



HERON CREST PLANNED UNIT DEVELOPMENT

SITUATE IN A PORTION OF THE SE 1/4, NE 1/4, SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST, W.M., CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

DECLARATION AND DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED DO HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "HERON CREST PLANNED UNIT DEVELOPMENT" AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS SHOWN ON THIS PLAT; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS IN ANY REASONABLE GRADING OF THE ROADS AND EASEMENTS; AND HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD(S).

Peter Kingma
PETER KINGMA, PRESIDENT
KINGMA BROTHERS DEVELOPMENTS, INC.

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF WHATCOM }
ON THIS 19th DAY OF OCTOBER, 2007,
THE UNDERSIGNED, PERSONALLY APPEARED PETER KINGMA,
PRESIDENT OF A WASHINGTON CORPORATION,
DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION
TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE
USES AND PURPOSES HEREIN SET FORTH. IN WITNESS WHEREOF,
I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY
AND YEAR LAST MENTIONED.

Heidi Lin Lee
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT BELLINGHAM
EXPIRATION DATE 02-28-2010



PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY CITY OF FERNDALE DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & OTHER RIGHT-OF-WAYS THIS 23rd DAY OF OCTOBER, 2007.

Robert Gault
PUBLIC WORKS DIRECTOR, CITY OF FERNDALE, WASHINGTON

PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDALE PLAT ADMINISTRATOR THIS 23rd DAY OF OCTOBER, 2007.

Dennis Rhodes
DENNIS RHODES
PLAT ADMINISTRATOR, CITY OF FERNDALE, WASHINGTON

CITY CLERK'S APPROVAL

THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERNDALE, WASHINGTON, THIS 17th DAY OF MARCH, 2008.

Selma R. Stiles
CITY CLERK, CITY OF FERNDALE, WASHINGTON
Deputy

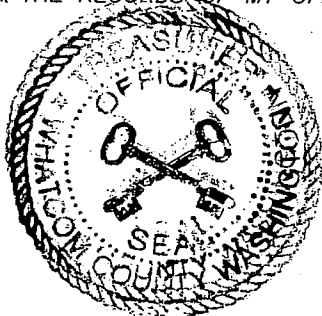
SURVEYOR'S NOTES

- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN ?.
- EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
- MONUMENTS SET ON OR ABOUT MAY 2007
- HORIZONTAL DATUM: NAD 83/91 (CITY OF FERNDALE) BASIS OF BEARINGS: EAST LINE, NE 1/4, SECTION 24, PER RECORD OF SURVEY BY PSE, A.F. NO. 950104051. BEARING: NORTH 00°25'58" WEST (AS SHOWN)
- OCCUPATIONAL INDICATOR NOTE: IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS RECORD OF SURVEY MAY DEPICT OCCUPATIONAL INDICATORS, SUCH AS FENCES. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
- EXTERIOR BOUNDARY NOTE: EXTERIOR BOUNDARY AND SECTION SUBDIVISION BEARINGS AND DISTANCES SHOWN HEREON PER RECORD OF SURVEY PERFORMED BY PSE IN 1995, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 950104051, UNLESS OTHERWISE NOTED.

COUNTY TREASURER'S CERTIFICATE

I, Steven N. Oliver, TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THE REAL ESTATE EMBRACED WITHIN THIS PLAT OF "HERON CREST PLANNED UNIT DEVELOPMENT," AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 17th DAY OF MARCH, 2008.

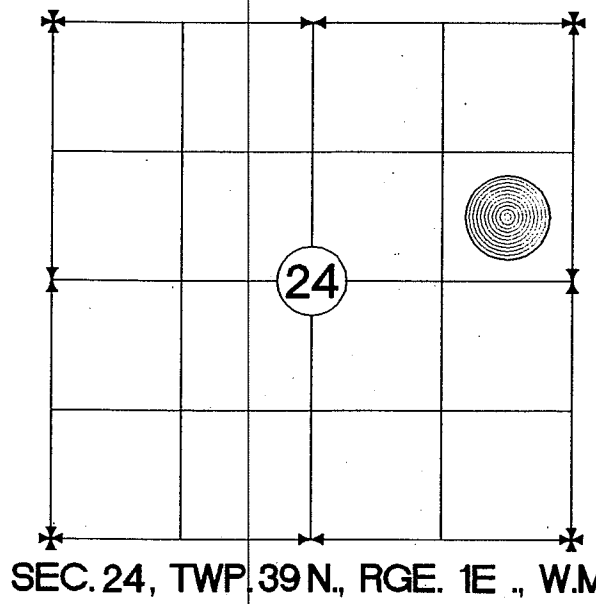
Dawn Rudder, Deputy
TREASURER, WHATCOM COUNTY, WASHINGTON



