

# PLAT OF JEFFCOTT PLACE

Portion of the SW1/4 NW1/4 of Section 20, Township 39 North, Range 2E. W.M.  
City of Ferndale  
Whatcom County, Washington

**DESCRIPTION**

I, DALE R. ROCKEY, DO HEREBY CERTIFY THAT THIS PLAT, TITLED JEFFCOTT PLACE IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW: THAT ALL MONUMENTS AND STAKES HAVE BEEN ACCURATELY PLACED ON THE GROUND AND THAT THE PLAT COVERS AND EMBRACES THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M. DESCRIBED AS FOLLOWS:

LOT 2, "JEFFCOTT SHORT PLAT", ACCORDING TO THE SHORT PLAT THEREOF, RECORDED IN VOLUME 7 OF SHORT PLATS, PAGE 63, IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.

SUBJECT TO EASEMENTS DELINEATED ON THE FACE OF, OR DEDICATED BY SAID PLAT. SUBJECT TO AGREEMENT RECORDED MAY 4, 1982, UNDER AUDITOR'S FILE NO. 1417806.

*Dale R. Rockey*  
DALE R. ROCKEY, PLS  
LICENSE NO. 11693



**TREASURER'S CERTIFICATE**

I, R.D. SIGNETT, TREASURER OF THE CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT I AM OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS LEVIED BY THE CITY OF FERDALE ON ALL LAND EMBRACED IN THIS PLAT AND THAT ALL ASSESSMENTS FOR WHICH THE PROPERTY EMBRACED IN THIS PLAT MAY BE LIABLE AT THIS DATE AND THAT ALL SPECIAL ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT WHICH, UNDER SAID PLAT BECOMES STREETS, ALLEYS, AND OTHER PUBLIC PLACES, HAVE BEEN PAID.

DATE: 11-8-82

*R.D. Signett*  
TREASURER, CITY OF FERDALE

**TREASURER'S CERTIFICATE**

I, C.L. BOWEN, TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE.

DATE: Nov. 30, 1982

*Monta Wagan, Deputy*  
WHATCOM COUNTY TREASURER

**ENGINEER'S APPROVAL**

EXAMINED AND APPROVED BY THE FERDALE ENGINEER THIS 29 DAY OF NOVEMBER, 1982.

*John F. Elroy*  
ENGINEER, CITY OF FERDALE

**CITY COUNCIL APPROVAL**

I HEREBY CERTIFY THAT THE PLAT OF JEFFCOTT PLACE IS DULY APPROVED BY THE FERDALE CITY COUNCIL THIS 4 DAY OF October, 1982.

*R.D. Signett*  
ATTEST: CITY CLERK

*Ronald S. Peterson*  
FERDALE CITY MANAGER

**PLANNING COMMISSION APPROVAL**

EXAMINED AND APPROVED BY THE FERDALE PLANNING COMMISSION THIS DAY OF \_\_\_\_\_, 1982.

*James K. Lippa*  
CHAIRMAN, FERDALE PLANNING COMMISSION

Res of Con see 109685 Reg 27 11-30-82

**AUDITOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF Leo Tuerson ON THIS 30 DAY OF November, 1982, AT 16 MINUTES PAST 4 P AND RECORDED IN VOLUME 15 OF PLATS, PAGE 39 OF THE RECORDS OF SAID COUNTY.

