PLAT of RIVER'S EDGE

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EDGE, LLC

A PORTION OF THE NW 1/4 OF SECTION 4, TOWNSHIP
34 N., RANGE 4 E., W.M.
CITY Of BURLINGTON
LUP 3-17/SUB 1-17 RIVERS

LEGAL DESCRIPTION

LL THAT PORTINN OF TRACT'S SE AND ES PER PLAT OF THE BRUNNICHM JOSEAGE PROPERTY. ACCORDING TO THE MAP THEREOF RECORRED IN VOLUME T OF PLATS AT PAGE 40, RECORDS OF SOMOT COUNTY, MECHANISM ALL OF MINICH ARE CONTINUED INTIMIN CORRENADOR LOT 4, SECTION 4, TUMOSHE 54 NORTH, GANCE 4 ESCT, MAI, BEING MORE PARTICULARLY DESCRIBED AS FULLOWS:

COMMENDOR AT A RAWL ON THE MOTH LINE OF SUD SCENION ASLAD TEXT DISTRET, THAN THE MOTHEST COMMENDOR AT A RAWL ON THE MOTHEST AND ASLAD TEXT DISTRET, THAN THE MOTHEST AND ASLAD TEXT DISTRET, AND ASSLAD TEXT DISTRET, AND ASSLAD TEXT DISTRET, AND ASSLAD TEXT DISTRET, AND ASLAD TEXT DISTRET, AND ASSLAD TEXT DISTRET, AND ASSL

ALL THAT PORTION OF TRACT'S 58 AND 65 PER "PLAT OF THE BURLINGTON ACREAGE PROPERTY", ACCORDING TO THE AUF THEREDY RECORDED IN VOLUME 1 OF PLATS AT PAGE 48, RECORDES OF SAUGIF COUNTY, WASHINGTON, ALL OF HEAVY, ARE COMPANED THININ OFFENDERFOT LOT 4, SECTION 4, TOWNSHED 34 KMETHY, BENOMBED AS FOLLOWS:

COMMENSOR I I PONT ON THE WORK DIE OF STONE READ BETT DETERM THE WE HAVEN AND ME WORKEN.

AND THE WORK HAVE SEED STONE WE HAVE STONE OF STONE READERS OF STONE RECORD WATER AND STONE OF THE WORK HAVE SEED STONE OF THE WORK HAVEN AND STONE OF THE WORK HAVE SEED STONE OF THE WORK HAVEN AND STONE OF THE WORK HAVE SEED STONE OF THE WORK HAVEN AND STONE OF THE WORK HAVE SEED STONE OF THE WORK HAVEN AND STONE OF THE WORK HAVE SEED STONE OF THE WORK HAVEN AND STONE OF THE WORK HAVE SEED STONE OF THE WORK HAVE IZ FEET, HANCE S 85-4257 W 50.63 FEET, HENGE S 415742" W 18374 FEET, HENGE 4.91 FEET AND THE TRUE POWN OF BECOMMEN 50 ANOMEN 45 LOT 0 OF BOUNDARY LINE AUSSIMENT RECORDED UNDER AUDITOR'S FLE NO. 110230086 BERNS A RE-RECORDING OF 201510130001)

LEGAL FROM CHICAGO TITLE INSURANCE GUARANTEE/CERTIFICATE NO. 620035157 DATED JUNE 14, 2018)

SURVEYORS CERTIFICATE

I HEREN CERTRY THAT THIS PLAT OF RIFER'S EDGE IS BASED UPON AN ACTUAL SURFEY AND SUBDINISION OF SECTION 4, TUMOSHE SA MORTH, RANGE 4 EST, WIN, AND THAT THE COURSES AND DISTANCES ARE SURVAY CORRECTLY AND THAT I LINE COUPLED WITH THE PROVISIONS OF THE STATUTS AND RESULATIONS OF THE CITY OF BUILDICTION, WASHINGTON.

