



201902150020

02/15/2019 10:49 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Return to:
Sound Development Group, LLC
PO Box 1705
Mt. Vernon, WA 98273

NOTICE OF CORRECTION

Notice of Correction for amendment of the entire Plat of River's Edge AFN 201808240048, City of Burlington LUP 3-17/ SUB 1-17, being a portion of NW ¼ Section 4, Township 34 North, Range 4 E., W.M., lots 1-35 and tracts 998-999.

This Correction of the Plat of River's Edge AFN 201808240048 is to change the language on page 3 of 7 approved on August 23rd, 2018 and recorded on August 24th, 2018 in Skagit County Auditor Office of Skagit County, Washington. The "Trail Easement and Maintenance Responsibility" recorded under AFN 201808240048 recorded on August 24th, 2018 stated: AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, THE COST THEREOF SHALL BE BORN EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS, REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM AND MAINTENANCE STANDARDS AS SPECIFIED.

THE CITY OF BURLINGTON IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS FOR THE GRANTOR AND ASSIGNS FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM. This was a scrivener's error at the time of recording. This note is to now read: A PERPETUAL EASEMENT OF VARYING WIDTHS FOR THE PURPOSE OF A PEDESTRIAN TRAIL SYSTEM, ITS CONSTRUCTION, MAINTENANCE AND THE OUTDOOR RECREATIONAL USE BY THE PUBLIC AND ITS LOCATION IS AS SHOWN HEREON; TO BE HEREBY GRANTED TO THE CITY OF BURLINGTON. THE CITY OF BURLINGTON WILL CONSTRUCT, MAINTAIN, USE, REPAIR, AND REPLACE IMPROVEMENTS IN ACCORDANCE WITH CODE AS PERMITTED. THE TRAIL EASEMENT SHALL BE INTENDED SOLELY FOR PUBLIC RECREATIONAL PURPOSES. ACTIVITIES WITHIN THE TRAIL EASEMENT SHALL BE LIMITED TO NON-MOTORIZED PASSIVE

RECREATION AND DESIGNATED FOOT TRAVEL, ROLLER SKATING, AND BICYCLE USE AND THE LIKE. USE OF ANY MOTORIZED VEHICLE OR SIMILAR MECHANICAL MEANS SHALL BE PROHIBITED, EXCEPT BY THE GRANTEE WHO MAY PERMIT MOTOR-DRIVEN VEHICLES AND EQUIPMENT IN THE TRAIL EASEMENT AREA FOR EMERGENCIES AND FOR CONSTRUCTION OR MAINTENANCE PURPOSES AS APPROPRIATE. MOTOR-DRIVEN WHEELCHAIRS WILL BE PERMITTED BY HANDICAPPED PERSONS. OVERNIGHT CAMPING AND FIRES SHALL BE PROHIBITED. NO ADVERTISING OF ANY KIND WILL BE PERMITTED WITHIN THE EASEMENT. SEE ALSO CITY OF BURLINGTON MUNICIPAL CODE 2.72 PARKS.

THE GRANTOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID TRAIL EASEMENT.

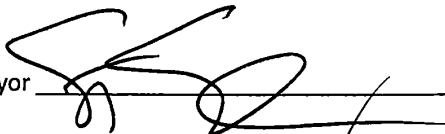
Surveyor:

Myles J. Standish PLS Certificate No. 52089

Sound Development Group, LLC

PO Box 1705, Mt. Vernon, WA 98273

Examined, Accepted and Approved this 14th day of February, 2019

Mayor  Date: 2/14/19

City Engineer  Date: 2/14/19

Burlington Planning Director  Date: 2/14/19

OWNERS GRANTING CORRECTION AND EASEMENT

Rivers Edge, LLC

This 14 day of February, 2019Signed By: [Signature]Title: MemberPrint: Tim Woodmansee

Savi Bank

This 14 day of February, 2019Signed By: [Signature]Title: SVP & chief Credit OfficerPrint: Todd Anderson

DPL Investments, LLC

This 14 day of February, 2019Signed By: [Signature]Title: assigneePrint: Tim Woodmansee

ACKNOWLEDGMENT

STATE OF WASHINGTON)

)SS

COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tim Woodmansee IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF RIVERS EDGE LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED February 14, 2019.

SIGNATURE

Marcie O'Brien

NOTARY PUBLIC

MY APPOINTMENT EXPIRES : 01-01-21

RESIDING AT :

Sedro Woolley

ACKNOWLEDGMENT

STATE OF WASHINGTON)

)SS

COUNTY OF Skagit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Todd Anderson IS
THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED
THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND
ACKNOWLEDGED IT AS THE Chief Credit officer OF SAVI BANK, TO BE THE FREE AND
VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED February 14, 2019.

SIGNATURE

Lorraine M Bouza

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 04-22-21RESIDING AT: Mount Vernon, WA

STATE OF WASHINGTON)

)SS

COUNTY OF Silasit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tim Woodmansee IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE assignee OF DPL INVESTMENTS LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED February 14, 2019.SIGNATURE Marcie O'Brien

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 01-01-21RESIDING AT: Sedro Woolley