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MOUNTAIN VIEW MEADOWS PLAT

SITUATE IN A PORTION OF THE NW 1/4 OF SECTION 30, TOWNSHIP 39 NORTH

RANGE 2 EAST. W.M., GITY OF FLRNDALE, WHATCOM COUNTY, WASHINGTON

SEC. 30, TWP. 39 N., RGE. 2E., W.M.

COUNTY TREASURER'S CERTIFICATE

I, BARBAICA CORV., IREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THE REAL ESTATE

EMBRACED WITHIN THIS PLAIT OF "MOUNTAIN VIEW MEADOWS," AND ALL THE DELINQUENT ASSESSMEN IS HAVE BEEN FULLY PAID, AS SHOWN IN THE RECORDS OF MY OFFICE,

LAND DESCRIPTION

(PER FIRST AMERICAN TITLE ORDER NO. 4279-565709)

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST PLARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE & EAST OF W.M., EXCEPT MOUNTAIN VIEW ROAD.

EXCEPT THAT PURITON CONVEYED FOR ROAD PUPPOSES BY DEED FECORDED UNDER AUDITOR'S FILE NO. 1386037.

SITUATE IN 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 "MOUNTAIN VIEW MEADOWS" 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).

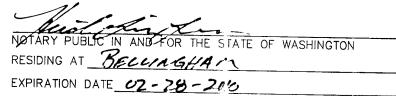
MIKE HAMMES, PRESIDENT RAM CONSTRUCTION GENERAL CONTRACTORS, INC.

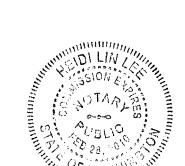
ACKNOWLEDGMENT

STATE OF WASHINGTON SS

ON THIS 9 DAY OF MAY THE UNDERSIGNED, PERSONALLY APPEARED MIKE HAMMES

, 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.





PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY CITY OF FERNDALE DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, AYOUT OF ROADS & OTHER RIGHT-OF-WAYS THIS 1514 DAY OF MAY 20 06

PUBLIC WORKS DIRECTOR, CITY OF ERNDALE, WASHINGTON

PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDALE PLAT ADMINISTRATOR THIS 15TH DAY OF MAY , 20 16

PLAT ADMINISTRATOR, CITY OF FER IDALE, WASHINGTON

CITY CLERK'S APPROVAL

THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERNDALE, WASHINGTON, THIS 1514 DAY OF 1 AV

Sinda Bruton CITY CLERK, CITY OF FERNDALE, WISHINGTON

MAINTENANCE AGREEMENT

THIS 26/1 DAY OF MAY , 2006.

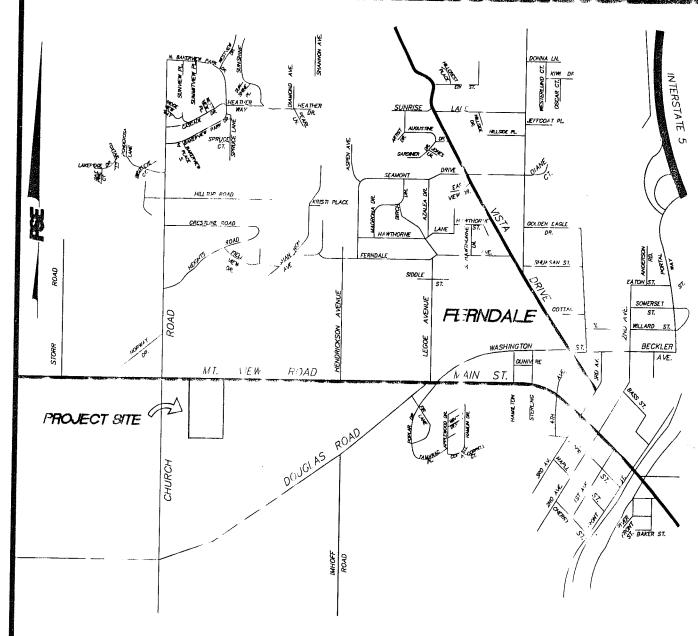
TREASURER. WHATCOM COUNTY, WASHINGTON

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 HOMECWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT OF MOUNTAIN VIEW MEADOWS, AS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 20 0504944

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 (OMPANY, 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, TILEVISION 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 AL NO. 2060402545.