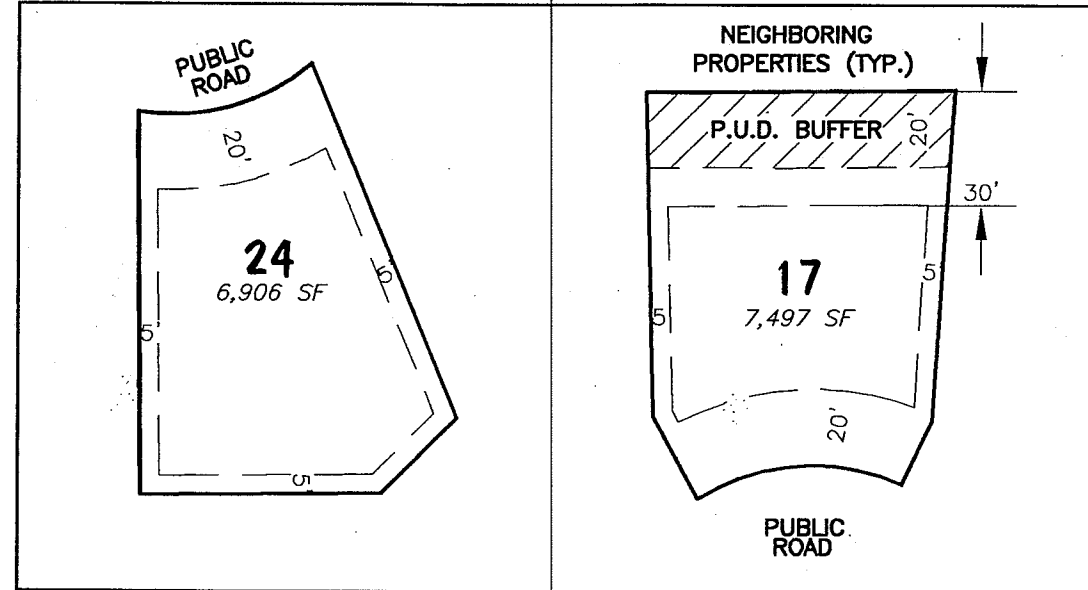
COUNTY AUDITOR'S OFFICE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF PACIFIC SURVEYING & ENGINEERING ON THIS 17th DAY OF MARCH, 2008, AT 2:26 P.M. AND RECORDED UNDER AUDITOR'S FILE NO. 2080302394. RECORDS OF THE AUDITOR, WHATCOM COUNTY, WASHINGTON.

Shirley Jorling by Patti Martz
AUDITOR, WHATCOM COUNTY, WASHINGTON



TYPICAL BUILDING SETBACK EXHIBIT



UTILITY EASEMENT NOTE:

A 5-FOOT UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF FERNDALE COINCIDENT TO THE SIDE AND REAR YARDS OF LOTS WITHIN THIS P.U.D. PER CITY SUBDIVISION STANDARDS.

MAINTENANCE AGREEMENT

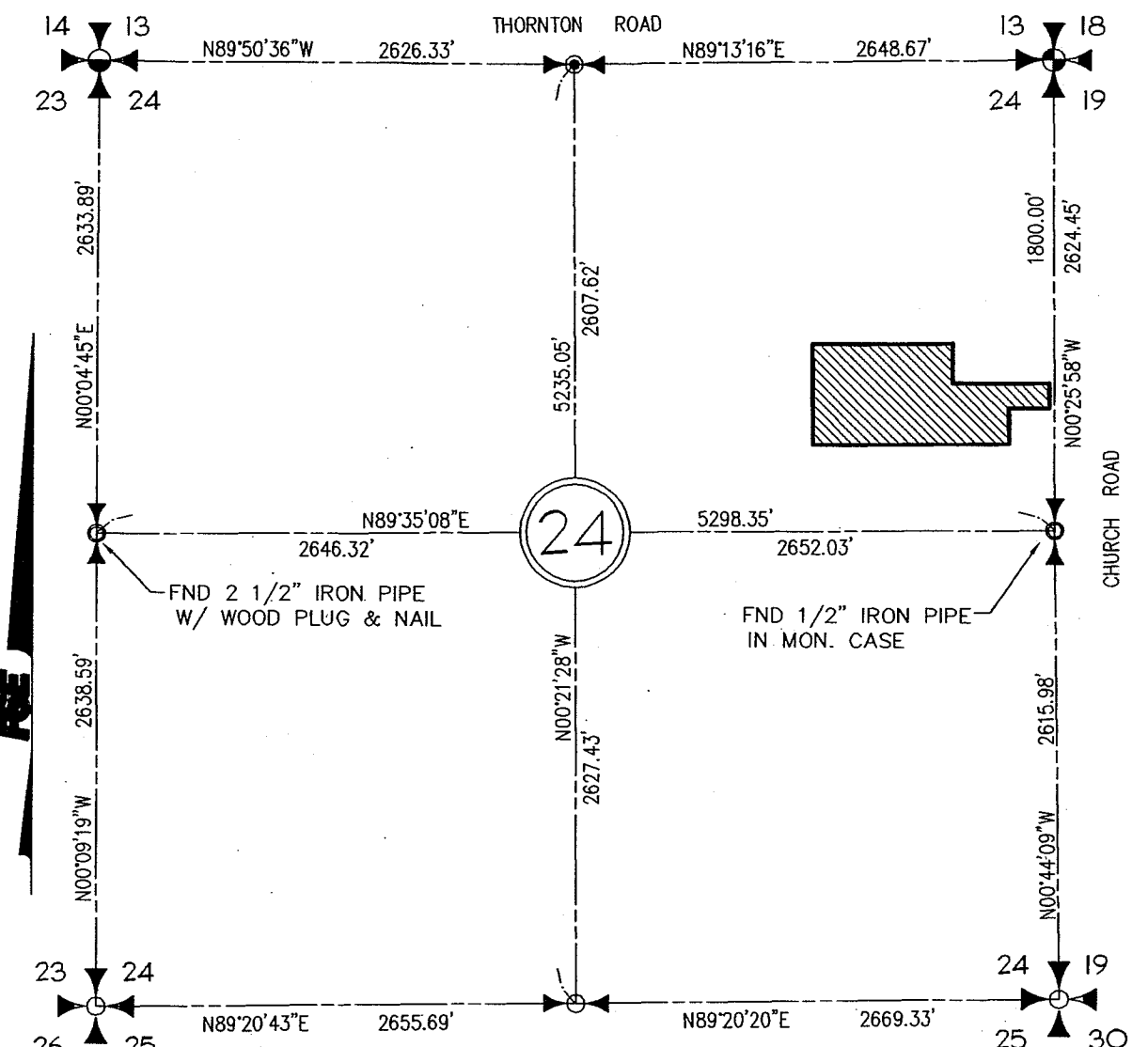
ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR COST OTHERWISE CONNECTED WITH ANY STORMWATER FACILITY, DESIGNATED WETLAND, OPEN SPACE TRACT, OR OTHER COMMON FACILITIES OR OPEN SPACE ELEMENTS SHALL BE BORNE BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT OF "HERON CREST PLANNED UNIT DEVELOPMENT," AS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2080302394.

