

LEGAL DESCRIPTION

PARCEL A:
LOT A OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 23 AND 24 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL A-1:
TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:
LOT B OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 23 AND 24 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B-1:
TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT B, AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:
LOT C OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 21 AND 22 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C-1:
TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT C, AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:
LOT D OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 21 AND 22 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D-1:
TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL E:
LOT E OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 19, 20 AND 21 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL E-1:
TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C, AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL F:
LOT F OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 19, 20 AND 21 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL F-1:
TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT F, AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS A AND D AND THE WEST 15 FEET OF LOTS B AND C, AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL G:
LOT G OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 17, 18 AND 19 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL G-1:
TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT G, TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL H:
LOT H OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 17, 18 AND 19 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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PARCEL H-1:
TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL I:
LOT I OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 15 AND 16 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL I-1:
TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL J:
LOT J OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 15 AND 16 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL J-1:
TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT J, AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL K:
LOT K OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 13, 14 AND 15 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL K-1:
TOGETHER WITH THOSE PORTIONS OF VACATED WEST WALNUT STREET AND ABANDONED PACIFIC NORTHWEST TRACTION COMPANY RIGHT-OF-WAY, DELINEATED ON THE FACE OF SAID SURVEY AS LYING WITHIN SAID LOT K, AND TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL L:
LOT L OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED FEBRUARY 15, 2017 AS SKAGIT COUNTY RECORDING NUMBER 201702150081; BEING PORTIONS OF LOTS 13, 14 AND 15 IN BLOCK 5 OF "SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION" AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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PARCEL L-1:
TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

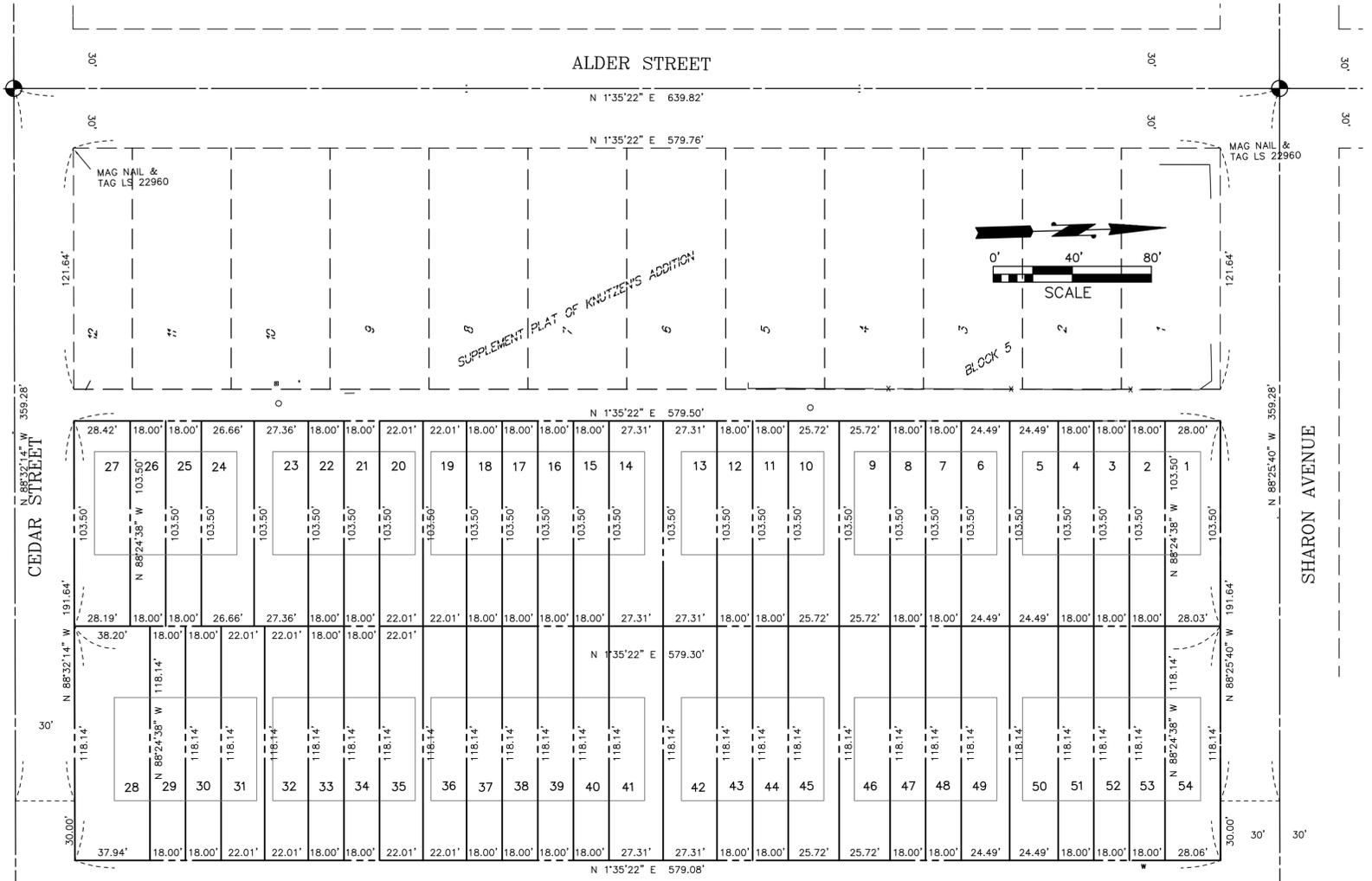
A 5' WIDE EASEMENT AROUND THE PERIMETER OF EACH BUILDING IS PROPOSED TO ALLOW FOR DOWNSPOUT DRAINS AND YARD DRAIN LINES.
A 30FT UTILITY EASEMENT TO CASCADE GAS EXISTS ALONG THE EAST BOUNDARY LINE. DESPITE NOT APPEARING IN THE TOPO DRAWING, LEVI DAVIES AT CNG CONFIRMS A 2" DIA MAIN EXISTS ON THE WEST SIDE OF THE EAST PROPERTY LINE, EXTENDING FROM SHARON AVENUE SOUTH AND DEAD-ENDING AT CEDAR LANE BUT HAS NO AS-BUILT DIMENSIONS. BEFORE DIGGING IN THIS AREA, CALL UTILITY LOCATE.

