

ORDINANCE NO. 1822**Exhibit "6"**

AN ORDINANCE adopting the Burlington Comprehensive Plan designation of C-B commercial Business for a portion of Assessor's Parcel P62688 and establishing zoning designation as MR-NB, Medium Residential and Neighborhood Business; and establishing the balance of the site consisting of the remainder of Assessor's Parcel P62688 and all of Assessor's Parcels P62713 and P62736 as Comprehensive Plan designation of Single Family and Duplex (SF-D) and establishing Zoning for that portion of the site as R-1-7.6 Single Family, for the property as legally described in the following ordinance, situated in the County of Skagit, State of Washington.

WHEREAS, the Planning Commission and the City Council conducted public hearings to consider the annexation of P62713, P62736 and P62688 (an unincorporated island) and amending the Comprehensive Plan for a portion of P62688 to C-B Commercial and the establishment of zoning designation MR-NB, Medium Residential and Neighborhood Business and establishing the balance of the site consisting of the remainder of Assessor's Parcel P62688 and all of Assessor's Parcels P62713 and P62736 as Comprehensive Plan designation of Single Family and Duplex (SF-D) and establishing Zoning for that portion of the site as R-1-7.6 Single Family, for the property as legally described in the following ordinance, situated in the County of Skagit, State of Washington; and

WHEREAS, a duly advertised public hearing was conducted before the Burlington Planning Commission on May 20, 2015, and a recommendation made to the City Council to grant the proposed comprehensive plan amendment and rezone of Assessor's Parcel Number P62713, P62736, and P62688; and

WHEREAS, the City Council has considered the record and the recommendation of the Planning Commission, and a decision has been made to grant the comprehensive plan amendment and rezone of the site; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BURLINGTON DO ORDAIN AS FOLLOWS:

Section 1. The following property is hereby designated on the Comprehensive Plan Map as C-B commercial Business with a zoning designation of MR-NB, Medium Residential and Neighborhood Business, a portion of Assessor's Parcel P62688 as legally described in "Exhibit B";

Section 2. The following property is hereby designated on the Comprehensive Plan Map as SF-D single family and duplex Single Family residential, with a zoning designation of R-1-7.6, single family with 7,600 square foot minimum lot size:

Assessor's Parcel P62713 as legally described Lot B on page 1 of 2 attached "Exhibit A";

Assessor's Parcel P62736 as legally described Lot D on page 2 of 2 of attached "Exhibit A";

Assessor's Parcel P62688 as legally described Lot C on page 1 of 2 of attached "Exhibit A", EXCEPT the portion described Lot E in Section 1 of this ordinance and legally described in attached "Exhibit B."

Section 3. A site map is attached as "Exhibit C."

Section 4. This Ordinance shall be in full force and effect five (5) days after its passage, approval and publication as provided by law.

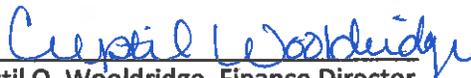
INTRODUCED AND PASSED and approved at a regular meeting of the City Council this 12th day of November, 2015.

THE CITY OF BURLINGTON



Steve Sexton, Mayor

ATTEST:



Crystil O. Wooldridge, Finance Director

APPROVED AS TO FORM:



Leif Johnson, City Attorney

Filed with the City Clerk: 11/05/2015
Passed by the City Council: 11/12/2015
Signed by the Mayor: 11/12/2015
Published: 11/16/2015

EXHIBIT A

TO ORDINANCE

LEGAL DESCRIPTION

Relating to Zoning for P 62713 (Lot B), P 62736 (Lot C) and P 62688 (Lot D)

LOT "B":

That portion of Lot 58, "PLAT OF THE BURLINGTON ACERAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, conveyed to Dike District No. 12 by Deed recorded under Auditor's File No. 268258 and that portion of Lot 65 of said "PLAT OF THE BURLINGTON ACERAGE PROPERTY", conveyed to Dike District No. 12 by Deed recorded under Auditor's File No. 67519, lying Easterly of the following described line:

Beginning at the Northeast corner of said Dike District No. 12 Tract conveyed under Auditor's File No. 268258;

Thence South 89°45'41" West 90.00 feet along the North line of said Dike District no. 12 Tract (Auditor's File No. 268258) to the point of beginning;

Thence South 0°03'55" West 314.00 feet parallel with the East line of said Dike District No. 12 Tract (Auditor's File No. 268258) to a point on the South line of said Dike District No. 12 Tract recorded under Auditor's File No. 67519, said point being the terminus of said line.