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS COMPANY, THE CITY OF FERNDALE, VERIZON TELEPHONE COMPANY, AND COMCAST CABLE SERVICES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY; AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S); IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED. EASEMENT IN FAVOR OF PUGET SOUND ENERGY RECORDED UNDER A.F. NO. 2061103049.

CITY IMPACT FEES

- WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED CONNECTION FEES IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.
- PARKING IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED IMPACT FEE IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.
- TRAFFIC IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED IMPACT FEE IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.
- SCHOOL IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT - IN ACCORDANCE WITH ORDINANCE #1385. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.



SECTION BREAKDOWN OF SECTION 24,
TWP. 39 N., RGE. 1 E., W.M.
PER RECORD OF SURVEY, A.F. NO. 950104051
WHATCOM COUNTY, WASHINGTON
SCALE 1" = 1000'

LAND DESCRIPTION

PARCEL A:

THE LAND REFERRED TO IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF WHATCOM AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST OF W.M., WHATCOM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID SECTION 24; THENCE SOUTH ALONG THE EAST LINE OF SECTION 24 A DISTANCE OF 1800 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST, 1322 FEET; THENCE SOUTH 340 FEET; THENCE EAST, 1322 FEET TO THE EAST LINE OF SECTION 24; THENCE NORTH ALONG THE EAST LINE OF SECTION 24, 340 FEET TO THE TRUE POINT OF BEGINNING. LESS THE RIGHT OF WAY FOR CHURCH ROAD.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID SECTION 24; THENCE SOUTH, ALONG THE EAST LINE OF SECTION 24, A DISTANCE OF 2140 FEET; THENCE WEST TO THE WESTERLY LINE OF CHURCH ROAD AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST 225 FEET; THENCE NORTH PARALLEL TO CHURCH ROAD 200 FEET; THENCE EAST TO WEST LINE OF CHURCH ROAD 225 FEET, THENCE SOUTH TO POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST OF W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 00°25'58" EAST ALONG THE EAST LINE OF SAID SECTION AND THE CENTER LINE OF CHURCH ROAD (COUNTY ROAD NO. 372), 1800 FEET; THENCE SOUTH 89°34'02" WEST AT RIGHT ANGLES, 550.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°34'02" WEST, 774.98 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER THENCE NORTH 00°23'44" WEST ALONG SAID WEST LINE, 222.5 FEET; THENCE NORTH 89°34'02" EAST, 774.83 FEET; THENCE SOUTH 00°25'58" EAST, 222.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT A POINT 1477.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION; THENCE WEST 1324 FEET; THENCE SOUTH 100 FEET; THENCE EAST TO A POINT ON A LINE EXTENDED NORTHERLY FROM THE WEST LINE OF A TRACT CONVEYED TO ERWIN ENGLER AND BETTY J. ENGLER, HIS WIFE, BY DEED RECORDED MAY 9, 1969, UNDER AUDITOR'S FILE NO. 1060018; THENCE NORTH AT RIGHT ANGLES ALONG SAID EXTENSION A DISTANCE OF 40 FEET; THENCE EAST TO THE EAST LINE OF SAID SECTION 24; THENCE NORTH ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

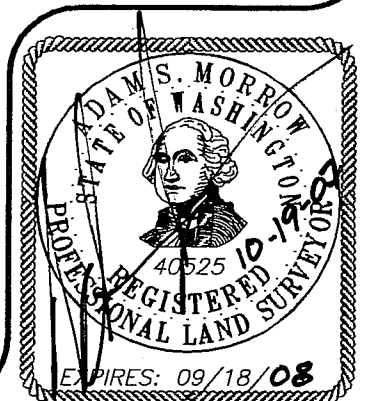
SITUATE IN WHATCOM COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATION

I, ADAM S. MORROW, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT, AS SHOWN, IS BASED ON AN ACTUAL SURVEY, BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE SURVEY RECORDING ACT, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY, AND THAT THE LOT CORNERS HAVE BEEN MONUMENTED ON THE GROUND AS SHOWN. THE SURVEY WAS PERFORMED IN MAY 2007.

Adam S. Morrow
ADAM S. MORROW, PLS
CERTIFICATE NO. 40525

10-19-07
DATE



PACIFIC SURVEY & ENGINEERING INC
1812 CORNWALL, BELLINGHAM, WA 98225 PHONE: 671.7387 FAX: 671.4685
WWW.PSESURVEY.COM EMAIL: pse@pseurvey.com



2016-0502016

HERON CREST PLANNED UNIT DEVELOPMENT ALTERATION

SITUATE IN A PORTION OF THE SE 1/4, NE 1/4, SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST, W.M., CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON



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DECLARATION AND DEDICATION

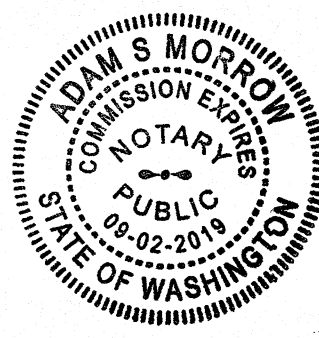
KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING MAJORITY OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED DO HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "HERON CREST PLANNED UNIT DEVELOPMENT ALTERATION."

Peter Kingma 5-15-16
PETER KINGMA, PRESIDENT
KINGMA BROTHERS DEVELOPMENTS, INC. DATE
OWNER OF LOTS 2, 3, 4, 7, 10, 12, 13, 17, 18, 19, 20, 21,
24, 27, 28, 30, TRACT A AND TRACT B

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF WHATCOM }
ON THIS 15TH DAY OF MAY, 2016,
THE UNDERSIGNED, PERSONALLY APPEARED *Peter Kingma*,
PRESIDENT OF A WASHINGTON CORPORATION,
DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION
TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE
USES AND PURPOSES HEREIN SET FORTH. IN WITNESS WHEREOF,
I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY
AND YEAR LAST MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Bellingham, WA*
EXPIRATION DATE *9-2-19*



PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY CITY OF FERDALE DEPARTMENT OF PUBLIC
WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & OTHER RIGHT-OF-WAYS
THIS 17TH DAY OF MAY, 2016.

