

**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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

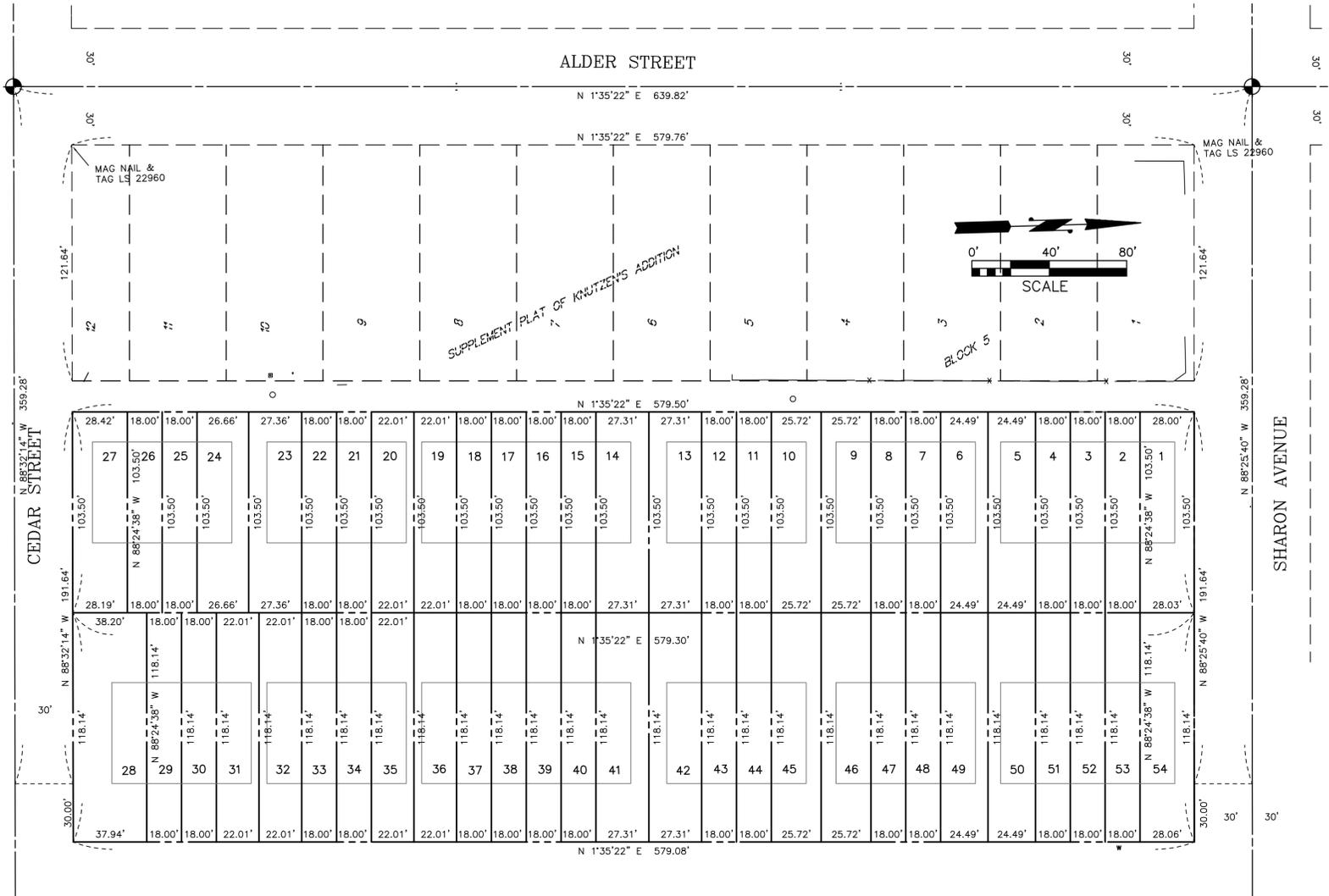
PARCEL L-1:  
TOGETHER WITH A 30-FOOT WIDE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DELINEATED ON THE FACE OF SAID SURVEY, OVER, ACROSS AND UNDER THE EAST 15 FEET OF LOTS H, I AND L AND THE WEST 15 FEET OF LOTS G, J AND K.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**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.

**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**

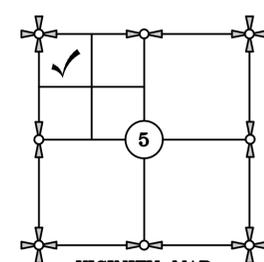
204 & 224 EAST SHARON AVENUE

**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



**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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**SEMRAU ENGINEERING & SURVEYING, PLLC**  
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