Situate in the County of Skagit, State of Washington.

Per Land title and Escrow Order No 146054-OE March 27, 2013

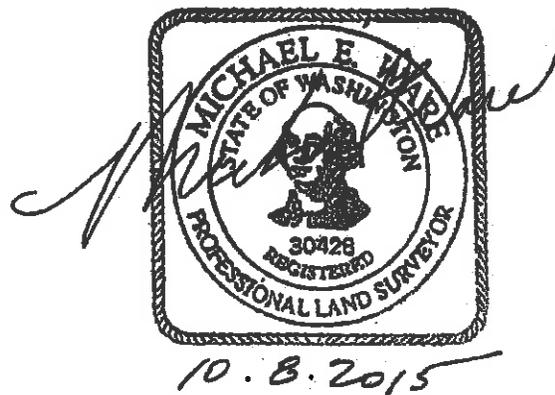


EXHIBIT A

TO ORDINANCE

LEGAL DESCRIPTION

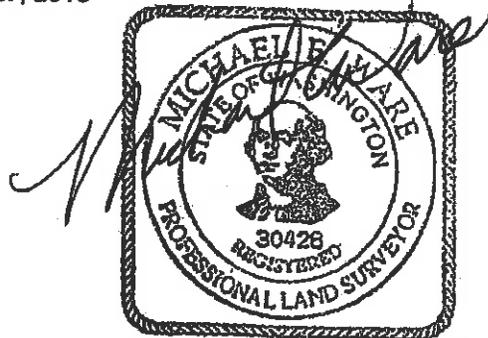
Relating to Zoning for P 62713 (Lot B), P 62736 (Lot C) and P 62688 (Lot D)

LOT "C":

The East ½ of Lot 58, "PLAT OF THE BURLINGTON ACERAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Per Land title and Escrow Order No 146054-OE March 27, 2013

LOT "D":

Lot 65, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

EXCEPT the North 50 feet of the West 680 feet thereof conveyed to Diking District No. 12 by deed dated April 17, 1908 and recorded in Volume 74 Deeds, page 172,

AND EXCEPT that portion lying Easterly of the following described line:

Beginning at the Northwest corner of that certain tract conveyed to Skagit County Dike District No. 12 by Quit Claim Deed recorded under Skagit County Auditor's File No. 797624;

Thence North 26°43'48" West 310.00 feet on the projection of the Westerly line of said Skagit County Dike District No. 12 Tract recorded Auditor's File No. 797624;

Thence North 40°23'35" East 211.66 feet to a point on the west line of that certain tract conveyed to Dike District No. 12 by Deed recorded under Auditor's File No. 528515;

Thence North 27°16' East along said Westerly line to the North line of Lot 65 and the terminus of this line description,

AND ALSO EXCEPT the West 545.16 feet from the remainder.

Per Land title and Escrow Order No 146054-OE March 27, 2013



EXHIBIT B
TO ORDINANCE _____
LEGAL DESCRIPTION

Relating to Zoning for P 62713, P 62736 and P 62688

LOT "E"

All that portion of Tract 58 per "PLAT of the BURLINGTON ACREAGE PROPERTY", according to the map thereof recorded in Volume 1 of Plats at page 49, Records of Skagit County, Washington, all of which are contained within Government Lot 4, Section 4, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Commencing at a point on the North line of said Section 663.20 feet easterly from the Northwest corner which bears N 89°03'51" W thereof and at the projection of the West line of the East Half of said Tract 58, as shown on that certain Record of Survey recorded under AFN 8710020014 [Map Bearing N 89°58'35" E]; thence South 1°01'29" West 30.00 feet along the projection of the West line of the said East Half of said Tract 58, to the Northwest corner of that East Half of said Tract 58 and being the **True Point of Beginning**; thence South 89°03'51" East along the North Line of said Tract 58 and the South margin of Rio Vista Avenue 177.89 feet; thence South 0°56'09" West 107.90 feet; thence South 89°03'51" East 113.16 feet; thence South 0°56'09" West 138.73 feet; thence South 61°08'01" West 220.09 feet; thence North 89°16'40" West 99.90 feet to the Northwest corner of that certain tract conveyed to Dike District 12 as recorded under AFN 268258 and also being on the West Line of the East Half of said Tract 58; thence North 1°01'29" East 356.81 feet along the West line of said East Half to true point of **Beginning**.

Containing 81,121 Sq.Ft.



10.8.2015

EXHIBIT C
TO ORDINANCE
SITE MAP

Relating to Zoning for P 62713, P 62736 and P 62688