[Signature]
PUBLIC WORKS DIRECTOR, CITY OF FERDALE, WASHINGTON

PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERDALE PLAT ADMINISTRATOR THIS
16TH DAY OF MAY, 2016.

[Signature]
JORI BURNETT
PLAT ADMINISTRATOR, CITY OF FERDALE, WASHINGTON

CITY CLERK'S APPROVAL

THIS PLAT APPROVED, AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERDALE,
WASHINGTON, THIS 16TH DAY OF MAY, 2016.

[Signature]
CITY CLERK, CITY OF FERDALE, WASHINGTON

SURVEYOR'S NOTES

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN ?.
- 2) EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
- 3) MONUMENTS SET ON OR ABOUT MAY 2007. LOT CORNER MARKERS REVISITED MARCH 2016.
- 4) HORIZONTAL DATUM: NAD 83/91 (CITY OF FERDALE)
BASIS OF BEARINGS: EAST LINE, NE 1/4, SECTION 24, PER RECORD OF SURVEY BY PSE, AF NO. 950104051.
BEARING: NORTH 00°25'58" WEST (AS SHOWN)
- 5) OCCUPATIONAL INDICATOR NOTE:
IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS RECORD OF SURVEY MAY DEPICT OCCUPATIONAL INDICATORS, SUCH AS FENCES. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
- 6) EXTERIOR BOUNDARY NOTE:
EXTERIOR BOUNDARY AND SECTION SUBDIVISION BEARINGS AND DISTANCES SHOWN HEREON PER RECORD OF SURVEY PERFORMED BY PSE IN 1995, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 950104051, UNLESS OTHERWISE NOTED.
- 7) ALTERATION NOTE:
BOUNDARIES WERE NOT RE-SURVEYED AS A PART OF THIS PLAT ALTERATION. HOWEVER, LOT CORNER MONUMENTS WERE REFRESHED. FOR ADDITIONAL BOUNDARY SURVEY INFORMATION REFERENCE HERON CREST P.U.D. RECORDED UNDER WHATCOM COUNTY AUDITORS FILE NO. 2080302394.



COUNTY TREASURER'S CERTIFICATE

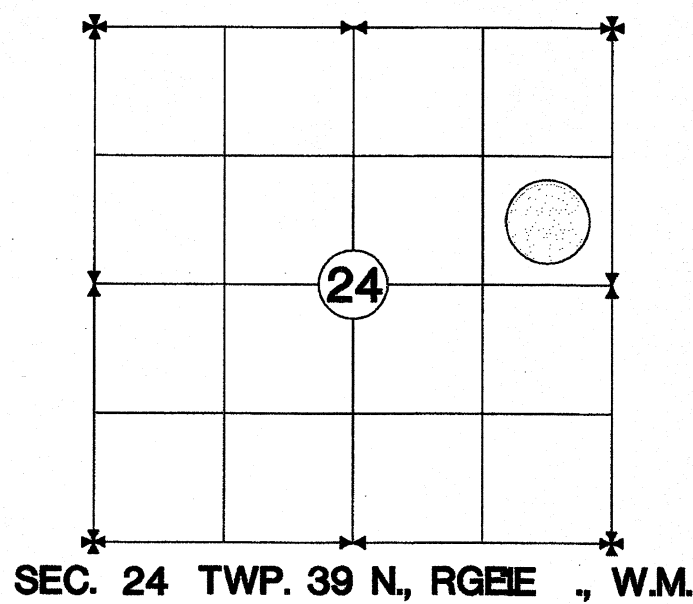
[Signature] TREASURER OF WHATCOM COUNTY, WASHINGTON,
DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THE REAL ESTATE
EMBRACED WITHIN THIS PLAT OF "HERON CREST PLANNED UNIT DEVELOPMENT" AND ALL DELINQUENT
ASSESSMENTS HAVE BEEN FULLY PAID, AS SHOWN IN THE RECORDS OF MY OFFICE,
THIS 18TH DAY OF MAY, 2016.

[Signature]
TREASURER, WHATCOM COUNTY, WASHINGTON

COUNTY AUDITOR'S OFFICE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE
OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF
PACIFIC SURVEYING & ENGINEERING ON THIS 18TH DAY OF MAY, 2016, AT
10:29 AM AND RECORDED UNDER AUDITOR'S FILE NO. 2016-0502016
RECORDS OF THE AUDITOR, WHATCOM COUNTY, WASHINGTON.

[Signature]
AUDITOR, WHATCOM COUNTY, WASHINGTON



TYPICAL BUILDING SETBACK EXHIBIT



UTILITY EASEMENT NOTE

A 5-FOOT UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF FERDALE COINCIDENT TO THE SIDE AND REAR YARDS OF LOTS WITHIN THIS P.U.D. PER CITY SUBDIVISION STANDARDS.

MAINTENANCE AGREEMENT

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR COST OTHERWISE CONNECTED WITH ANY STORMWATER FACILITY, DESIGNATED WETLAND, OPEN SPACE TRACT, OR OTHER COMMON FACILITIES OR OPEN SPACE ELEMENTS SHALL BE BORNE BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT OF "HERON CREST PLANNED UNIT DEVELOPMENT", AS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2080302396 AND AS AMENDED UNDER AUDITOR'S FILE NO. 2016-0502017.

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS COMPANY, THE CITY OF FERDALE, VERIZON TELEPHONE COMPANY, AND COMCAST CABLE SERVICES, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY; AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S); IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED. EASEMENT IN FAVOR OF PUGET SOUND ENERGY RECORDED UNDER AF NO. 2061103049.

