

BALLENGER BUSINESS PARK SHORT PLAT

SURVEY IN SEC. 30, TWP. 34 N, RNG 2 E., W.M.

ANACORTES, WASHINGTON

LEGEND

FENCE	— X — X — X — X —
GAS	— G —
UNDERGROUND	— U —
POWER	— P —
SANITARY	— S —
SEWER	— S —
STBM	— S —
SEWER	— S —
WATER	— W —
MAIN	— W —
VALVE	— V —
HYDRANT	— H —
WATER METER	— M —
WELL	— W —

AUDITORS CERTIFICATE

RECORD OF SURVEY AT THE REQUEST OF DALE K. HERRIGSTAD

201104270013

Skagit County Auditor

4/27/2011 Page 1 of 2 8:58AM

J. Youngquist
AUDITOR

Mary Jo...
DEPUTY AUDITOR

GENERAL INFORMATION

- Assessor's Account No.s 4198-000-049-0007, P78008, 4198-000-049-0106, P78009.
- Description and exception information is from FIRST AMERICAN TITLE INSURANCE COMPANY Order No: 101161, dated December 10, 2010.
- This property is SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments referred to in American Title Insurance Company Report referenced under Note 2 above. Said report lists documents recorded under Auditors File Number AF 768619 (Plat of Anacortes Industrial Park Addition), AF 9506210089 (Utility easement on North 15 feet of Parcels "A" and "B" and the easterly 5 feet of parcel "B"). Deed of Trust and Assignments of Leases and/or Rents are recorded under Auditors File Number's 200303260129, 200303260130, 200807140277, 200807140278, 200807140279 and 200807140280.
- Zoning: (I) Industrial
- Water Supply: City of Anacortes
- Sewer Disposal: City of Anacortes
- Storm Sewer: City of Anacortes
- Utilities shown are based on surface indicators and for reference only.

LEGAL DESCRIPTION

PARCEL A (P78008)

THE WEST 135.69 FEET OF LOT 49, "ANACORTES INDUSTRIAL PARK" AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B (P78009)

LOT 49, "ANACORTES INDUSTRIAL PARK" AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE WEST 135.69 FEET THEREOF.

NOTES-

- SET RE-BAR AND RED CAP P.L.S. #27807.
- * SET BRASS CAP MARKED P.L.S. 27807 IN ASPHALT.
- FOUND EXISTING REBAR AND CAP P.L.S.
- FOUND MONUMENT WITH CASE AND COVER.
- EQUIPMENT USED: Pentax 323N Total Station.
- MONUMENTS TIED ON 8-14-2008.
- ERROR OF CLOSURE MEETS WASHINGTON STATE SURVEY STANDARDS.
- SURVEY METHOD: STANDARD FIELD TRAVERSE.
- BASIS OF BEARINGS AND SECTION BREAKDOWN: PLAT OF ANACORTES INDUSTRIAL PARK ADDITION RECORDED UNDER AF #768619.

SURVEYORS CERTIFICATE

I hereby certify that the BALLENGER BUSINESS PARK SHORT PLAT is based upon an actual survey and subdivision performed by me or under my supervision of Section 30, Township 34 North, Range 2 East, W.M.; that the courses and distances are shown correctly on the ground; and that I have complied with the provisions of the statutes and plating regulations and that permanent control monuments have been established at each and every controlling corner of the parcel of land being subdivided.

DALE K. HERRIGSTAD, P.L.S.