PROJECT VICINITY MAP (NOT TO SCALE)



SURVEYOR'S NOTES

- 1) DATA FOR THIS SUPVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN FEBRUARY OF 2004.
- 2) EQUIPMENT USED: THEONAT 00'01.5" EDM: E Z PPM, ± 3 MM
- 3) MONUMENTS SET ON OR ABOUT MPRIL 2006
- 4) HORIZONTAL DATUM: NAD 83/31 (CITY OF FERNDALE) BASIS OF BEARINGS. PSE CF NO. 23 'FERN7' TO PSE CP NO. 10 'HENDRICKS & MT. VIEW' PER THE CITY OF FERNDALE SURVEY

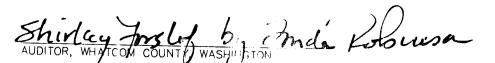
RECORD INVERSE AZIMUTH: 96'34'19", 2397.163' PSE MEASURED: S83'25'41 E, 2397.081' (BASIS OF BEARINGS)

5) OCCUPATIONAL INDICATOR NOTE:

IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09
AND WASHINGTON AUTHORITY CODE CHAPTER 332-130, THIS RECORD
OF SURVEY DEPICTS 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.

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 24 DAY OF May , 2006 AT 3:080 M AND RECORDED UNDER AUDITOR'S FILE NO. 2066504943 RECORDS OF THE AUDITOR, 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 SUFVEY WAS PERFORMED IN APRIL, 2006.