CITY IMPACT FEES

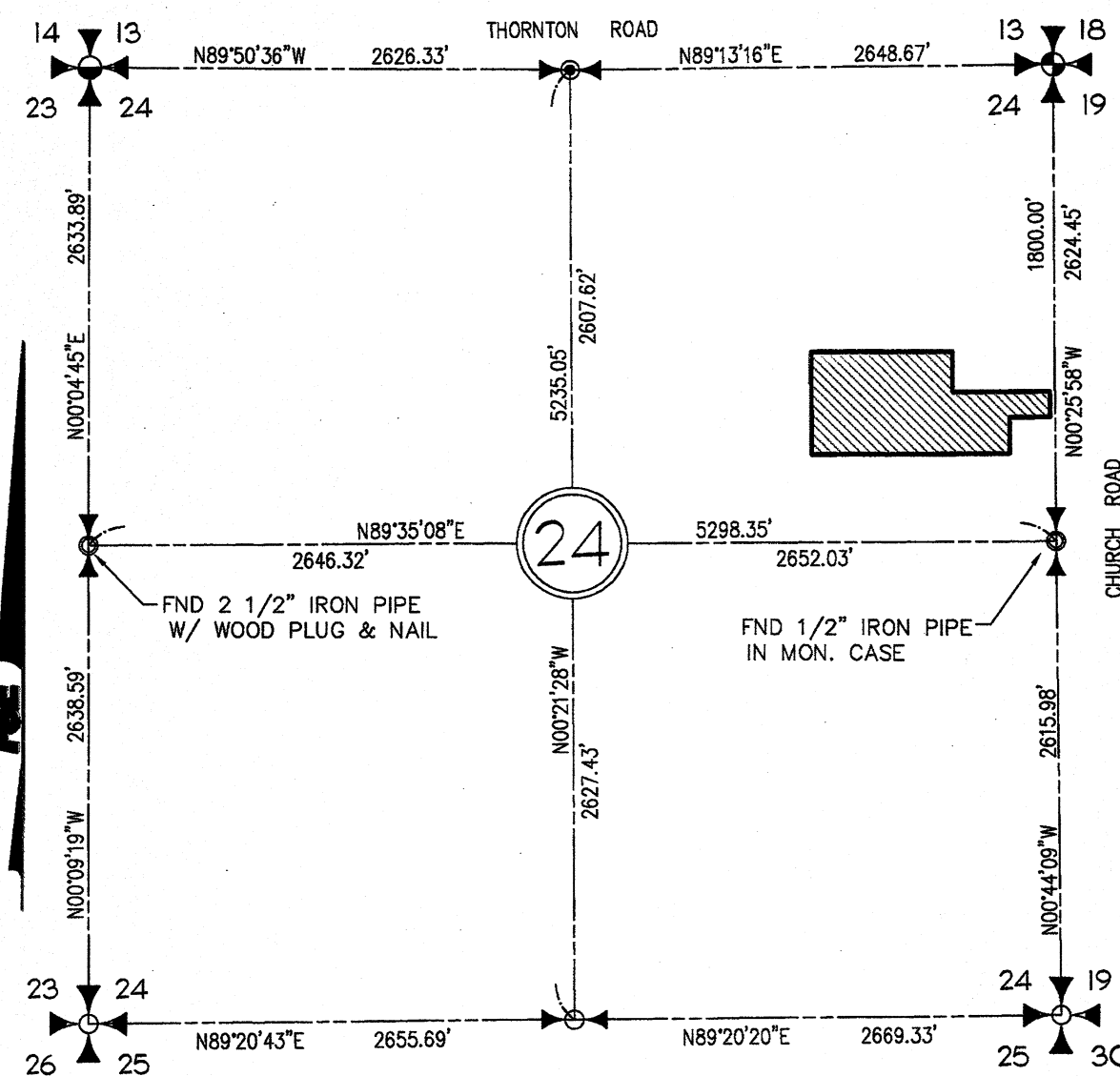
1. WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED CONNECTION FEES IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.
2. PARK IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED IMPACT FEE IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.
3. TRAFFIC IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED IMPACT FEE IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.
4. SCHOOL IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT - IN ACCORDANCE WITH ORDINANCE #1385. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

SURVEYOR'S CERTIFICATION

I, ADAM S. MORROW, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT, AS SHOWN, IS BASED ON AN ACTUAL SURVEY, BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE SURVEY RECORDING ACT, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY, AND THAT THE LOT CORNERS HAVE BEEN MONUMENTED ON THE GROUND AS SHOWN. THE SURVEY WAS PERFORMED IN MAY 2007 AND MARCH 2016.

[Signature]
ADAM S. MORROW, PLS
CERTIFICATE NO. 40525

5-16-16
DATE



SECTION BREAKDOWN OF SECTION 24,
TWP. 39 N., RGE. 1 E., W.M.
PER RECORD OF SURVEY, A.F. NO. 950104051
WHATCOM COUNTY, WASHINGTON
SCALE 1" = 1000'

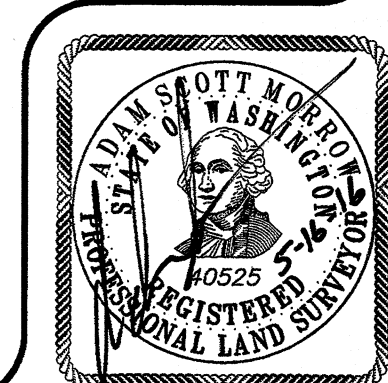
ALTERATION NOTE

THE PURPOSE OF THIS PLAT ALTERATION IS TO REMOVE THE ADDITIONAL 10 FEET OF BUILDING SETBACK AREA ADJACENT TO P.U.D. BUFFERS AS DEPICTED ON THE HERON CREST PLANNED UNIT DEVELOPMENT AS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2080302394.