H. PLS 52089



TREASURER'S CERTIFICATE

THESE TO DESIGN THAT LLL THESE PERSONNELS ACCIONNESS TO THE RECORDS OF LIFE OFFICE LEFT ON AND INSCLUDING THE RECORDS OF LIFE OFFICE LEFT ON AND INSCLUDING THE RECORDS OF LIFE OFFICE LEFT ON AND INSCLUDING THE RECORDS OF LIFE OFFICE LEFT ON AND INSCLUDING THE RECORDS OF LIFE OFFICE LEFT ON AND INSCLUDING THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT ON AND INSCRIPTION OF THE RECORDS OF LIFE OFFICE LEFT OFFICE LEFT OF THE RECORDS OF LIFE OFFICE LEFT OFFICE LEFT





CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE AREA 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 FAIO IN FULL

me 33rd our or August 20/8



APPROVALS

OTY ENGWEER EXAMPLED AND APPROVED THIS 23 KD AUGUST

APPROVED BY THE COUNCIL OF THE CITY OF BURLINGTON, MISSIMICTON, THIS CITY OF BURLINGTON, MISSIMICTON, THIS CITY OF THE COUNCIL OF THE COUNCIL



INDEX MAP

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES P.O. Box. 1705 • 1111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 350-404-2010 Fox: 360-404-2013 Sound Development Group

PLAT OF RIVER'S EDGE

HEET 1 OF

LUP 3-17/5UB 1-17

IN A PORTION OF THE NW 1/4 OF SECTION 4 TOWNSHIP 34 NORTH, BANGE 4 EAST, W.M., COUNTY OF SKAGT, STATE OF WASHINGTON

OWNERS RIVERS EDGE, LLC

PROJECT NO. 17004 bY: M.J.S. SCALE: AS NOTED 17004 PLAT.dwg F.B.:

DEDICATION

NOW ALL RESONS BY RESZ RESSUITS THAT TREETS EDGE, LLFC, SWARMAN, AND DE MESTARDES LLC IN HE SHARE DE CONTRIVAT REPOSANTES AND WARRANDES THAT RESPONSE AND WARRANDES THAT THE SHARE DES CONTRIVER THAT DE CARREST THAT THE SHARE DES CONTRIVER THAT DE CARREST THAT ALL DES CHARESTES OFFICE THAT DE LIBERT DE LAND AND SHARE SHARE DES CONTRIVER THAT IN CHARESTES AND DESCRIPTION OF THE LOSS AND RESCRIPTION OF THE LOSS AND RESCRIPTION OF THE CONTRIVER DESCRIPTION OF THE CONTRIVER DESCRIP

IN WITNESS WHEREOF, THE OWNERS AND SAID CORPORATION HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HERELINITO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HERELINITO AFTIXED.



ACKNOWLEDGMENT

COUNTY OF SKAGIT STATE OF WASHINGTON

EDGE LLC, a limited liability company, to be the free and voluntary act of such party for the uses and purposes memioned in the instrument.





ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF Spag (1) SS

CERTIFY THAT I ADON'D HAVE STREETCORY DURINGE THAT $\overrightarrow{DOLDMY} = \overrightarrow{DOLDMY} = \overrightarrow$

DATED ANGUEST 24 2018.

NOTARY PUBLIC STATE OF WASHINGTON My Commission Expires April 1, 2019 BRENDEN D. JONES

EXPIRES : MAC 12019

PLAT of RIVER'S EDGE

RIVERS EDGE, LLC

A PORTION OF THE NW 1/4 OF SECTION 4, TOWNSHIP 34 N, RANGE 4 E, WM.
CITY OF BURLINGTON LUP 3-17/SUB 1-17

ACKNOWLEDGMENT

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NOTARY PUBLIC /
NY APPOINTMENT EXPIRES: 01-01-21
RESIDING AT: SECTED RESIDING.

RESTRICTION NOTES:

In the day space injuries somm on this plan are induced to behave and open, underland, the the open space injuries somm on this plan are induced to be space in the open space in the open space injuries, and open space induced injuries, and open space injuries.

