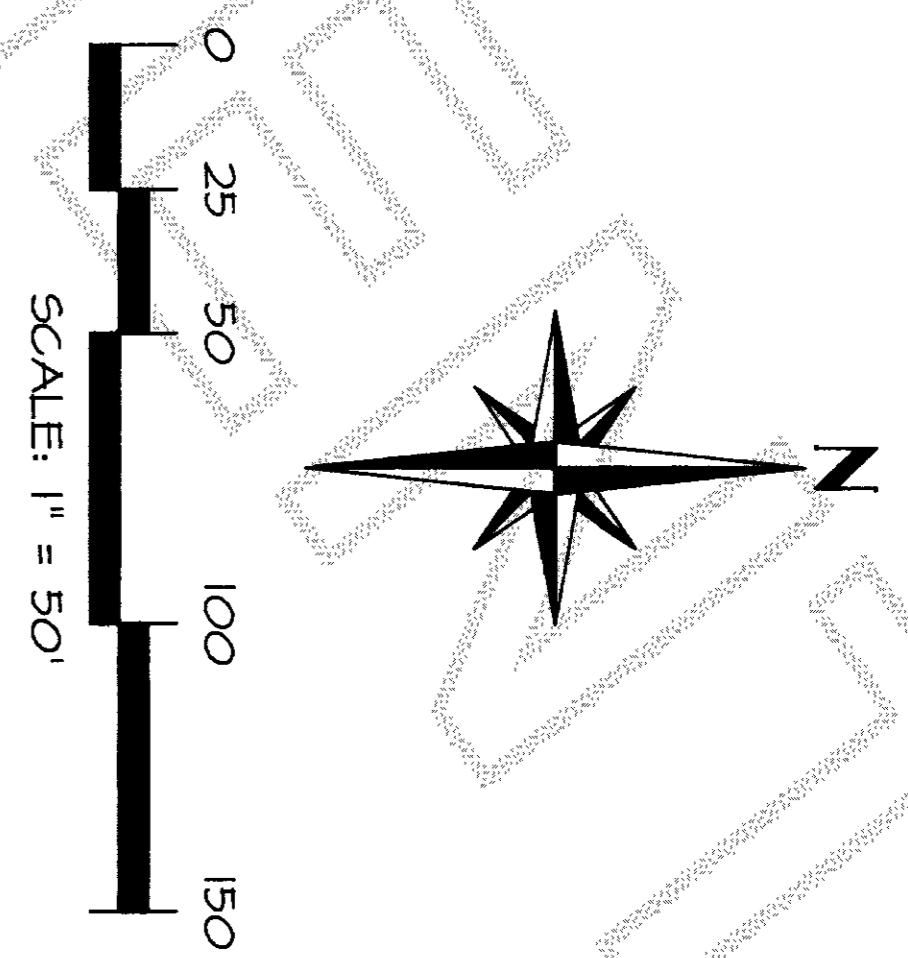
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 MCNEIL HOLDINGS, LLC
 4815 SHARPE ROAD
 ANACORTES WA 98221

EAST
 JERRY SMITH
 12484 RESERVATION ROAD
 ANACORTES WA 98221



EXISTING CONDITIONS



SHEET 4 OF 4
SHORT PLAT NO. ANA-04-005
PUBLIC WORKS No. 04-012-DCM
DATE: 5/25/10

SURVEY IN A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 3, T. 34 N., R. 2 E., NW, CITY OF ANACORTES, WASHINGTON FOR: WILTON FAMILY PARTNERSHIP, L.P.

FB 305	Pg 42	LISSEB & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-1442	DWG: 04-0065P