LAND DESCRIPTION

(PER CHICAGO TITLE PLAT CERTIFICATE, ORDER NO. 245379447-JK) LOTS 1 THROUGH 30, INCLUSIVE, AND OPEN SPACE TRACTS A AND B, HERON CREST PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 17, 2008, UNDER AUDITOR'S FILE NO. 2080302394, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

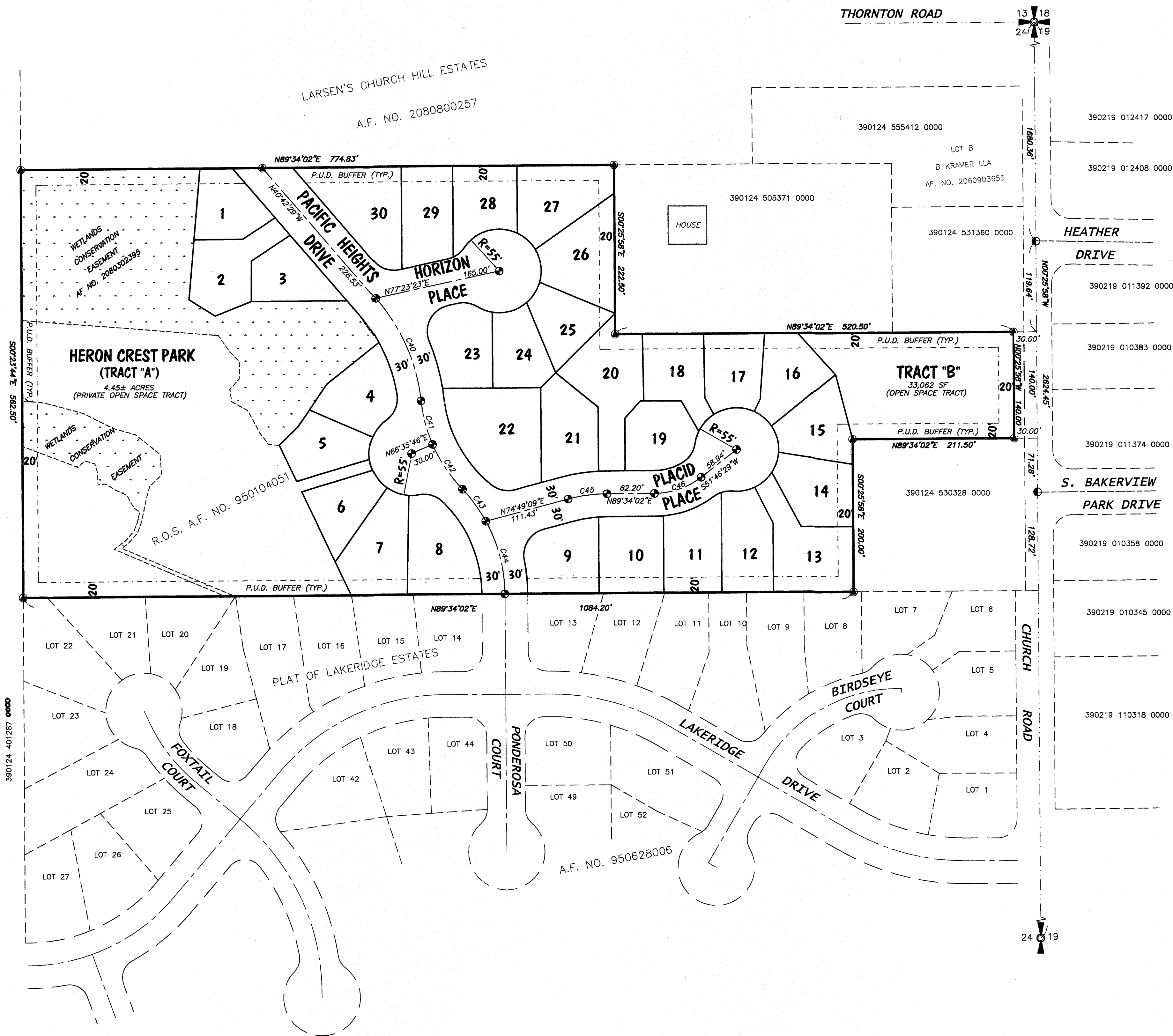


2016-0502016

HERON CREST PLANNED UNIT DEVELOPMENT ALTERATION



PACIFIC SURVEY & ENGINEERING INC
 1812 CORNWALL, BELLINGHAM, WA 98225
 PHONE: 671.7387 FAX: 671.4685
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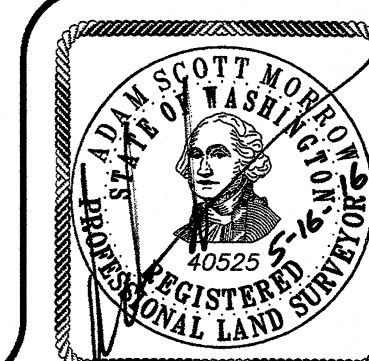
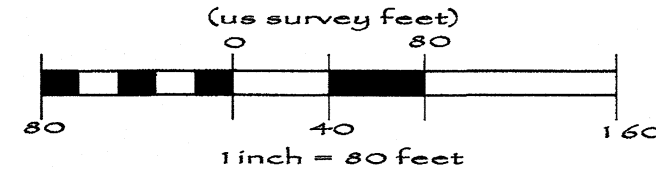


SURVEY SYMBOL LEGEND

- ⊕ = SET 2" DIAMETER BRASS CAP MONUMENT IN CONCRETE, PLS #40525 (UNLESS OTHERWISE NOTED) - (MAY 2007)
- ⊙ = SET 2.5" DIAMETER ALUMINUM PLAT BOUNDARY MONUMENT, PLS #40525 (MAY 2007)
- ⊙ = FOUND 2" DIAMETER BRASS CAP IN CONCRETE - (MAY 2007)
- = FOUND 1/2" DIAMETER IRON PIPE, NO CAP - (MAY 2007)

