

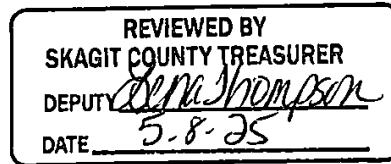
After recording, send document to:

City of Burlington  
833 S. Spruce Street  
Burlington, WA 98233



**202505080040**

05/08/2025 11:05 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor



---

**Conservation Easement**

**Grantor:** SAGE Walnut Trail, LLC, a Washington Limited Liability Corporation

**Grantee:** City of Burlington, a Washington Municipal Corporation

**Abbreviated Legal Description:** A portion of Lot B and Lot C, City of Burlington Boundary Line Adjustment, recorded under Auditor's File Number 202308010027. (see exhibits "A", and "B" for complete legal description and survey)

**Assessor's Property Tax Parcel or Account Number(s):** P24258

The Grantor, SAGE Walnut Trail, LLC, a Washington Limited Liability Corporation, for and in consideration of complying with the conditions of a development permit issued by the City of Burlington on July 5, 2022 and identified by Burlington Permit Number LUP 1-22 , hereby grants and conveys to the Grantee, City of Burlington, a Washington Municipal Corporation, for the purposes hereinafter set forth, a perpetual conservation easement over, under, upon, and across the following described real property in Skagit County Washington:

(See legal description and survey attached as exhibits "A" and "B")

**Purpose:**


The property subject to this conservation easement contains a regulated wetland, wetland protection buffer, and mitigation area and is subject to specific development restrictions. The location of the wetland, wetland buffer, and mitigation area is shown on attached exhibit "A". No construction, building, grading, filling, excavation, clearing, vegetation removal, dumping, or other development activities are permitted. The removal of invasive species and hazardous trees may be permitted with prior written authorization from the City of Burlington Community Development Department and in full compliance with applicable laws and regulations.

Dated this 6<sup>th</sup> day of May 2025.

**Grantor:**

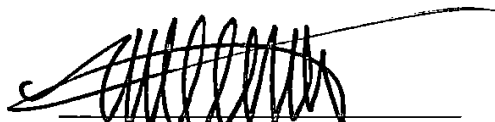
SAGE Walnut Trail, LLC, a Washington Limited Liability Corporation

By: SAGE APARTMENT DEVELOPMENT, LLC  
Its: MANAGER

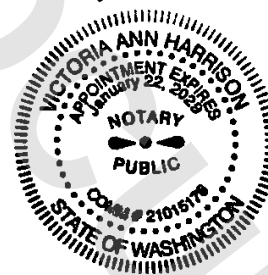
BY:   
Name: Larry Calvin  
Title: Authorized Signor

State of Washington  
County of Snohomish

This record was acknowledged before me on 6<sup>th</sup> day of May 2025 by SAGE APARTMENT DEVELOPMENT, LLC.

  
Notary Public

My appointment expires: January 22, 2029



**Exhibit A****Legal Description: Buffer Enhancement Area**

A PORTION OF LOT B AND LOT C, CITY OF BURLINGTON BOUNDARY LINE ADJUSTMENT, RECORDED UNDER AUDITORS FILE NO. 202308010027, LYING WITHIN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT B OF SAID CITY OF BURLINGTON BOUNDARY LINE ADJUSTMENT; THENCE NORTH 87°51'44" EAST, ALONG THE NORTH LINE OF SAID LOT B, A DISTANCE OF 23.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°51'44" EAST, ALONG SAID NORTH LINE OF SAID LOT B, A DISTANCE OF 95.46 FEET; THENCE LEAVING SAID NORTH LINE BEARING SOUTH 26°48'27" EAST A DISTANCE OF 7.86 FEET; THENCE SOUTH 27°40'52" EAST A DISTANCE OF 9.53 FEET; THENCE SOUTH 10°22'26" EAST A DISTANCE OF 10.35 FEET; THENCE SOUTH 12°53'08" EAST A DISTANCE OF 9.91 FEET; THENCE SOUTH 18°01'38" EAST A DISTANCE OF 10.13 FEET; THENCE SOUTH 31°48'42" EAST A DISTANCE OF 10.03 FEET; THENCE SOUTH 34°53'12" EAST A DISTANCE OF 29.13 FEET; THENCE SOUTH 34°27'10" EAST A DISTANCE OF 10.17 FEET; THENCE SOUTH 37°16'55" EAST A DISTANCE OF 9.66 FEET; THENCE SOUTH 39°27'18" EAST A DISTANCE OF 10.38 FEET; THENCE NORTH 56°02'11" EAST A DISTANCE OF 10.05 FEET; THENCE SOUTH 35°35'22" EAST A DISTANCE OF 16.47 FEET; THENCE SOUTH 53°22'12" WEST A DISTANCE OF 10.02 FEET; THENCE SOUTH 36°32'40" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 37°02'20" EAST A DISTANCE OF 10.02 FEET; THENCE SOUTH 40°27'10" EAST A DISTANCE OF 10.21 FEET; THENCE SOUTH 44°24'53" EAST A DISTANCE OF 9.81 FEET; THENCE SOUTH 45°24'02" EAST A DISTANCE OF 10.24 FEET; THENCE SOUTH 45°32'18" EAST A DISTANCE OF 9.63 FEET; THENCE SOUTH 48°23'13" EAST A DISTANCE OF 10.35 FEET; THENCE SOUTH 76°04'45" EAST A DISTANCE OF 3.88 FEET TO THE EAST LINE OF SAID LOT C OF SAID CITY OF BURLINGTON BOUNDARY LINE ADJUSTMENT; THENCE NORTH 00°48'51" EAST, ALONG SAID EAST LINE, A DISTANCE OF 33.69 FEET; THENCE LEAVING SAID EAST LINE BEARING NORTH 44°29'42" WEST A DISTANCE OF 52.85 FEET; THENCE NORTH 26°39'13" WEST A DISTANCE OF 26.49 FEET; THENCE NORTH 24°33'37" EAST A DISTANCE OF 39.42 FEET; THENCE NORTH 19°11'49" EAST A DISTANCE OF 34.91 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 7,310 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## WETLAND MITIGATION & ENHANCEMENT AREA EXHIBIT

