

SURVEY IN SE 1/4, SECTION 25, T. 35 N., R. 1 E., W.M.
 CITY OF ANACORTES
 SKAGIT COUNTY, WASHINGTON

SHORT PLAT NUMBER ANA-3-80
 DATE 9-11-80

Assessor's Parcel No. A/P 253501-4-005-0006

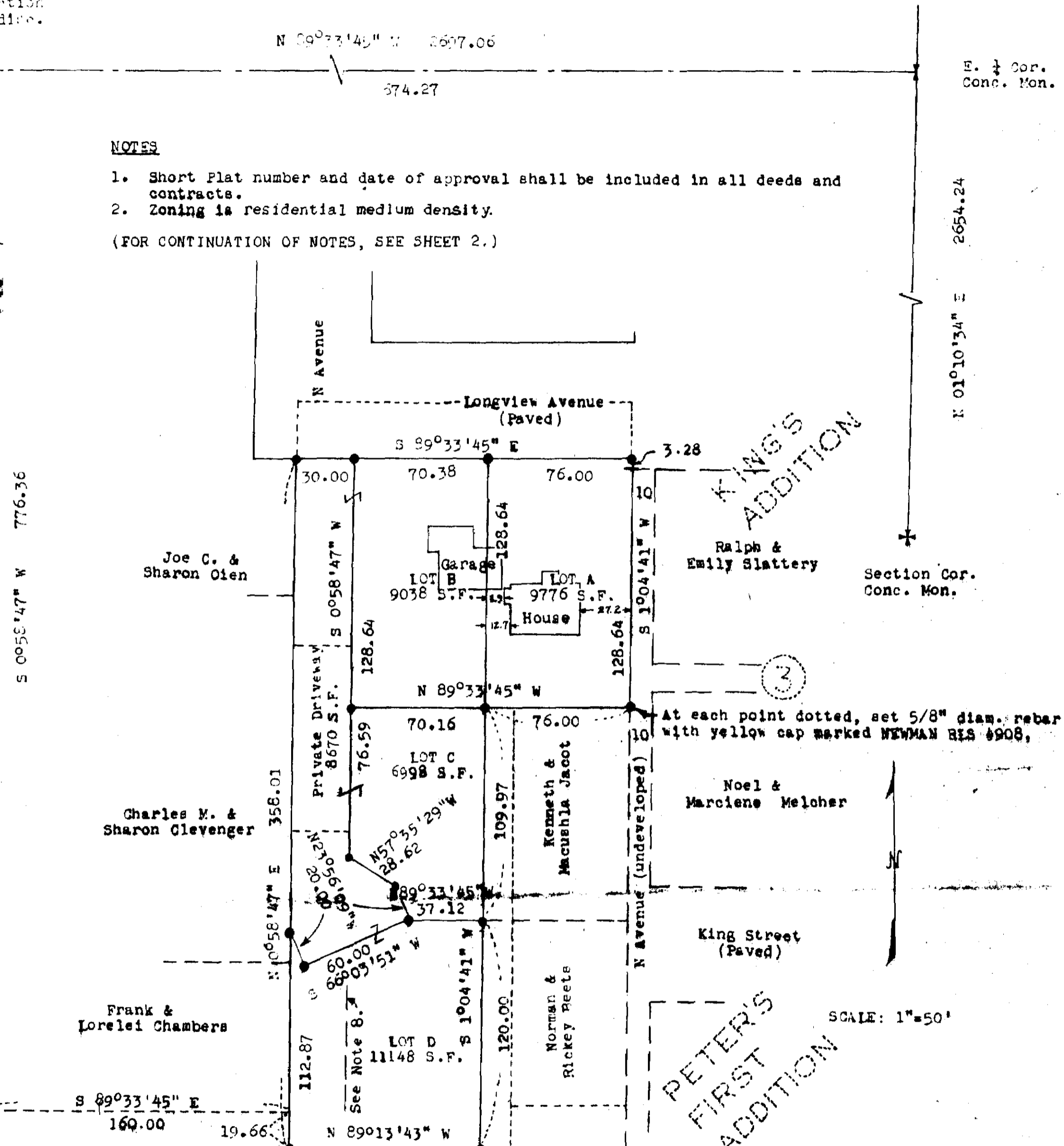
8004110011
 AN80-003

Str. Section
 Bronze disc.

NOTES

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Zoning is residential medium density.

(FOR CONTINUATION OF NOTES, SEE SHEET 2.)