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C40	250.00	34°22'39"	150.00
C41	200.00	17°04'24"	59.60
C42	200.00	20°19'52"	70.97
C43	200.00	14°54'49"	52.06
C44	200.00	28°22'31"	99.05
C45	200.00	14°44'52"	51.48
C46	100.00	37°47'33"	65.96

GRAPHIC SCALE
(in survey feet)

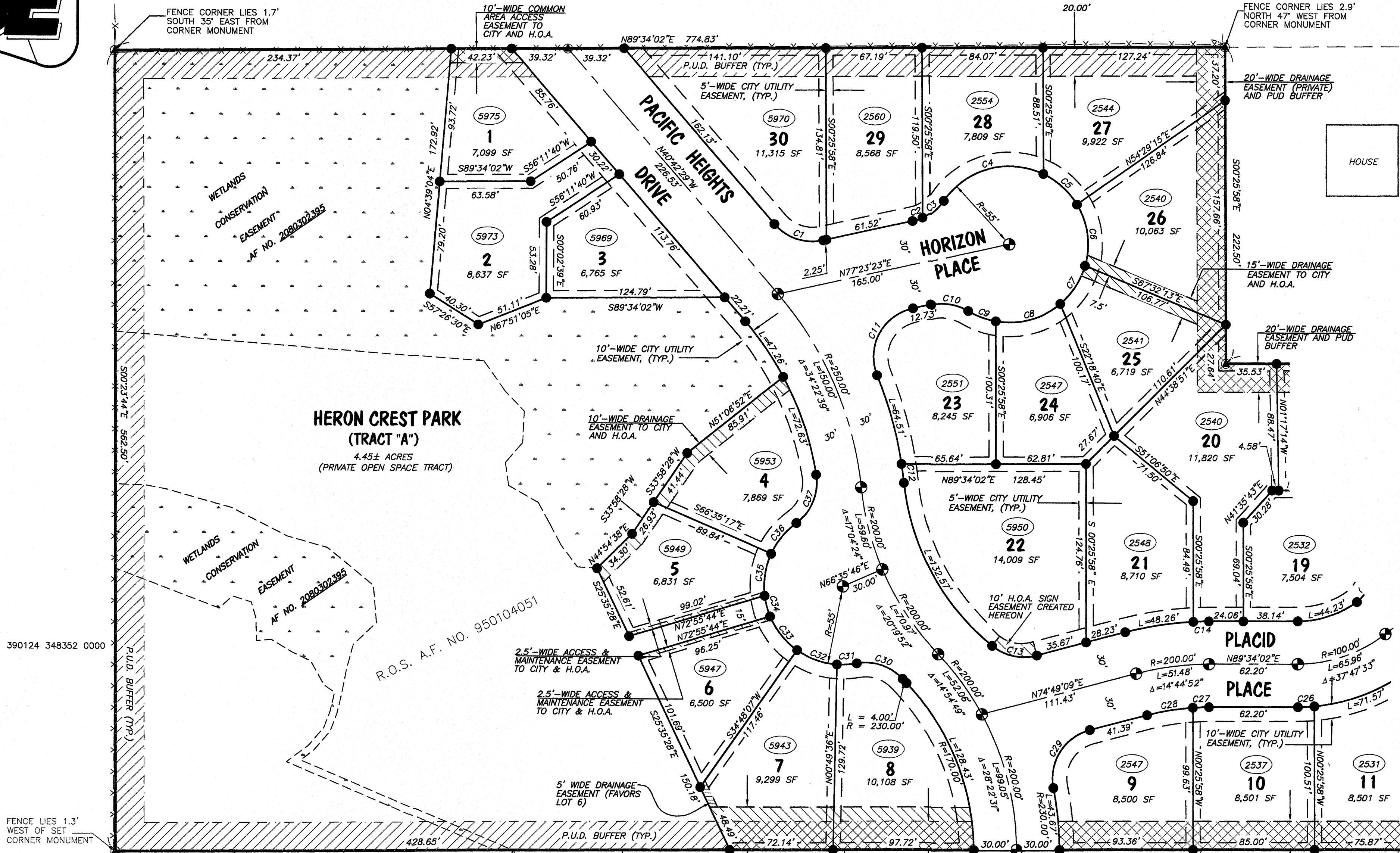


2016-0502016

HERON CREST PLANNED UNIT DEVELOPMENT ALTERATION



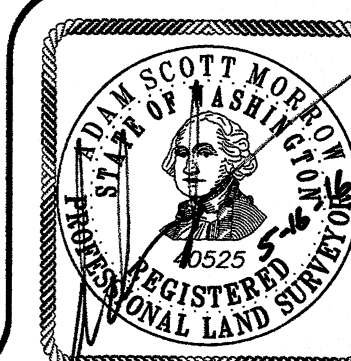
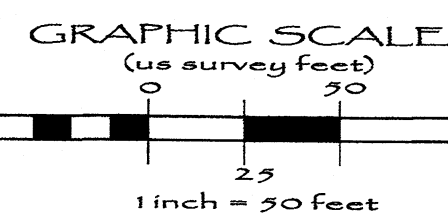
PACIFIC SURVEY & ENGINEERING INC
1812 CORNWALL, BELLINGHAM, WA 98225 PHONE: 671.7387 FAX: 671.4685
www.psesurvey.com EMAIL: pse@psurvey.com



