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09/15/2026 10:08 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

REVIEWED BY
SKAGIT COUNTY TREASURER

DEPUTY S. Burrow

DATE 9/15/2026

Notice of Development Restrictions and Protected Critical Areas

Permit Number: CUP 1-23

Parcel ID#: P116513 and P24257

Grantor/Property Owner: City of Burlington

Grantee: City of Burlington

Property Address: Intersection of East McCorquedale Road and South Walnut Street, Burlington

Legal Description: See attached exhibit "A", Lt 5, City of Burlington Biding Site plan
No. BSP No. 1-00

The property shown on attached exhibit "A" and described in attached exhibit "B" 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 "A". 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 833 S. SPRUCE ST. this 15 day of SEPTEMBER 2026

Bill Aslett
Declarant

Declarant

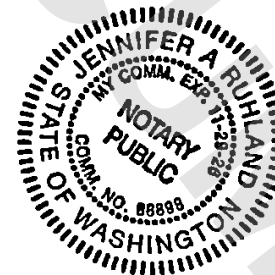
ACKNOWLEDGEMENT

STATE OF Washington)
SS)
COUNTY OF Skagit)

On this day personally appeared before me, known to be the individual(s) Bill Aslett, 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 November day of 29th, 2026
NOTARY PUBLIC in and for the State of Washington residing in:

Jennifer Ruhland



OFF-SITE WETLAND MITIGATION & BUFFER ENHANCEMENT AREA EXHIBIT

THESE LIVES MATTER

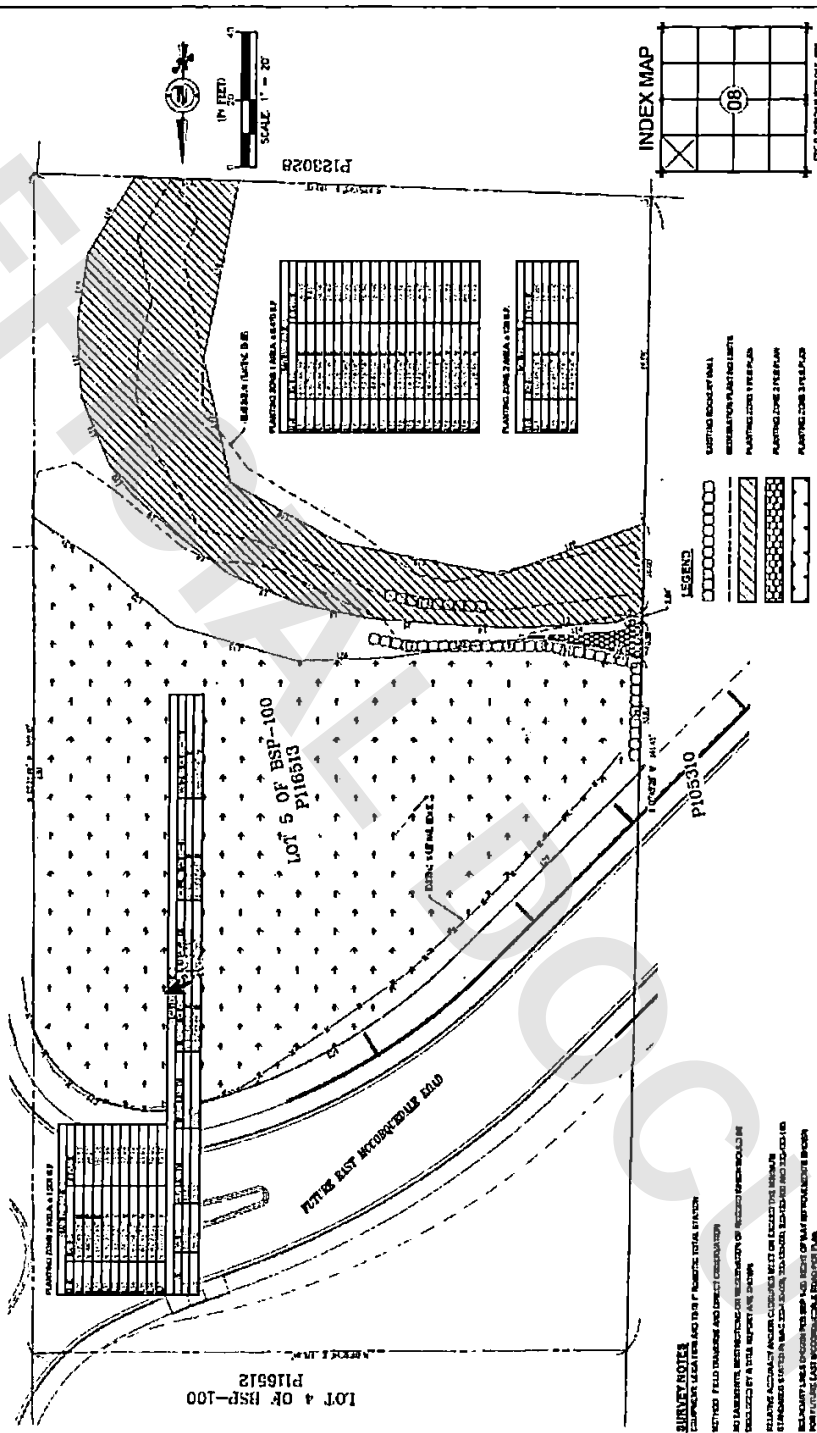
[illegible]