Dale K. Herrigstad

Certificate No. 27807

Date MARCH 31, 2011

S/P ANA-2011-0001

SHEET 1 OF 2

SHORT PLAT

FOR: Patric L. & Judith M. BALLENGER Living Trust
3602 Commercial Avenue
Anacortes, WA 98221

DWG: J895

DWN BY: DKH

CHECK BY: DH

DATE: March 2011

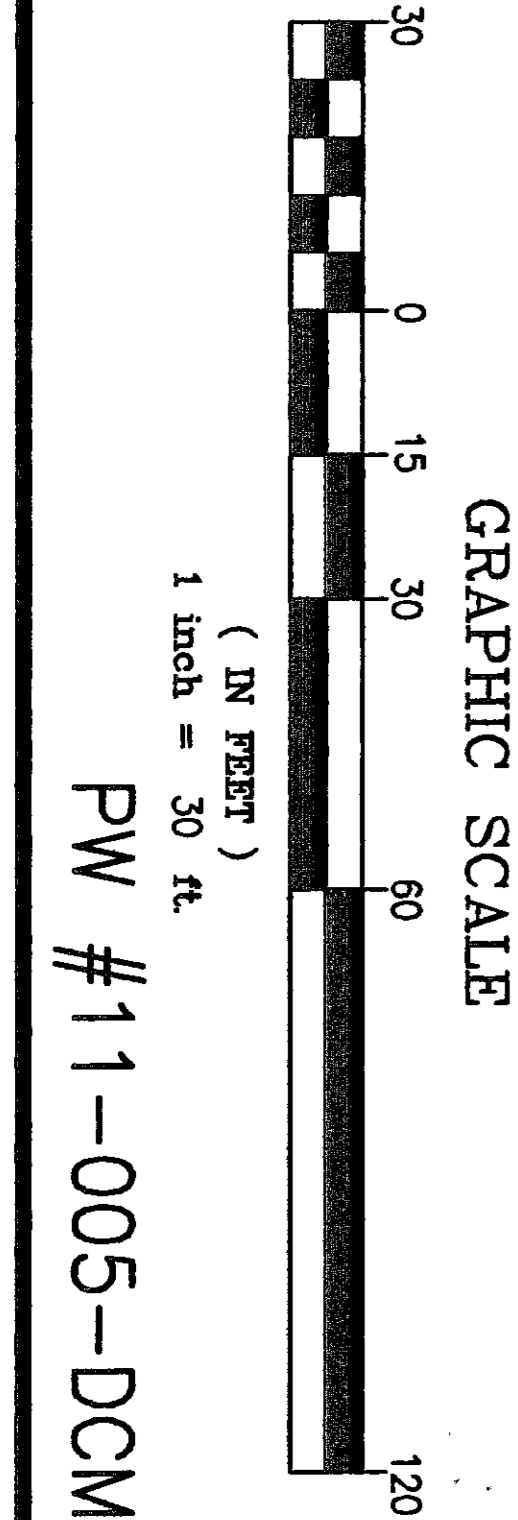
A PORTION OF THE NW 1/4 OF SECTION 30, TOWNSHIP 35 N., RNG. 2 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

HERRIGSTAD ENGINEERING & SURVEYING

4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8904

SCALE: 1"=30'

JOB NO.: 895

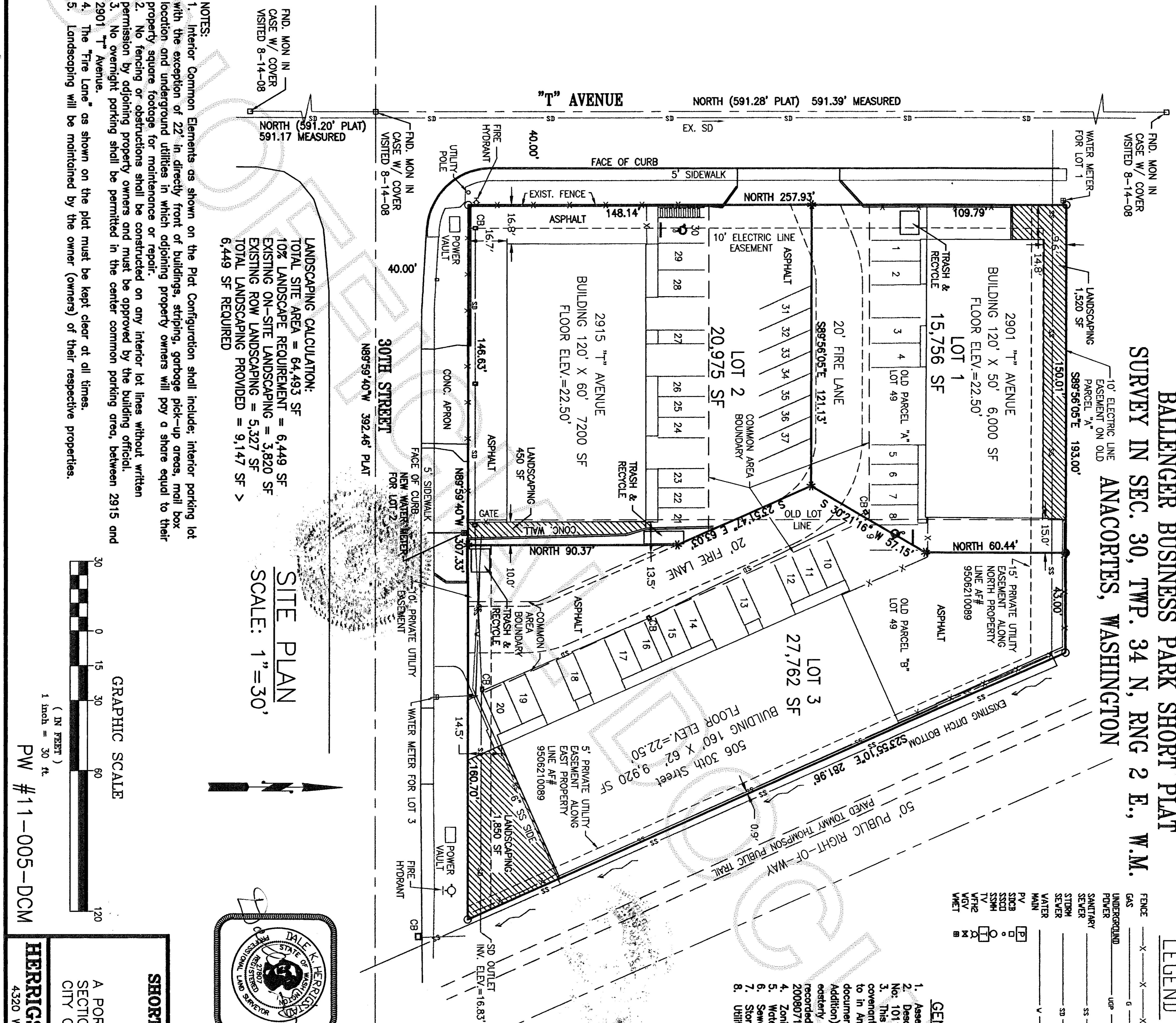


SITE PLAN
SCALE: 1"=30'

LANDSCAPING CALCULATION:
TOTAL SITE AREA = 64,493 SF
10% LANDSCAPE REQUIREMENT = 6,449 SF
EXISTING ON-SITE LANDSCAPING = 3,820 SF
EXISTING ROW LANDSCAPING = 5,327 SF
TOTAL LANDSCAPING PROVIDED = 9,147 SF >
6,449 SF REQUIRED

NOTES:

- Interior Common Elements as shown on the Plat Configuration shall include: interior parking lot with the exception of 22' in directly front of buildings, striping, garbage pick-up areas, mail box location and underground utilities in which adjoining property owners will pay a share equal to their property square footage for maintenance or repair.
- No fencing or obstructions shall be constructed on any interior lot lines without written permission by adjoining property owners and must be approved by the building official.
- No overnight parking shall be permitted in the center common parking area, between 2915 and 2901 "T" Avenue.
- The "Fire Lane" as shown on the plat must be kept clear at all times.
- Landscaping will be maintained by the owner (owners) of their respective properties.