Structures and determined to when one wandation of a replice, death or such a size of personal structures.

3. ALL DEALEOPHENT ON LOTS WITHIN THIS PLAT SHALL BE CONSISTENT WITH THE USES AND DEPELOPMENT THES PERMITTED IN THE R1-7.6 ZONE, EXCEPT THAT A SIX UNIT MULTI-FAMILY BUILDING MAY BE CONSTRUCTED ON LOT 22. 2. THIS SUBMISSION HAS BEEN APPROVED USING THE CLUSTER DEPELOPMENT PROVISIONS DENTIFED IN BURNLYCION MUNICIPAL CODE. THE OPEN SPACE TRACTS SHOWN ON THE FACE OF THE PLAT MAY NOT BE FURTHER DYNEED OR AUDUSTED.

4. NO DEVELOPMENT, EXCEPT DIKES AND LEVEES OWNED OR MAINTAINED BY A PUBLIC AGENCY, SHALL BE PERMITTED IN THE DIKE SETBACK AREA SHOWN ON THIS PLAT.

AS DEPAILMENT WITHIN THE SPECIAL FLOOD REX. DOES ENAM, ON THIS PLAT SHALL BE LIMITED TO THE PROJECT IN SECRECIAL SHAPE OF THE MERCHANIST AND (4) WORM, RECORDING LIMITES, (5) WANTENING THE CONCENTRY ACTIONS WHICH AND ARREST HE FACE OF FLOOD AND LIMITES, (6) WANTENING TO EXAMINE MERCHANIST, AND (4) WORM, RECORDING LIMITES, (5) WANTENING OF EACH MERCHANIST, AND (4) WORM, RECORDING LIMITES, (6) WANTENING TO FLOOD AND ARREST HE LIMITED TO THE MICHAEL OF THE CONTROL ORDER THE MERCHANIST AND AND ARREST HE LIMITED TO THE MICHAEL OF THE MERCHANIST AND ARREST HE LIMITED TO THE MICHAEL OF THE MERCHANIST AND ARREST HE LIMITED TO THE MICHAEL OF THE MICHAEL OF THE MERCHANIST AND ARREST HE LIMITED TO THE MICHAEL OF T

THE LANDSCAPING IN THE BIO-RETENTION CELL SHALL NOT BE REMOVED OR ALTERED WITHOUT WRITTEN APPROVAL FROM THE CITY OF BURLINGTON.

PRIOR TO APPROVAL OF THE FINAL INSPECTION FOR THE CONSTRUCTION OF EACH HOME WITHIN THIS PLAT STREET TREES AND PERINETER LANDSCAPING TREES SHOWN ON THE APPROVED LANDSCAPING PLAN SHALL

B. PROFERITY OWNERS SHALL BE RESPONSIBLE FOR MANIANNOS THE STREET TREES LOCATED IN THE CHITY AND LANGSCHAME DESERBENT, TREES SHALL HOT BE REMANDED UNLESS HEVER DESERBE, PORSE A HALVED, OR MUST BE REMOVED TO ALLOW UTILITY WORK, IN WHICH CASE THEY MUST BE REPLACED MANIFEMENT WITH A TREE OF THE SAME SPECIES.

PLAN REVIEW AND LANDSCAPE PLAN REVIEW SHALL BE REQUIRED PROR TO APPROVAL OF THE MULTI-FAMILY STRUCTURE(S) ON LOT 22

NOTES:

1. THE PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.

SURPEY METHOD:
THIS SURPEY WAS ACCOUNTSHED BY FELD TRAVERSE WITH A "TRAVIBLE SS", AND A TRAVIBLE BE DUM, FREQUENCY
DAYS RECORDER, SEMONADE ERROR DISTANCE 1/- ZOM (+ 1 PPM), AND WEETS OR EXCEEDS STANDARDS AS SET
FORTH IN WARL, Ch. 322-150.