CURVE	RADIUS	DELTA	LENGTH
C1	35.00	61°54'08"	37.81
C2	35.00	12°10'57"	7.44
C3	35.00	31°34'45"	19.29
C4	55.00	81°45'07"	78.48
C5	55.00	33°40'26"	32.32
C6	55.00	46°39'31"	44.79
C7	55.00	33°36'16"	32.26
C8	55.00	50°14'27"	48.23
C9	55.00	21°35'38"	20.73
C10	35.00	43°45'42"	26.73
C11	35.00	99°38'21"	60.87
C12	280.00	2°43'05"	13.28
C13	35.00	54°10'05"	33.09
C14	230.00	2°43'34"	10.94
C15	35.00	41°31'00"	25.36
C16	55.00	17°44'49"	17.04
C17	55.00	31°15'08"	30.00
C18	55.00	57°39'08"	55.34
C19	55.00	31°15'17"	30.00
C20	55.00	37°49'32"	36.31
C21	55.00	29°32'29"	28.36
C22	55.00	31°15'08"	30.00
C23	55.00	31°01'45"	29.79
C24	35.00	24°24'28"	14.91
C25	35.00	18°13'24"	11.13
C26	130.00	5°05'20"	11.55
C27	170.00	3°48'02"	11.28
C28	170.00	10°56'50"	32.48
C29	35.00	86°08'28"	52.62
C30	35.00	57°47'25"	35.30
C31	55.00	14°28'48"	13.90
C32	55.00	31°15'08"	30.00
C33	55.00	31°52'42"	30.60
C34	55.00	15°41'04"	15.06
C35	55.00	31°15'07"	30.00
C36	54.98	29°21'27"	28.17
C37	35.00	62°50'46"	38.39

SURVEY SYMBOL LEGEND

- ⊕ = SET 2" DIAMETER BRASS CAP MONUMENT IN CONCRETE, PLS #40525 (UNLESS OTHERWISE NOTED) - (MAY 2007)
- = FOUND 1/2" DIAMETER IRON PIPE, NO CAP - (MAY 2007)
- = SET #4 REBAR WITH YPC, PLS #40525 - (MAY 2007)
- ⊙ = SET 2.5" DIAMETER ALUMINUM PLAT BOUNDARY MONUMENT, PLS #40525 (MAY 2007)
- ▨ = 20' WIDE P.U.D. BUFFER CREATED HEREON
- ▧ = H.O.A. EASEMENT CREATED HEREON
- ▩ = H.O.A. EASEMENT WITHIN P.U.D. BUFFER

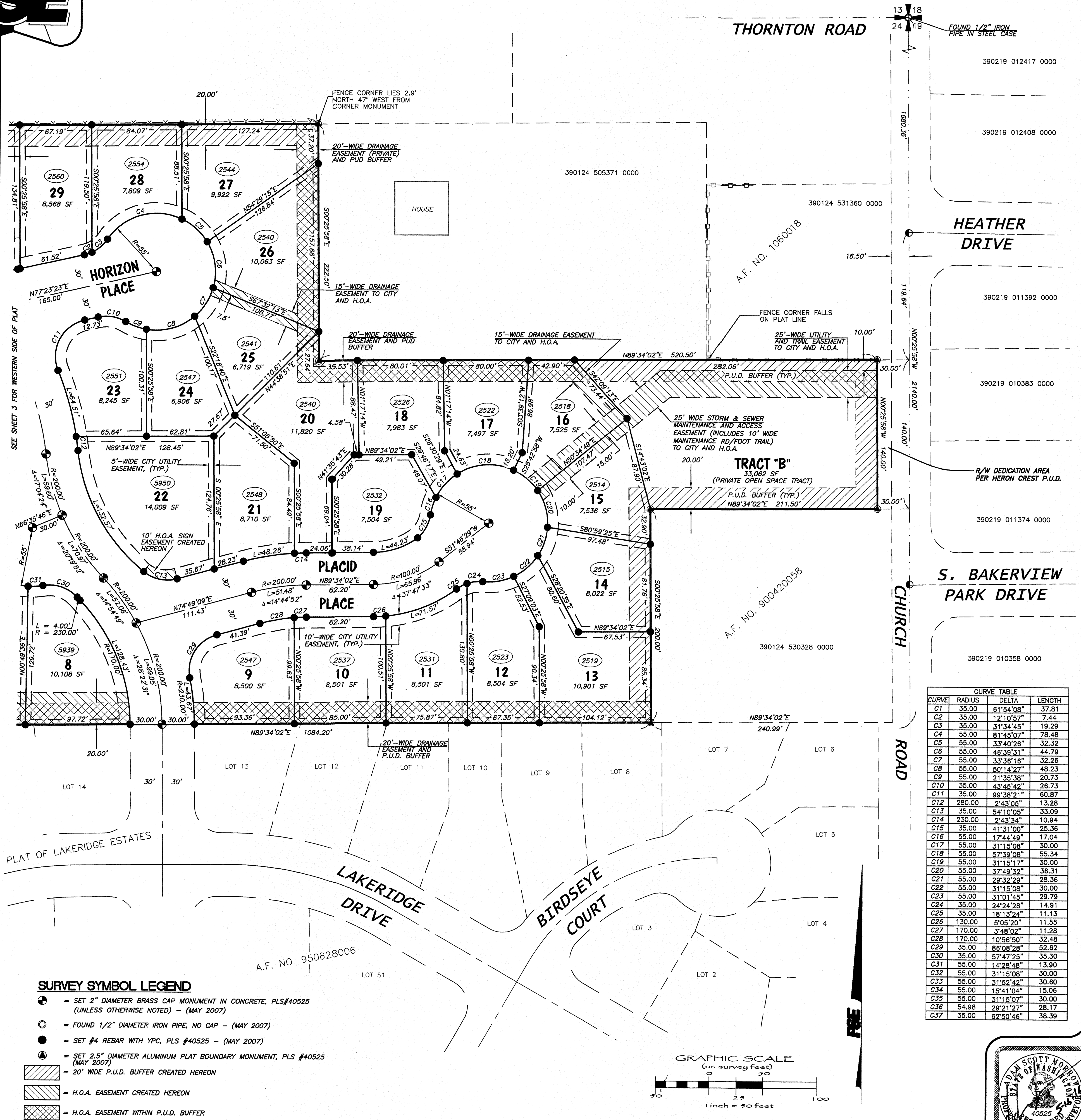


SEE SHEET 4 FOR EASTERN SIDE OF PLAT

HERON CREST PLANNED UNIT DEVELOPMENT ALTERATION



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