Exhibit "B"**Parcel "1"**

LOT 5 OF CITY OF BURLINGTON BIDDING SITE PLAN NO. BSP NO. 1-00, APPROVED MARCH 1, 2000 AND RECORDED MARCH 3, 2000, UNDER AUDITOR'S FILE NO. 200003030001 AND BEING A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THAT CERTAIN ACCESS AND UTILITY EASEMENT RECORDED FEBRUARY 13, 1991, UNDER AUDITOR'S FILE NO. 9102130063, AND THE AMENDMENT THERETO, RECORDED JANUARY 5, 1993, UNDER AUDITOR'S FILE NO. 9301150112, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Parcel "2"

A PARCEL OF LAND 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 NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 8; THENCE SOUTH 87-52-09 EAST, ALONG THE NORTH LINE THEREOF, 40.04 FEET TO A POINT ON THE EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD AND THE POINT OF BEGINNING; THENCE SOUTH 00-25-32 EAST, ALONG THE EAST MARGIN THEREOF, 78.85 FEET; THENCE SOUTH 87-52-09 EAST 2.00 FEET; THENCE NORTH 45-47-11 EAST 32.85 FEET; THENCE SOUTH 87-52-09 EAST 97.72 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 635.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 147.20 FEET THROUGH A CENTRAL ANGLE OF 13-16-55 TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 69.54 FEET THROUGH A CENTRAL ANGLE OF 13-16-55 TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET SOUTHERLY FROM WHEN MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87-52-09 EAST, ALONG SAID PARALLEL LINE, 366.57 FEET TO THE EAST LINE OF TRACT A OF BURLINGTON SHORT PLAT NO, BURL-2-80, RECORDED APRIL 3, 1980 UNDER AUDITORS FILE NO. 8004030029, IN VOLUME 4 OF SHORT PLAT, PAGE 63, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 00-48-02 EAST, ALONG SAID EAST LINE, 30.01 FEET TO SAID NORTH LINE; THENCE NORTH 87-52-09 WEST ALONG SAID NORTH LINE 706.59 FEET TO THE AFORESAID EASTERLY MARGIN OF SOUTH BURLINGTON BOULEVARD AND THE POINT OF BEGINNING. TOGETHER WITH A PORTION OF LOT 4 OF SHORT PLAT BU3-88 WITHIN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., AS RECORDED IN BOOK 8 OF SHORT PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON, LYING WEST OF THE EAST LINE OF LOTS 2 AND 3 OF SAID SHORT PLAT BU3-88 AND SAID EAST LINES PRODUCED; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF THE ABOVE DESCRIBED REAL PROPERTY LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ALONG THE EAST LINE OF THE ABOVE DESCRIBED REAL PROPERTY, SAID POINT BEING A DISTANCE OF 256.48 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AS MEASURED ALONG SAID EAST LINE; THENCE SOUTH 44-57-06 WEST A DISTANCE OF 219.03 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 185.00 FEET, THROUGH A CENTRAL ANGLE OF 40-05-17, AN ARC LENGTH OF 129.44 FEET, TO A POINT ALONG THE WEST LINE OF THE ABOVE DESCRIBED REAL PROPERTY AND THE TERMINUS OF SAID LINE, SAID POINT BEING A DISTANCE OF 37.95 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AS MEASURED ALONG SAID WEST LINE.