

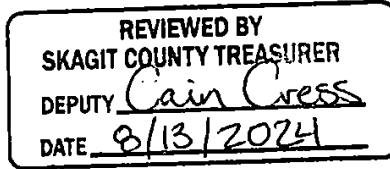


202408130072

08/13/2024 04:00 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



Notice of Development Restrictions

Permit Number: LUP 1-23

Parcel ID#: P24006, P23959, and ~~P263984~~ ^{P 23984}

Grantor/Property Owner: HCA Partners LLC

Grantee: City of Burlington

Property Address: 141 Sakuma Brothers Avenue Burlington, WA 98233

Legal Description:

P23984

TAX 34: DK 12: THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 209.16 FEET NORTH AND 217.8 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION 7; THENCE WEST 211.2 FEET, MORE OR LESS, TO THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO EMIL HANSON AND CLARA L HANSON, BY DEED RECORDED UNDER AUDITORS FILE NO. 362759; THENCE NORTH ALONG THE WEST LINE OF SAID HANSON TRACT, 100 FEET; THENCE EAST 211.2 FEET TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 100 FEET TO THE POINT OF BEGINNING. SURVEY AF#201506030060

P24006

DK 12: THE NORTH 105.66 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 209.16 FEET; THENCE WEST 430 FEET, MORE OR LESS, TO THE WEST LINE OF THOSE PREMISES CONVEYED TO EMIL HANSON, ETUX BY DEED RECORDED UNDER AF#362759; THENCE SOUTH ALONG SAID WEST LINE AND THE PRODUCTION SOUTH THEREOF 209.16 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE EAST ALONG SAID SOUTH LINE 430 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT THAT PORTION THEREOF DESCRIBED UNDER AF#201112160021. SURVEY AF#201506030060

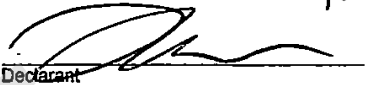
P23959

TAX 23: DK 12: THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 209.16 FEET NORTH OF THE EAST QUARTER CORNER OF SAID SECTION 7; THENCE WEST 217.8 FEET; THENCE NORTH 100 FEET PARALLEL WITH THE EAST SECTION LINE; THENCE EAST 217.8 FEET; THENCE SOUTH ON THE EAST SECTION LINE 100 FEET TO THE POINT OF BEGINNING. SURVEY AF#201506030060

The property described above is subject to the following special development restrictions:

1. On March 16, 2023 the City of Burlington approved Land Use Permit LUP 1-23. LUP 1-23 authorizes the development of a mixed-use project consisting of one residential building and one commercial building on the property described above. Under the applicable Burlington Municipal Code requirements the residential portion of the project may not be constructed unless a commercial component is provided along the Burlington Boulevard street frontage.
2. In order to ensure compliance with the code requirements described above, area labeled as "Commercial Use" on exhibit "A" shall be reserved exclusively for commercial building purposes and shall not be used, or developed to accommodate, other non-commercial uses unless the Burlington Municipal Code is amended to permit such uses.

EXECUTED at Sedro-Woolley, Washington this 7th day of November, 2023


Declarant

Declarant

ACKNOWLEDGEMENT
STATE OF Washington
SS)
COUNTY OF Snohomish

On this day personally appeared before me, known to be the individual(s) Paul Woodmance, 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 Madison Albright GIVEN under my hand and official seal this 7th day of November, 2023.
NOTARY PUBLIC in and for the State of Washington residing in:
Sedro-Woolley

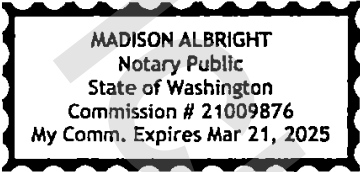


EXHIBIT A

