

UNOFFICIAL DOCUMENT



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Skagit County Auditor

\$76.00

3/3/2016 Page

1 of

4 1:39PM

AFTER RECORDING RETURN TO:

City of Anacortes
PO Box 547
Anacortes WA 98221

Covenant

Grantor(s): JONAH PETRICK

Grantee: City of Anacortes

Abbreviated Legal Description: A TRACT OF LAND LYING AND BEING IN THE
ASSESSOR'S TAX PARCEL NO: P-32086 THE SOUTHEAST 1/4

25-35-01

Project Name: THE JONAH PETRICK SHORT PLAT



City of Anacortes
PO Box 547, Anacortes, WA 98221
Telephone 360.293.1900
Fax 360.293.1938

Covenant Consenting to Formation of a Local Improvement District

Municipal Code 15.20.050

WHEREAS, JONAH PETRICK
Hereinafter referred to as "Owner", owns certain property within the City of Anacortes legally described as follows:

Parcel A:

Auditor's File Number 201312190051

(tax 29B) A tract of land lying and being in the Southeast ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 1 East W.M., described as follows: Beginning 120 feet West of the East line of said Southeast ¼ of the Northeast ¼ and on the South line of 36th Street of Mary Eubanks Addition to Anacortes, Washington, as recorded in the Office of the Auditor of Skagit County, running thence West along said South line of 36th Street 60 feet; Thence South parallel to the East Section line 216 feet to the North line of 37th Street Extended; Thence East 60 feet along said North Line of 37th Street extended; Thence North on a line parallel to the East Section Line 216 feet to the Place of Beginning. Survey recorded AF#200510250183.

EXCEPT any portion lying within Brooks View Addition recorded under Auditor's File No. 845736.

WHEREAS, Owner has applied for a permit(s) from the City of Anacortes which will require, as a condition of approval of the permit(s), either that certain improvements be made to public rights of way or, in lieu of making the improvements, that the Owner execute a covenant consenting to the formation of a local improvement district for the improvement of such rights of way;

WHEREAS, Owner has agreed to execute a covenant consenting to the formation of such a local improvement district in lieu of completing the improvements to the public rights of way adjacent to Owner's property;

NOW THEREFORE, as a condition of issuance of applicable City permit(s) pursuant to Title 15 of the Anacortes Municipal Code and in lieu of constructing certain public right of way improvements, Owner consents to the formation of a local improvement district, hereafter formed by the City or other property owners for the improvement of the following right(s) of way or portions thereof:

Indicate Rights of Way 36TH STREET

Site Address: 1105 36TH STREET

Project Number: SPL-2015-001 AND PW # 15-001 DEV.

Improvements which may be provided include:

The installation of all public facilities required to improve the street or alley to City design standards including grading, drainage, pavement, curb/gutter, sidewalk, streetlights, traffic signals, street trees and other necessary appurtenances. Such street or alley improvements shall not be limited to the half street or alley abutting the property for example, where no permanent street or alley improvement exists, the

street or alley improvement shall be extended beyond the centerline a sufficient distance (10 foot minimum) to permit safe movement of traffic.

Owner specifically waives his or her right to protest formation of a local improvement district under RCW 35.43.180.

The Covenant waives legal protest only to formation of a local improvement district and does not affect Owner's rights to comment upon proposed public improvements or object to the owner's individual assessment therefore.

The City shall deliver a signed release of this Covenant to Owner after completion of public improvements as described above and after transmittal of the final assessment roll to Skagit County.

The Covenant shall be a covenant touching, concerning and running with the land and shall be binding on Owner's heirs, assigns and successors in interest; however, in no event shall this Covenant be valid and binding after expiration often (10) years after the date of its execution.

IN WITNESS WHEREOF, Owner(s) has hereunto executed this Covenant this 3rd day of MARCH, 2016.

JONAH PETRICK

(Owner)

Its:  _____

Its: _____

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DECLARATION:

Know all people by these presents that we the undersigned, owner(s) in fee simple [and contract purchaser(s)] of the land herein described do hereby consent to a covenant forming a local improvement district and that said covenant is made with the free consent and in accordance with the desire of the owner(s).

In Witness whereof we have set our hand and seals.

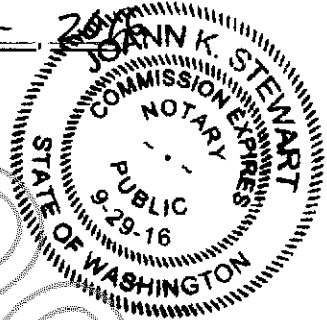
NAME Jonah Petrick NAME Jonah Petrick

STATE OF WASHINGTON)
) S.S.
COUNTY OF SKAGIT)

On this day personally appeared before me Jonah Petrick to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged to me that they signed and sealed said instrument as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 3rd day of March, 2018

Joann K Stewart
NOTARY PUBLIC in and for the State of Washington,
residing at Skagit County WA
My commission expires 9-29-18



STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this day personally appeared before me _____ to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged to me that they signed and sealed said instrument as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ___ day of _____, _____.

NOTARY PUBLIC in and for the State of Washington,
residing at _____
My commission expires _____

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