

Return to:

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



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03/06/2025 03:55 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

### Notice of Development Restrictions and Protected Critical Areas

**Permit Number:** CUP 3-22

**Parcel ID#:** P120644 & P23657

**Grantor/Property Owner:** City of Burlington

**Grantee:** City of Burlington

**Property Address:** Intersection of South Gardner Road and West Stevens Road  
GO-DEVELOP

**Legal Description:** See attached exhibit "A"

6/34/04

The property described on attached exhibit "A" contains a protected wetland, wetland buffer, and wetland mitigation areas and is subject to specific development restrictions. The location of the wetland, wetland buffer, and mitigation areas is shown on attached exhibits "B" and "C". No construction, building, grading, filling, excavation, clearing, vegetation removal, or other development activities are permitted without prior written authorization from the City of Burlington Community Development Department.

EXECUTED at CITY OF BURLINGTON this 4<sup>TH</sup> day of MARCH, 2025

BRAD JOHNSON, COMMUNITY DEVELOPMENT DIRECTOR  
Declarant

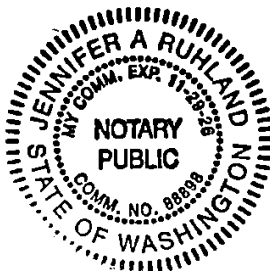
Declarant

#### ACKNOWLEDGEMENT

STATE OF Washington )  
SS )  
COUNTY OF Skagit )

On this day personally appeared before me, known to be the individual(s) Brad Johnson, 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 Jennifer Ruhland GIVEN under my hand and  
official seal this 4<sup>th</sup> day of March, 2025  
NOTARY PUBLIC in and for the State of Washington residing in:



Jennifer Ruhland

**Exhibit "A"****Parcel 1:****DESCRIPTION:**

That portion of Tract 1, Short Plat No. Burl 4-81, approved October 15, 1981, recorded October 16, 1981 in Book 5 of Short Plats, page 133, under Auditor's File No. 8110160009 and being a portion of the Southwest ¼ of the Southeast ¼ of Section 6, Township 34 North, Range 4 East, W.M., lying Southerly of Stevens Road,

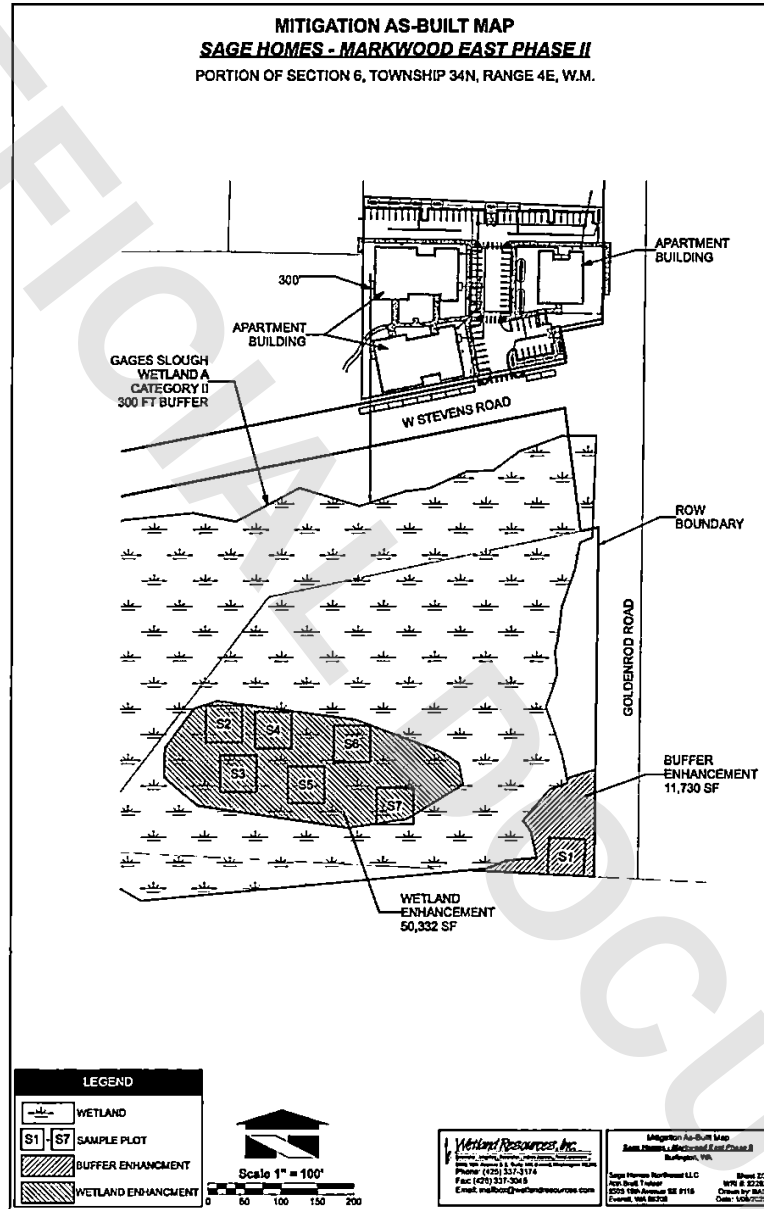
EXCEPT that portion conveyed to the City of Burlington by deed recorded May 13, 2003, under Auditor's File No. 200305130156.

Situate in the County of Skagit, State of Washington.

**Parcel 2:****Description:**

A parcel of land situated in Skagit County, Washington, located in Section 06, Township 34, North, Range 04 East, W.M., more particularly described as Tax Parcel Number 340406-0-043-0009, and legally described as Lot 4, Short Plat #37-75, approved August 2, 1976 and recorded under Auditor's File #840316 in Book 1 of Short Plats, page 156, records of Skagit County, Washington.

**Exhibit "B"**



[illegible]