- FOR ADDITIONAL SUBDIVISION INFORMATION SEE BOUNDARY LINE ADJUSTMENT FOR SHARON ALDER LLC RECORDED UNDER SKASIT COUNTY AUDITOR'S NO. 201510130001.
- BASS OF BEMONE AND HERTICAL MATURE. S TYGSTS W BETWEEN THE MONUMERIED MORTHWEST CORREC AND WEST 1/4. CORRECT RESCOUNTS, TOWNSONED AN UNITH MORTHWEST CARRECT AND THE MORTHWEST MATURE. PRANTONS PROVIDED HERGEM ARE NOTE 29 DATURE. (DATURE SHIFT (MAD 88 MANUS NOTE 02 = 3.50 FET.) [THESEEDE ELEMENTS SHOWN ON NOTE 25 DATURE AT 4 GOT WOULD EQUALE TO BELEMENT 4.3.5 ON MANUS NOTE AND THE PACE OF THE PACE.
- 5. DISTANCES SHOWN ARE IN FEET AND DECIMALS OF A FOOT.
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- LOCAL LOT MINN THE SUBDINGON MAY BE SUBECT TO MARCH FER PAYABE PROP TO ISSUANCE OF A BUILD FEBRUARY OF MAJOR FEBRUARY OF THE SUBDINGS ON UT 16 AND 17 SHOWN HERSON, SAD CONSTRUCTION AS TO BE CONSIDERED AS REPLACEMENT TO DOCINIOR RESIDENCES AND THEREFORE CREATES AN UNAVOIL STREET, DISC. IS 15,155,056,057.
- BUTES SHULD BE WAVE THAT PRIPAYS OF THIS PLAT ARE LOCATED IN THE FLOOD PLAN OF THE SAGGI RIGER AND SEMPLOAN ELEMEND MAY BE REQUIRED FOR THE FIRST LANGE FLOOR OF RESIDENTIAL CONTRICTION. CONTRICTION. THE CITY OF BURLINGTON BUILDING DEPARTMENT FOR BETAILS.
- OIREBIT IDOD ZONE DESCNATION. A-7 PER NATIONAL FLOOR INSTRUMEZ PROCRAM ARIE MAY FERMAL COMMUNITY PANEL MANBER SAD151 0250 C, EFFECTINE DATE. JANUARY 3, 1985. THE CITY OF BURNARION REQUIRES AN ADDITIONAL TO FOOT BLEAKTON (SET) REQUIREDARTS. BASE FLOOD ELEMETONS SC SHOWN ON THE FACE OF PLAT.
- 10. This property is subject to easements, restrictions or other exceptions as disclosed in the title report as shown on sheet 1 of 7 under "schedule" is."
- HIS SUBDISCON HAS BEEN APPROVED USING THE CLUSTER DEPLOPMENT PROVISIONS DENTIFIED IN BIRLINGTON MUNICIPAL CODE. THE OPEN SPACE TRACTS SHOWN ON THE FACE OF THIS PLAT MAY NOT BE FURTHER DANDED OR AUDISTED.
- THIS SUBDIVISION ADJOINS A CITY OF BURLINGTON WASTEWATER TREATMENT PLANT. PROPERTY OWNERS AND BUYERS ARE ADVISED THAT THE FACILITY OPERATES AT ALL HOURS AND MAY PRODUCE LIGHTING, NOISE, AND DOOR IMPACTS

13.





Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 111 Cleveland Avenue, Suite 202
Mount Vernan, WA 98273
Tel: 350-404-2010 Fox: 360-404-2013

PLAT OF RIVER'S EDGE

HEET 2 OF

LUP 3-17/SUB 1-17

IN A PORTION OF THE NW 1/4 OF SECTION 4 TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., COUNTY OF SKAGIT, STATE OF WASHINGTON

RIVERS EDGE, LLC

17004 PLAT.dwg SCALE: AS NOTED F.B.:

PROJECT NO.