LEGAL DESCRIPTION

That portion of the West Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1, East of the Willamette Meridian, described as follows:

Commencing at a point on the West line of said subdivision South 0°24'30" West a distance of 776.36 feet from the Northwest corner thereof; thence South 89°56'10" East a distance of 160.0 feet to the true point of beginning of this description; thence from said true point of beginning run North 0°24'30" East a distance of 158.15 feet; thence South 89°56'10" East a distance of 176.62 feet, more or less, to the East line of said West Half of the East Half of the Northeast Quarter of the Southeast Quarter; thence South along said East line to the Northeast corner of the South 32 rods of said West Half of the East Half of the Northeast Quarter of the Southeast Quarter; thence West along the North line of said South 32 rods to a point that lies South 0°24'30" West from the true point of beginning; thence North 0°24'30" East to the true point of beginning, except the following described tracts, to-wit:

1. The East 60 feet of the South 210 feet of the North 6 acres of the West Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1, East of the Willamette Meridian.
2. Beginning at a point on the East line of the West Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M., North 0°24'30" East 120 feet from the Southeast corner thereof; thence North 0°40'30" East 271.45 feet; thence North 89°56'10" West 60 feet to the true point of beginning of this description; thence South 0°40'30" West 331.58 feet to a point on the North line of the South 32 rods of said West Half of the East Half of the Northeast Quarter of the Southeast Quarter of said Section 25; thence North 89°56'10" West 16 feet; thence North 0°40'30" East to a point West of the true point of beginning; thence East to the true point of beginning.
3. Commencing at the intersection of the North line of the South 32 rods of the West Half of the East Half of the Northeast Quarter of the Southeast Quarter of Section 25, Township 35 North, Range 1 East, W.M., with the West line of said West Half of the East Half of the Northeast Quarter of the Southeast Quarter; thence East parallel to the South line of the said West Half to the East line thereof; which is the true point of beginning of this description; thence North 0°40'30" East 21.95 feet, more or less, to the South line of the North six acres of said West Half of the East Half of the Northeast Quarter of the Southeast Quarter; thence West along the South line of said North six acres, 60 feet; thence South to the North line of the South 32 rods of the West Half of the East Half of said Northeast Quarter of the Southeast Quarter; thence East along the North line of said South 32 rods to the true point of beginning of this description.
4. The North 70 feet thereof, conveyed to the City of Anacortes for road and utility purposes by deed dated June 9, 1975, recorded October 24, 1975, under Auditor's File No. 825298, records of Skagit County, Washington.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act at the request of E. S. Bell, Jr.

John A. Newman, License No. 4908



APPROVAL

Examined and approved by the City of Anacortes, Washington.

R. M. Engle, Director of Community Development
 Sept 11, 1980.

AUDITOR'S CERTIFICATE

Filed for record this 11 day of Sept., 1980,
 at 11:51 AM., in Book 4 of Short Plats at page 1723
 at the request of John A. Newman.

Laura Henry, Skagit County Auditor

Edward J. Granger, Deputy Auditor

CONSENT

Know all men by these presents that the undersigned subdividers hereby certify that this Short Plat is made as their free and voluntary act and deed.

E. S. Bell, Jr.
 E. S. Bell, Jr.
 Husband and wife.

Marilyn A. Bell
 Marilyn A. Bell

ACKNOWLEDGMENT

State of Washington) ss.
 County of Skagit) ss.
 On this day personally appeared before me E. S. Bell, Jr. and Marilyn A. Bell, husband and wife, to me known to be the individuals who executed the within instrument, and who acknowledged to me that they signed and sealed the same as their free and voluntary act and deed.
 Given under my hand and seal this 21st day of August, 1980.

Louise Baker
 Notary Public in and for the State of Washington, residing at Anacortes, Wa.

PETER'S FIRST ADDITION

KING'S ADDITION

SCALE: 1"=50'

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800911
ANA80-0
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NOTES (CONTINUED FROM SHEET 1)

3. Purchasers of Lots B, C and D, as a condition precedent to their right of purchase, agree that if and when other property owners abutting the private driveway to the West agree to dedicate a right of way of sufficient amount to satisfy the City standards for public streets, that the owners of Lots B, C and D will dedicate or deed to the City of Anacortes their ownership portion of the private driveway for this purpose, said ownership portion consisting of the West 30 feet of Lots B and C, now utilized by the private driveway, and in addition thereto, the owners of Lot D will dedicate or deed to the City of Anacortes the West 30 feet of said lot, the same being the extension of the private driveway through Lot D.
4. The private driveway designates an area that is reserved for ingress and egress to and from Lots B, C and D, and for public and private utilities serving Lots B, C and D, with each of the lots having an equal right of easement for the purposes herein set forth over the whole extent of said driveway. For ownership and taxation purposes, the private driveway attaches to Lots B, C and D in equal area amounts, as shown by the dashed 1/3 division lines and the Z connectors.
5. The cost of maintenance of the private road is to be shared equally by the owners of Lots B, C and D.
6. Solid waste shall be collected from Longview Avenue. Property owners shall be responsible for placing containers on Longview on days of collection.
7. All water meters shall be on Longview Avenue. Property owners shall be required to extend service from meters to homes.
8. Sanitary sewer connections from connections on Longview Avenue shall be property owners responsibility.
9. The west building offset line for Lot D shall be the projection of the west line of Lots B and C in anticipation of potential dedication of a public street in the area with the right of way extended along the private driveway.
10. Meridian and subdivision of section are from survey recorded in Book 3 of Surveys at page 17, records of Skagit County, Washington.