FIND. MON IN CASE W/ COVER VISITED 8-14-08
NORTH (591.20' PLAT) 591.17 MEASURED

FIND. MON IN CASE W/ COVER VISITED 8-14-08
NORTH (591.28' PLAT) 591.39' MEASURED

FIND. MON IN CASE W/ COVER VISITED 8-14-08
NORTH 257.93'

FIND. MON IN CASE W/ COVER VISITED 8-14-08
NORTH 60.44'

FIND. MON IN CASE W/ COVER VISITED 8-14-08
NORTH 90.37'

FIND. MON IN CASE W/ COVER VISITED 8-14-08
NORTH 62.9920 SF

FIND. MON IN CASE W/ COVER VISITED 8-14-08
NORTH 160.70'

FIND. MON IN CASE W/ COVER VISITED 8-14-08
NORTH 16.83'

**BALLENGER BUSINESS PARK SHORT PLAT
SURVEY IN SEC. 30, TWP. 34 N, RNG 2 E., W.M.
ANACORTES, WASHINGTON**

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DEDICATION

Know all men by these present that we the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this SHORT PLAT, do hereby CERTIFY that the decision to make this SHORT PLAT was our free and voluntary act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 15 day of April, 2011.

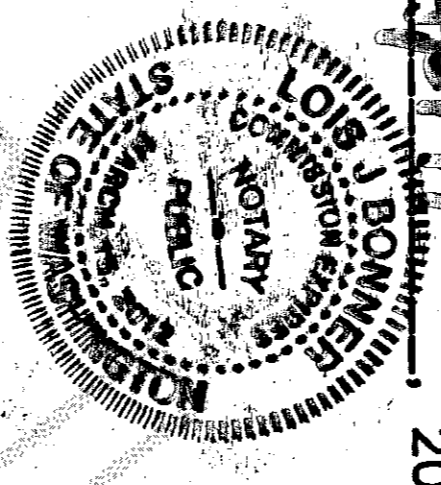
Patric L. Ballenger Trustee
Judith M. Ballenger Trustee
Patric L. and Judith M. Ballenger Living Trust

Pacific Northwest Bank Now Known AS WELLS FARGO BANK

Steven P. Henry SVP
Skagit State Bank

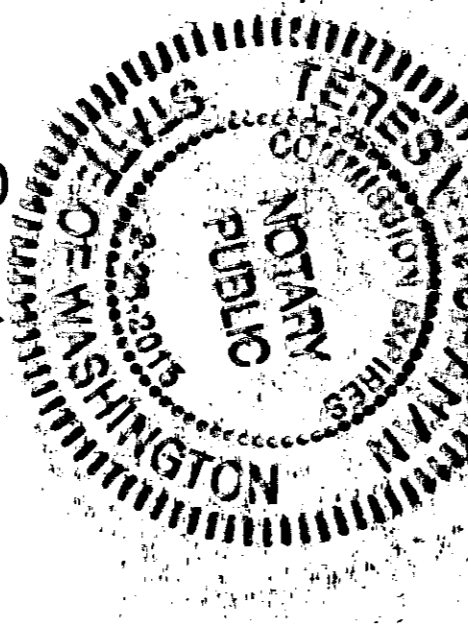
State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Patric L. and Judith M. Ballenger signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Owners of Patric L. and Judith M. Ballenger Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 15th day of April, 2011
Notary Public in and for the State of Washington
Name printed Lois Bremer Dea Bremer
Residing at Anacortes WA
My commissions expires 3-15-12