NOTES

- LEGAL DESCRIPTION IS FROM SUBDIVISION GUARANTEE/CERTIFICATE 620059233 BY CHICAGO TITLE INSURANCE COMPANY, MAY 15, 2025.
- BASIS OF BEARING: BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 201702150081. THE CENTERLINE OF ALDER STREET BEARING N 1°35'22" E.
- DATUM: NAVD88 FROM CITY BENCH MARKS. SUBTRACT 3.80 FEET FROM NAVD88 TO NGVD29.
- INSTRUMENTATION USED: LEICA MSS0 THEODOLITE DISTANCE METER.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
- THE UTILITY AND ACCESS EASEMENTS IDENTIFIED ON THIS PLAT AS PARCELS A-1, B-1, C-1, D-1, E-1, F-1, G-1, H-1, I-1, J-1, K-1, AND L-1 AND GRANTED UNDER QUIT CLAIM DEED AF 201702160121 AS SHOWN ON RECORD OF SURVEY AF 201702150081 AND AS GRANTED BY AMENDED EASEMENT AF 202112100116 WILL BE MOVED AND RELOCATED ACCORDING TO THE RIGHTS RETAINED UNDER AF 201702160121 TO BENEFIT ALL THE NEW LOTS IN THIS PLAT.
- THE 20 FOOT EASEMENT TO PUD NO. 1 GRANTED BY AF 535967 WILL BE RELINQUISHED BY PUD ONCE THE LINE ON-SITE IS DISCONNECTED AND ABANDONED THROUGH THE RECORDING OF A SEPARATE DOCUMENT PRIOR TO FINAL PLAT APPROVAL.

Exhibit "3"

REPLAT OF LOTS 13 THROUGH 24, BLOCK 5, SUPPLEMENTAL PLAT OF KNUTZEN'S ADDITION, IN GOVERNEMENT LOT 4, SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.



ZONING ANALYSIS

ZONING:	MUC-2, MIXED USE COMMERCIAL ZONE
MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MINIMUM STREET SETBACK:	NONE
MINIMUM SIDE YARD SETBACK:	NONE
MINIMUM REAR SETBACK:	NONE
SETBACK EXCEPTIONS:	SEE BMC 17.50.90
MAXIMUM BUILDING COVERAGE:	NONE
MAX IMPERVIOUS SURFACE COVERAGE:	80 PERCENT
MAXIMUM BUILDING HEIGHT:	45'
PARKING REQUIRED:	108
ON LOT PROVIDED:	108
ON-STREET PARKING REQUIRED:	NONE
ON-STREET PARKING PROVIDED:	PUBLIC PRIVATE
	NONE NONE