*Joan Ogden by Rosalie Smith*  
AUDITOR, WHATCOM COUNTY, WASHINGTON

**NOTE:**

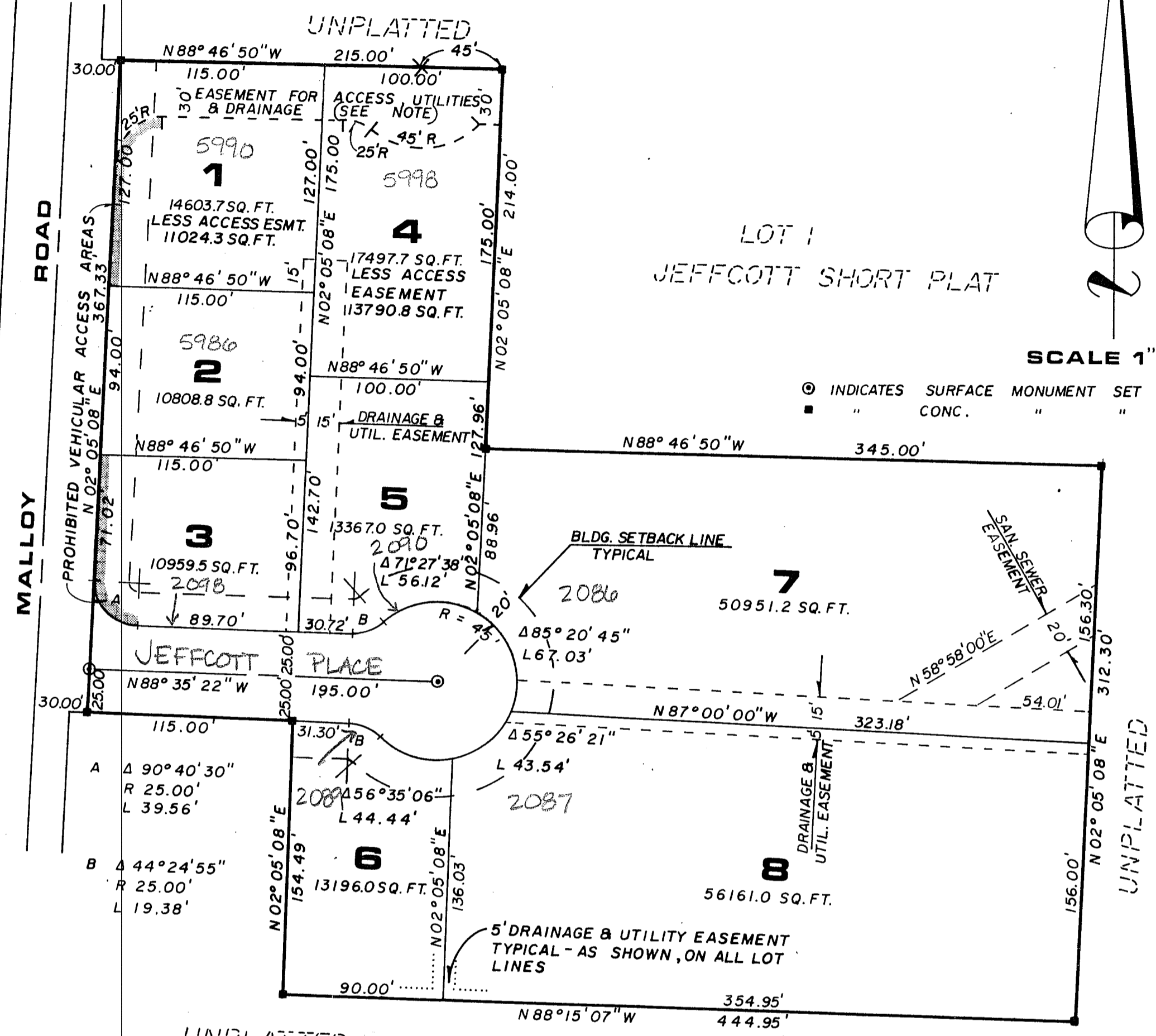
THE AREA ENCUMBERED BY THE EASEMENT FOR ACCESS, UTILITIES & DRAINAGE, SHALL BE DEEDED TO THE CITY OF FERDALE BY THE OWNER'S OF LOTS 1 AND 4, WITHOUT MONETARY COMPENSATION, UPON DEMAND.

**EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY, CASCADE NATURAL GAS COMPANY, CONTINENTAL TELEPHONE COMPANY AND NATIONWIDE CABLE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND T.V. CABLE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED.

**NOTE:**

A 5 FOOT WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED, ON THE INSIDE OF ALL LOT LINES EXCEPT AS GRAPHICALLY SHOWN.



SCALE 1"=60'

⊙ INDICATES SURFACE MONUMENT SET  
■ " CONC. " "

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING OWNERS OF THE LAND HEREIN PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, EASEMENTS AND PUBLIC SITES SHOWN ON THIS PLAT: ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILL UPON LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF THE ROADS, ALLEYS, EASEMENTS AND PUBLIC SITES: AND HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD.

*G. E. Main*  
BELLINGHAM LUMBER COMPANY  
BY G. E. MAIN, PRESIDENT

*P.A. Jeffcott*  
P.A. JEFFCOTT

STATE OF WASHINGTON )  
COUNTY OF WHATCOM ) SS.

15th ON THIS 15th DAY OF October, 1982, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED G.E. MAIN TO ME KNOWN TO BE THE PRESIDENT OF BELLINGHAM LUMBER COMPANY THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Herbert A. Lawlor*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ferndale

STATE OF WASHINGTON )  
COUNTY OF WHATCOM ) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME P.A. Jeffcott TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING DECLARATION AND ACKNOWLEDGED THAT he SIGNED THE SAME AS FREE FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15th DAY OF October, 1982.

*Herbert A. Lawlor*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ferndale