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05/02/2024 01:46 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

Return to:

City of Burlington
Community Development Department
833 South Spruce Street
Burlington, WA 98233

Stop Work Order

Parcel ID#: P62325

Property Owner/Grantor: PADILLA RIDGE INVESTMENT GROUP LLC

Recorded by/Grantee: City of Burlington

Property Address: Hendricks Place

Legal Description: (see exhibit "A") Burlington AC Ptn Trs 9 10 AKA
TR A/S P #13-84

Date of Notice: May 1, 2024

Notice is hereby given that the property identified above is subject to stop work orders issued by the City of Burlington. No clearing, grading, building, construction, or other development activities are permitted until the stop work orders are lifted or rescinded by the City of Burlington.

1. On September 23, 2023 a Stop Work Order was issued. Copies of this Stop Work Order were conspicuously posted at the entrances to the property described above. The Stop Work Order issued on September 23, 2023 identified violations of Chapter 14.05 BMC, including failure to obtain appropriate stormwater management permits or authorizations. No appeal was filed and the Stop Work order issued on September 23, 2023 is final and binding and remains in effect.
2. On March 22, 2024 a second Stop Work Order was issued. The second Stop Work Order identified violations of Title 15 BMC and chapters 14.01, 14.05, and 14.15 BMC, including clearing and grading without a permit, development activities occurring in critical areas without a permit, and failure to comply with water quality and erosion control regulations. The second Stop Work Order also identified violations of chapters 1.24, 8.12, 14.01, and 15.01 including failure to comply with a Stop Work Order and violations of the Burlington Municipal Code constituting a public nuisance. Copies of the second Stop Work Order were conspicuously posted at the entrances to the property described above and mailed to the property owner. The second Stop Work Order was not appealed and is now final and binding and remains in effect.
3. Violations of the Burlington Municipal Code are subject to civil and criminal penalties. Contractors and agents aiding and abetting in a violation are also subject to penalties. Failure to comply with a Stop Work Order constitutes a violation of the Burlington Municipal Code.
4. A separate Notice of Violation may be issued identifying additional violations, requirements, and penalties.

EXECUTED at Burlington, Washington this 1st day of May 2024

Craig A Cherryholmes
City of Burlington

ACKNOWLEDGEMENT

STATE OF WASHINGTON)

SS)

COUNTY OF SKAGIT)

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

Notary [Signature] GIVEN under my hand
and official seal this day of May 1st, 2024
NOTARY PUBLIC in and for the State of Washington residing in:
Burlington

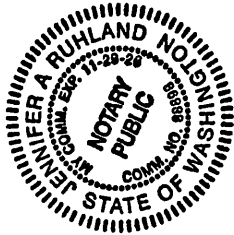


Exhibit "A"

BURLINGTON AC PTN TRS 9 10 AKA TR A S/P #13-84 EXCEPT PORTION OF SAID TR A DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER SAID TR A THENCE NORTH 89-37-49 WEST 537.52 FEET THENCE SOUTH 2-13-04 W 266.57 FEET TO THE POINT OF BEGINNING THENCE NORTH 89-37-49 WEST 500.26 FEET THENCE SOUTH 2-13-04 WEST 391.04 FEET THENCE SOUTH 89-26-51 EAST TO A POINT SOUTH 2-13-04 W OF THE POINT OF BEGINNING THENCE NORTH 2-13-04 EAST TO THE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION OF LOT A, SKAGIT COUNTY SHORT PLAT 13-84, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 7 OF SHORT PLATS, PAGE 20 UNDER AF#8505070009, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STONE MONUMENT AT THE NORTHEAST CORNER OF SAID LOT A, SAID POINT BEING ALSO SHOWN AS A BRASS TACK IN ROCK ON SHEET 4 OF 4, BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 13 OF SHORT PLATS, PAGE 53 THROUGH 56, UNDER AF #9710290033 IN THE AUDITORS OFFICE OF SAID COUNTY AND STATE THENCE SOUTH 0-47-23 WEST ALONG THE EAST LINE OF SAID LOT A FOR A DISTANCE OF 439.25 FEET TO THE TRUE POINT OF BEGINNING THENCE NORTH 52-39-08 WEST FOR A DISTANCE OF 66.30 FEET THENCE SOUTH 37-20-52 WEST FOR A DISTANCE OF 215.00 FEET THENCE SOUTH 6-40-15 WEST FOR A DISTANCE OF 121.09 FEET THENCE SOUTH 3-11-36 EAST FOR A DISTANCE OF 56.89 FEET THENCE SOUTH 85-34-19 EAST FOR A DISTANCE OF 81.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET THENCE EASTERLY AND NORTHERLY, FOLLOWING SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 109-32-58 FOR AN ARC DISTANCE OF 47.80 FEET TO ITS INTERSECTION WITH A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 74-52-43 EAST AND IS 175.00 FEET DISTANT THENCE SOUTHERLY AND EASTERLY, FOLLOWING SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 40-38-52 FOR AN ARC DISTANCE OF 124.15 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 275.00 FEET THENCE SOUTHEASTERLY, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 2-54-35 FOR AN ARC DISTANCE OF 13.97 FEET TO SAID EAST LINE OF LOT A THENCE NORTH 0-47-23 EAST ALONG SAID EAST LINE OF LOT A FOR A DISTANCE OF 389.79 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE SOUTH 85 FEET OF THAT PORTION THEREOF LYING EASTERLY OF THE EAST LINE OF THE WESTERLY MOST EXTENSION OF HENDRICKS PLACE AS DELINEATED ON SAID SHORT PLAT. EXCEPT THAT PORTION OF LOT 10, PLAT OF THE BURLINGTON ACREAGE PROPERTY, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERLY MOST CORNER OF TRACT J, PLAT OF TINAS COMA, RECORDED UNDER AF#200008110004, WHICH POINT IS ON THE SOUTHWESTERLY LINE OF BELLA VISTA LANE AS DELINEATED ON THE FACE OF SAID PLAT; THENCE NORTHWESTERLY ALONG THE WEST LINE OF BELLA VISTA LANE, A DISTANCE OF 32 FEET, TO THE TRUE POINT OF BEGINNING; THENCE REVERSE COURSE SOUTHEASTERLY ALONG THE WEST LINE OF BELLA VISTA LANE 32 FEET; THENCE SOUTH 00-47-24 WEST 42.96 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID TRACT J; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT J SOUTH 89-19-35 WEST, A DISTANCE OF 54.29 FEET; THENCE CONTINUE SOUTH 89-19-35 WEST 95.71 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL A CONVEYED TO LEO WOLDEN BY DEED RECORDED UNDER AF#9905240015; THENCE NORTH 0-47-23 EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID WOLDEN TRACT 30 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH AND 30 FEET NORTH OF SAID WOLDEN TRACT; THENCE NORTH 89-19-35 EAST ALONG SAID PARALLEL LINE A DISTANCE OF 95.71 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING.