



**Property Description, First American Subdivision Guarantee  
 No. 5003353-001225e**

**Parcel A:**  
 Auditor's File Number 201312190051  
 (tax 29B) A tract of land lying and being in the Southeast 1/4 of the Northeast 1/4 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 1/4 of the Northeast 1/4 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.  
**Parcel B:**  
 That portion of the following described tract lying Easterly of the Southerly extension of the East line of those premises conveyed to Brian Hofferth, et ux, by deed recorded January 28, 2011 as Auditor's File No. 201101200091.

**Tract:**  
 That certain strip of land designated as "RESERVED FOR FUTURE ROADWAY OR DEVELOPMENT" in the plat of "BROOKS VIEW ADDITION" as per plat recorded in Volume 11 of Plats, Pages 48 and 49, records of Skagit County, Washington  
 All of the above being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 35 North, Range 1 East, W.M.  
 Situate in the County of Skagit, State of Washington.  
 Tax Parcel or Account Number: P 32086

**City of Anacortes Approval**

The within and foregoing short plat subdivision is approved in accordance with the City of Anacortes Municipal Code, (AMC Title 16, Chapter 16.08) on **MARCH 31**, 2016.  
 Short Plat Administrator  
 Approval by the City of Anacortes, Washington, this 3 day of MARCH, 2016.  
 ATTEST: City Clerk Heidi  
 Examined and approved this 3 day of MARCH, 2016  
 City Clerk

**City Treasurer's Certificate**

I certify that all taxes heretofore levied and which have become a lien upon the land described above have been fully paid and discharged according to the records of my office up to and including the year 2015.  
 This day of MARCH, 2016.  
 Treasurer, City of Anacortes

**Surveyor's Certificate**

I hereby certify that the Jonah Petrick Short Plat is based on an actual survey and subdivision performed by me or under my supervision of a portion of the Southeast Quarter of the Northeast Quarter, Section 25, Township 35 North, Range 1 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 platting regulations and that permanent control monuments have been established at each controlling corner of the parcel of land being subdivided.  
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of Jonah Petrick, owner of property in Skagit County, Washington in August, 2014.

Robert F. Parrish PLS  
 Certificate No. 295335

**Auditor's Certificate**  
 Recorded at the Request of Parrish Land Surveying

Deputy Auditor  
 Deputy Auditor

**Dedication:**

Know all men by these presents, that I, the undersigned owner of the land to be platted, do hereby declare this plat to be known as "THE JONAH PETRICK SHORT PLAT" and do hereby declare to the public forever all streets, roads and easements, except private and corporate roads, shown hereon as public highways, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said streets, roads and ways shown hereon.  
 Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing thereof across any lot as may be undertaken by or for the owner of any lot shall be done by and at the expense of such owner.

**Easement Provisions:**

A non-exclusive easement is hereby reserved and granted for the benefit of lot owners and private utility vendors including but not limited to electrical services and communication services in the west ten feet of the property herein described and platted, including the right to ingress access, install, maintain and replace lines, pipes and appurtenant facilities in said property.

**Acknowledgement:**

This is to certify that on this 3rd day of March, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jonah Petrick, to me known to be the individual described in and who executed the within instrument as his free act and deed for the purposes therein mentioned.  
 In witness whereof, I have hereunto set my hand and the seal of my office, this day and year first above written.  
 Notary Public in and for the State of Washington  
 Residing in Anacortes, Washington

Land contained within this short plat may not be further divided in any manner within a period of five years from date of approval without filing a standard plat.

**Zoning Information**

Underlying zone: R3 Zoning District  
 Zone's Minimum Lot Size: 6,000 square feet  
 Gross Acreage: 0.31 acres  
 Zone's Maximum Density: 9 dwelling units (DU) per acres  
 Density Calculation: 0.31 acres X 9 DU = 2.79 DU

**CONSENT:**

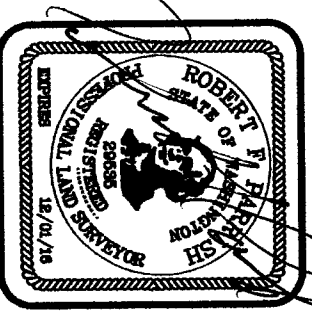
KNOW ALL MEN BY WE THE UNDERSIGNED OWNERS CERTIFY THAT THE SHORT PLAT IS MADE AS A FREE ACT AND IN DEED, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 3RD DAY OF MARCH, 2016

JONAH PETRICK

Jonah Petrick

201603030046  
 201603030045

Refer to the notice entitled "Not to Oppose Future Local Improvement District"  
 Recorded Under Auditor's File Number



FILE NAME:	1408-883
SCALE:	1" = 20'
DATE OF PLAN:	02-18-'16
DRAWN BY:	RFP
F.B. No.	40 & 42
QUARTER SECTION TOWNSHIP RANGE	SE/NE 25 35N 1E

PREPARED FOR:  
**JONAH PETRICK  
 SHORT PLAT**

**PLS**  
 Parrish Land Surveying  
 PO Box 314, Lopez, Washington 98261  
 ANACORTES(360) 586-1467 email parrish@parrishland.com

Short Plat No. SPL-2015-001 and PW #15-011 DEV.  
 SHEET 2 OF 2