LOT AREA

LOT NO	AREA (SF)	LOT NO	AREA (SF)	LOT NO	AREA (SF)
LOT 1	2899	LOT 19	2278	LOT 37	2127
LOT 2	1863	LOT 20	2278	LOT 38	2127
LOT 3	1863	LOT 21	1863	LOT 39	2127
LOT 4	1863	LOT 22	1863	LOT 40	2127
LOT 5	2534	LOT 23	2832	LOT 41	3226
LOT 6	2534	LOT 24	2760	LOT 42	3226
LOT 7	1863	LOT 25	1863	LOT 43	2127
LOT 8	1863	LOT 26	1863	LOT 44	2127
LOT 9	2662	LOT 27	2930	LOT 45	3039
LOT 10	2662	LOT 28	4498	LOT 46	3039
LOT 11	1863	LOT 29	2127	LOT 47	2127
LOT 12	1863	LOT 30	2127	LOT 48	2127
LOT 13	2827	LOT 31	2600	LOT 49	2893
LOT 14	2826	LOT 32	2600	LOT 50	2893
LOT 15	1863	LOT 33	2127	LOT 51	2127
LOT 16	1863	LOT 34	2127	LOT 52	2127
LOT 17	1863	LOT 35	2600	LOT 53	2127
LOT 18	1863	LOT 36	2600	LOT 54	3313

Total Gross Area: 128393 Sq. Feet, 2.95 Acres

TAX PARCEL NUMERS

P72722, P72723, P133618, P133619, P133620, P133621, P133622, P133623, P133624, P133625, P133626, P133627

SITE ADDRESSES

204 & 224 EAST SHARON AVENUE

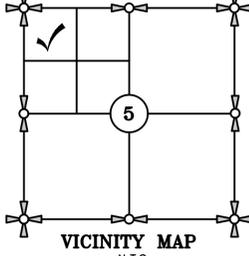
VERTICAL DATUM

NAVD88 FROM CITY BENCH MARKS. SUBTRACT 3.80 FEET FROM NAVD88 TO NGVD29.

BENCHMARK

CITY OF BURLINGTON BENCHMARK # 616 CONC MON W/ BRASS DISK AT INTERSECTION OF ALDER & SHARON ELEV = 37.05 NAVD88

VICINITY MAP



OWNER

GRANDVIEW HOMES LLC
20505 OLYMPIC PL, STE 101
PO BOX 159
ARLINGTON, WA 98223
CONTACT: SCOTT WAMMACK
TEL: (360) 435-7171

APPLICANT

JOHN PIAZZA JR. CONSTRUCTION
224 STEWART RD, STE 130
MOUNT VERNON, WA 98273
CONTACT: JOHN PIAZZA JR.
TEL: (360) 424-3547

CIVIL ENGINEER

FREELAND & ASSOCIATES
220 W. CHAMPION ST, STE 200
BELLINGHAM, WA 98225
CONTACT: MILES PATRICK MCEATHRON
TEL: (360) 650-1408

SURVEYOR

SEMRAU ENGINEERING & SURVEYING
2118 RIVERSIDE DR., STE 209
MOUNT VERNON, WA 98284
CONTACT: JOHN SEMRAU, PE & PLS
TEL: (360) 424-9566

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CIVIL ENGINEERING • LAND SURVEYING • PLANNING
2118 RIVERSIDE DRIVE - SUITE 209
MOUNT VERNON, WA 98273
360-424-9566



NO.	DATE	REVISION	BY	REV.