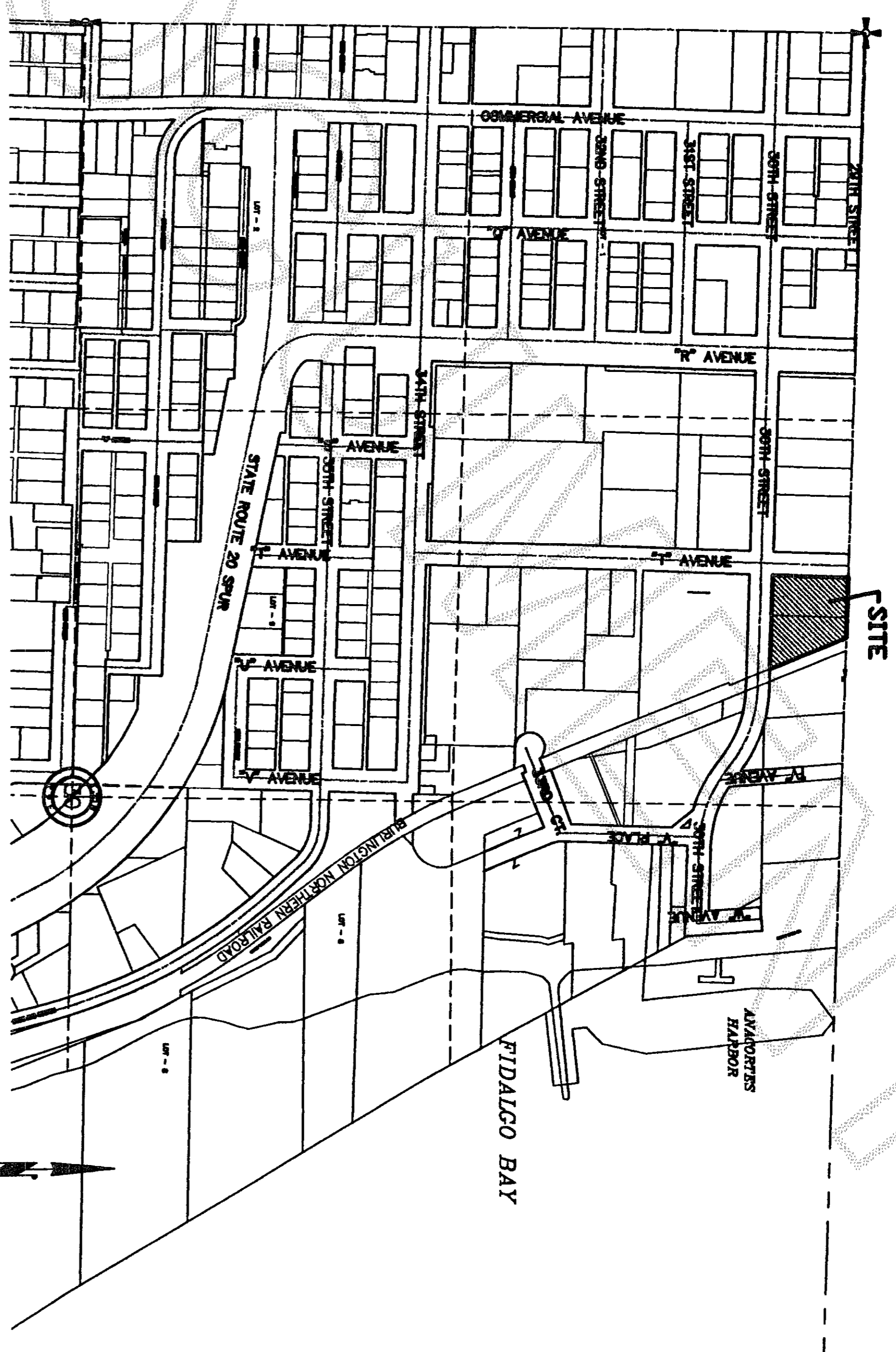
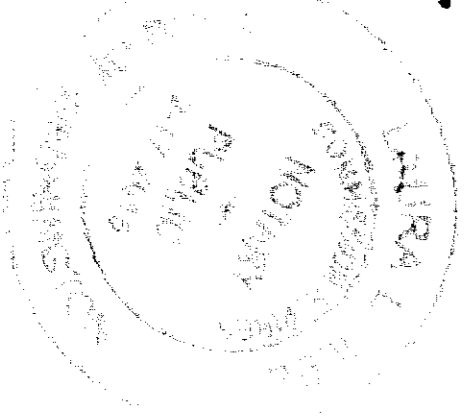
State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Todd Savage signed this instrument, on oath stated that (he/she) (was/are) authorized to execute the instrument and acknowledged it as the Vice President of Pacific Northwest Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 11th day of April, 2011
Notary Public in and for the State of Washington
Name printed Teresa Buchanan
Residing at Everton
My commissions expires 02-24-2015