17004

PLAT of RIVER'S EDGE

RIVERS EDGE, LLC

A PORTION OF THE NW 1/4 OF SECTION 4, TOWASHIP 34 N, RANGE 4 E, WM CITY OF BURLINGTON LUP 3-17/SUB 1-17

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TRAIL EASEMENT AND MAINTENANCE RESPONSIBILITY

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UTILITIES, SIDEWALK AND LANDSCAPE EASEMENT AREA

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PRIVATE DRAINAGE EASEMENT AND MAINTENANCE RESPONSIBLITY

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LOT ADDRESSES AND BASE FLOOD ELEVATION [BFE] 37.9 BFE LOT 1 1619 RNER WALK LANE

38.0 BFE	38.2 BFE	38.3 BFE	384 BFE	38.6 BFE	38.7 BFE	38.9 BFE	39.1 BFE	39.2 BFE	39.4 BFE	39.6 BFE	39.3 BFE	39.5 BFE	39.7 BFE	39.8 BFE	39.75 BFE	37.9 BFE	38:0 BFE	38.2 BFE	38.3 BFE	38.6 BFE	38.6 BFE	38.7 BFE	38.8 BFE	39.0 BFE	39.1 BFE	39.2 BFE	39.3 BFE	39.4 BFE	39.5 BFE	39.6 BFE	39.7 BFE	39.8 BFE	
1631 RIVER WALK LANE	1649 RIVER WALK LANE	1667 RIVER WALK LANE	1685 RMER WALK LANE	1707 RIVER WALK LANE	1729 RIVER WALK LAWE	1741 RIVER WALK LANE	1753 RIVER WALK LANE	1775 RIVER WALK LANE	1787 RNER WALK LANE	1815 RMER WALK LANE	1785 RIVER WALK LANE	1803 RIVER WALK LANE	1833 RIVER WALK LANE	1851 RIVER WALK LANE	1824 EAST RIO VISTA AVENUE	1624 RIVER WALK LANE	1632 RIVER WALK LANE	1650 RIVER WALK LANE	1668 RIVER WALK LANE	1688 RMER WALK LANE	1710 RIVER WALK LANE	1720 RIVER WALK LANE	1730 RIVER WALK LANE	1740 RWER WALK LANE	1750 RIVER WALK LAWE	1760 RIVER WALK LANE	1770 RIVER WALK LANE	1780 RVER WALK LANE	1790 RIVER WALK LANE	1822 RIVER WALK LANE	1834 RIVER WALK LANE	1846 RIVER WALK LANE	
2 101 2	10T 3	101	101 S	101 6	101 7	10T 8	6 TOJ	LOT 10	101 11	101 12	101 13	107 14	LOT 15	101 16	11 10	101 18	EI 101	107 20	101 21	LOT 22	101 23	LOT 24	101 25	LOT 26	101 27	107 28	101 29	107 30	107 31	101 32	101 33	LOT 34	10 TO

BFE'S BASED ON INFORMATION PROVIDED BY ALAN JONGSMA, THE CITY OF BURLINGTON BUILDING FLOOD PLAIN OFFICIAL ON JUNE 26, 2018 39.2 BFE 39.3 BFE 39.5 BFE 39.6 BFE 39.8 BFE 39.8 BFE 39.8 BFE 1858 RNER WALK LANE LOT 28 LOT 39 LOT 31 LOT 32 LOT 34 LOT 35



722



ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES Sound Development Group

P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202 Mount Vernon, WA 98273 Tel: 360-404-2010 Fax: 360-404-2013

PLAT OF RIVER'S EDGE

LUP 3-T/SUB 1-17 IN A PORTION OF THE NW 1/4 OF SECTION 4 TOWNSHIP 34 NORTH, RANGE 4 E/5T, W.M., COUNTY OF SKAGT, STATE OF WASHINGTON

NO IN		SCALF: AS NOTED	F.B.
NO STATE OF THE ST	OWNERS RIVERS EDGE, LLC	BY: M.J.S.	1700A DIAT duce
		08.13.2018	17004
		DATE:	PROJECT NO. 17004