**LOT CONFIGURATION
54 LOT PLAT**

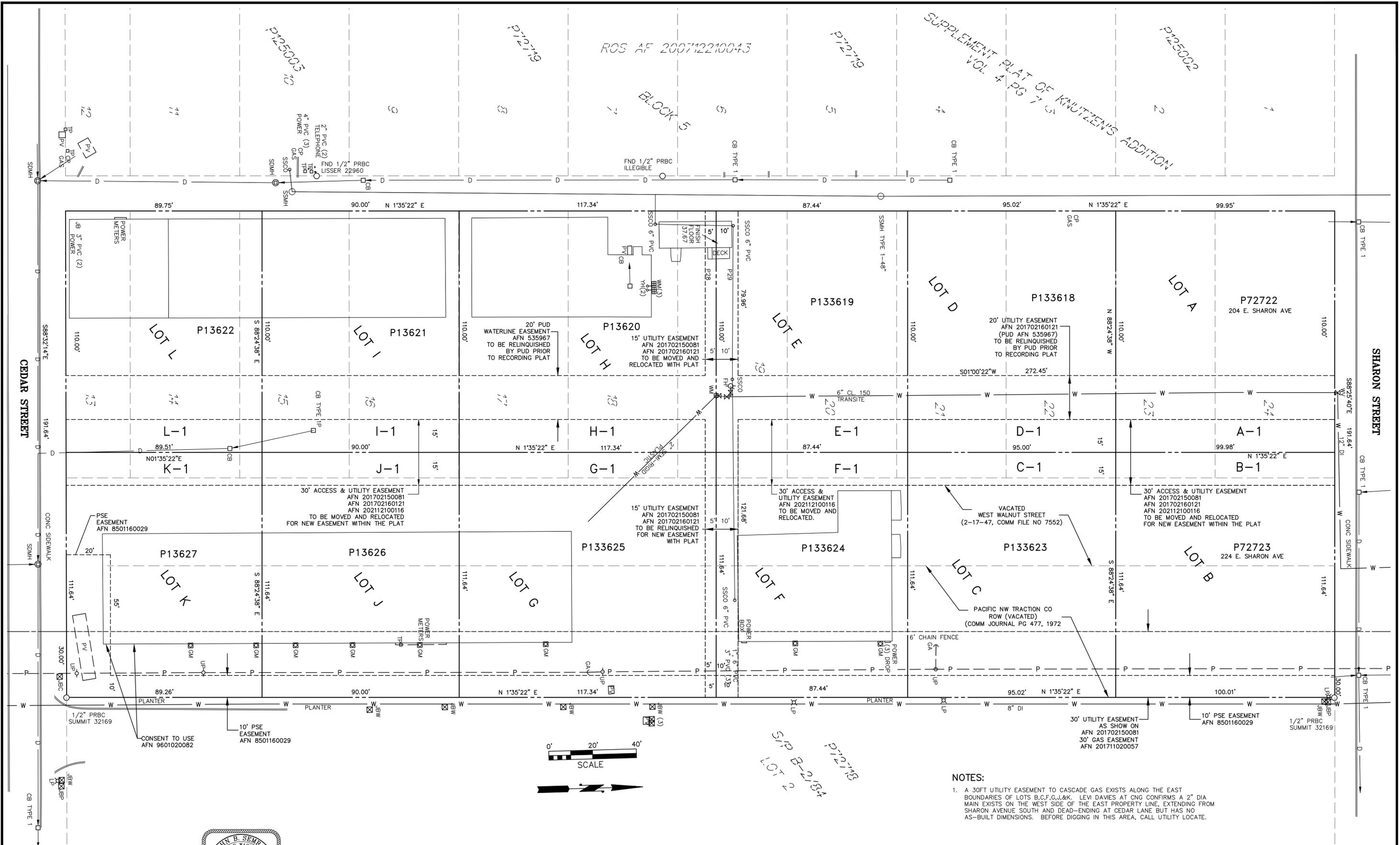
SCALES:
HORIZONTAL : 1" = 40'
VERTICAL : N/A

NOTE: IF THIS SHEET IS LESS THAN 22"x 34" THEN SHEET HAS BEEN REDUCED

**PRELIMINARY PLAT OF
SHARON TOWNHOMES**
GOV'T LOT 4, SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON

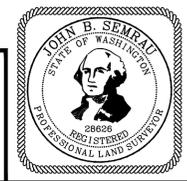
FIELD BK/PG: .

DATE:	6/19/2025
DRAWING:	6139P.DWG
JOB NO.:	6139B
SHEET:	1 OF 3



NOTES:
 1. A 30FT UTILITY EASEMENT TO CASCADE GAS EXISTS ALONG THE EAST BOUNDARIES OF LOTS B,C,F,G,J,&K. LEVI DAVIES AT CNG CONFIRMS A 2" DIA MAIN EXISTS ON THE WEST SIDE OF THE EAST PROPERTY LINE, EXTENDING FROM SHARON AVENUE SOUTH AND DEAD-ENDING AT CEDAR LANE BUT HAS NO AS-BUILT DIMENSIONS. BEFORE DIGGING IN THIS AREA, CALL UTILITY LOCATE.

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 2118 RIVERSIDE DRIVE - SUITE 208
 MOUNT VERNON, WA 98273
 360-424-9566



NO.	DATE	REVISION	BY	REV.

**EXISTING LOT LINES
AND EASEMENTS**

SCALES:
 HORIZONTAL: 1" = 20'
 VERTICAL: N/A
 NOTE: IF THIS SHEET IS LESS THAN 22"x34" THEN SHEET HAS BEEN REDUCED

**PRELIMINARY PLAT OF
SHARON TOWNHOMES**
 GOV'T LOT 4, SECTION 5, T. 34 N., R. 4 E., W.M.
 BURLINGTON, WASHINGTON

FIELD BK/PG:
 DATE: 6/23/2025
 DRAWING: 6139BP.DWG
 JOB NO.: 6139B
 SHEET: 2 OF 3