State of Washington
County of Skagit
I certify that I know of have satisfactory evidence that Steven P. Henry signed this instrument, on oath stated that (he/she) (was/are) authorized to execute the instrument and acknowledged it as the Senior Vice President of Pacific Northwest Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

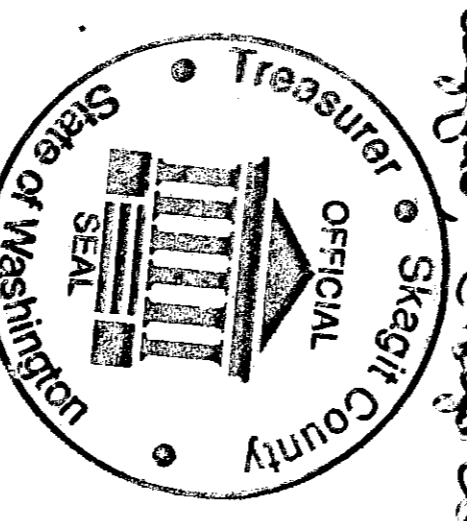
Given under my hand and official seal this 15th day of April, 2011
Notary Public in and for the State of Washington
Name printed Laura L. Iles
Residing at Anacortes
My commissions expires 2-17-15



VICINITY MAP
SCALE: NONE

COUNTY TREASURERS 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 2011.

Certified this 26th day of April, 2011.
Robert O'Connell Skagit County Treasurer



CITY TREASURERS 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 14th day of April, 2011
Heidi
Treasurer, City of Anacortes

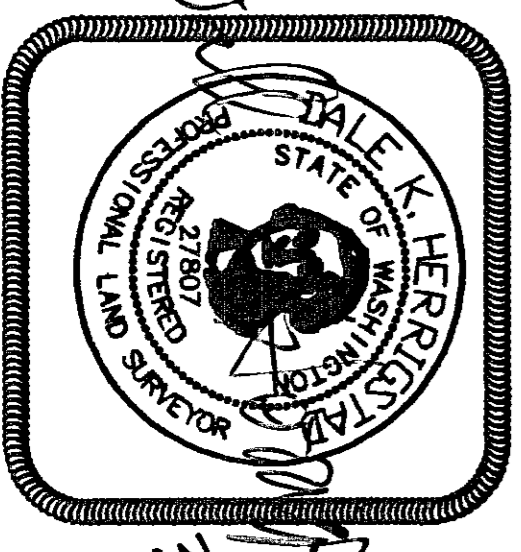
CITY OF ANACORTES APPROVALS
Signature of Planning Director
Heidi

ATTEST: City Clerk *Heidi*

Examined and approved this 22nd day of April, 2011.
Heidi
City Engineer

S/P ANA-2011-0001

SHEET 2 OF 2



PW #11-005-DCM

HERRIGSTAD ENGINEERING & SURVEYING 4320 Whistle Lake Road, Anacortes, WA 98221 (360) 299-8804	SHORT PLAT FOR: Patric L. & Judith M. Ballenger Living Trust 3602 Commercial Avenue Anacortes, WA 98221	DWG: J895 DWN BY: DKH CHECK BY: DH DATE: March 2011 SCALE: NOTED JOB NO.: 895
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