CERTIFICATE NO. 40525

DRAWN BY: ASM

CHECKED BY: BW.AN

F.B.# 150.01

DATE: 5.05.06 JOB NO. 2005041

SHEET NO. 1 OF 2

DWG. NO. FINAL_PLAT_BASE

MOUNTAIN VIEW MEADOWS PLAT RANGE 2 EAST. W.M. CITY OF FLRNDALE, WHATCOM COUNTY, WASHINGTON CHURCH ROAD NW CORVER, SECTION 30 RECOVERED 1" DIAMETER IRON PIPE WITH WOOD PLUG/TACK -10' UTILITY EASEMENT FRONTING PUBLIC R/W IN MONUMENT CASE COM FN. 1/4 CORNER, SECTION MOUNTAIN ROAD 30, RECOVERED 2" BRASS \mathcal{O} (SEE NOTE, SHEET 1) 25 4 30 S88'40'52"E CAP IN CONCRETE 2372.60' 326 92' 167.95 1877.74' pse@psesurvey AF# 1386037 *€66.00'*<>>>× 46.94 46.94 66.00 REPLACED FOUND #5 FOUND PIPE (NOT OF RECORD) MATCHES OCCUPATIONAL INDICATORS AND DEED LOCATION (ACCEPTED) REBAR/CAP, PLS #11693 WITH ALUMIN'IM PLAT MONUMENT. COURT -10' WIDE UTILITIES EASEMENT 6,595 SF 7,100 SF CREATED HEREON. SEE EASEMENT NOTE #5. RESTRICTED ACCESS (TYP) -7,010 SF (5695) 6,595 SF 5699 (5698) 5694 SURVEY SYMBOL LEGEND VIEW ACCESS & UTILITY ACCESS & UTILITY = FOUND CONCRETE SURFACE MONUMENT (AS NOTED) EASEMENT EASEMENT SEE EASEMENT NOTE #1 = FO IND #5 REBAR AND CAP PLS#18927 SEE EASEMENT NOTE #2 EMA = FOUND #5 REBAR AND CAP PLS#11693 MEADOW -N88'40'52"W = FOUND 1 1,'2" DIAMETER IRON PIPE, NO CAP = SE! #4 REBAR WITH YPC, PLS #40525 10' UTILITY-**EASEMEN**7 5' UTILITY EASEMENT 9,045 SF = SE! 2" DIAN'ETER BRASS CAP MONUMENT IN CONCRETE, PLS#40525 (TYP) - SEE EASEMENT EASEMENT FRONTING (TYP)- SEE = SET 2.5" DIMETER ALUMINUM PLAT BOUNDARY MONUMENT, PLS #4052. *PUBLIC R/W* 8,891 SF 5691 NOTE #6 EASÉMENT (SEE NOTE, NOTE #6 SHEET 1) 5690 = EXSTING SECTION CORNER N88'40'52"W O N88'40'52"W ___ 139.44'___ LUCE] = EXISTING QUARTER SECTION CORNER 0 47 12 io' UTILITY EASEMENT FRONTING 8,779 SF - FENCELINE LIES O.1' WEST PUBLIC R/W (SEE NOTE, 8,854 SF OF DEED BOUNDARY LINE D=17'35'46" L=16.89' 5687 SHEET 1) 5686 0 EASEMENT NOTES: N88'40'52"W N88'40'52"W ___135.92' X 1) PRIVATE ACCESS AND UTILITY EASEMENT CREATED HEREON IN FAVOR OF LOTS 14 AND 15 AND CITY OF FERNDALE. LINE ESTABLISHED BY BOUNDARY LINE ACREEMENT. N88'40'52 W 2) PRIVATE ACCESS AND UTILITY EASEMENT CREATED HEREON IN A.F. NO. 1391689 ,25.86 6,771 SF 8,152 SF FAVOR OF LOTS 1 AND 2 AND CITY OF FERNDALE. 25.00 N88'40'52"W 5682 5683 3) EASEMENT IN FAVOR OF CITY OF FERNDALE, LOTS 8, 9 AND 10. AND HOMEOWNERS' ASSOCIATION FOR ACCESS AND UTILITIES ∞ N44 35 49 E -D=21'39'43" CREATED HEREON. CXJ L=20.79'4) EASEMENT IN FAVOR OF CITY OF FERNDALE AND HOMFOWNERS' 6 ASSOCIATION FOR ACCESS AND UTILITIES CREATED HEREON. -*59.83*' ____ L = 20.07'30' ACCESS & UTILITIES EASEMENT SEE EASEMENT NOTE #3 7,739 SF 5) EASEMENT FOR STORMWATER FACILITIES IN FAVOR OF CITY OF 5' UTILITY EASEMENT (TYP)— SEE EASEMENT 5678 FERNDALE AND HOMEOWNERS' ASSOCIATION CREATED HEREON. 6) A 5-FOOT WIDE UTILITY EASEMENT IS HEREBY CREATED AROUND O THE PERIMETER OF EACH LOT IN FAVOR OF THE CITY OF 6,685 SF NOTE #6 FERNDALE (PER CITY SUBDIVISION REGULATIONS) 5679 9,312 3F 7) AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES IN FAVOR OF THE CITY OF FERNDALE OVER, UNDER, AND ACROSS TRACT 'A' NOT! (5674) FOR THE PURPOSE OF STORMWATER FACILITIES MAINTENANCE AND OPERATIONS IS CREATED HEREON. 0 10,480 SF 5671 ----20' ACCESS & UTILITIES EASEMENT 13,976 SF SEE EASEMENT NOTE #4 PER APPROVED VARIANCE (5675) FOR FRONTAGE ON PUBLIC ∞ STREET, ACCESS TO LOTS 0 10' WIDE UTILITIES EASEMENT --CREATED HEREON. SEE EASEMENT NOTE #5. 8, 9, AND 10 SHALL BE RESTRICTED TO ONLY A SHARED DRIVEWAY VIA THE LINE ESTABLISHED BY 30' WIDE SHARED ACCESS BOUNDARY LINE AGREEMENT, EASEMENT CREATED HEREON. A.F. NO. 1410023 SEE EASEMENT NOTE #3. - 10' WIDE UTILITIES EASEMENT CREATED HEREON. SEE EASEMENT NOTE #5. T OPEN SPACE TRACT "A" 1.508 AC ω - 10' WIDE UTILITIES EASEMENT CREATED HEREON. SEE EASEMENT NOTE #5. S89'00'19"E 336.11 REPLACED FOUND #5 REPLACED FOUND #5 REBAR/CAP, FLS #18927 REBAR/CAP, PLS #18927 WITH ALUMINUM PLAT WITH ALUMINUM PLAT MONUMENT. NORTH LINE OF "HOPE" TRACT MONUMENT, 0.2' EAST GRAPHIC SCALE AS DESCRIBED IN BOUNDARY OF EXISTING FENCE. (us survey feet) LINE AGREEMENT, A.F. NO. 1391689 W. 1/4 CORNER, SECTION 30 THIS LINE WAS SUBSEQUENTLY RECOVERED 3/4" DIAMETER MONUMENTED FOR RECORD OF IRON PIPE WITH WOOD PLUG/TACK, SURVEY PREPARED FOR DOUG MARR 0.3' B.G. BY CONSTRUCTION SURVEYORS, OO tinch = 40 feet A.F. NO. 931119056. CHECKED BY: BW. AN F.B.# 150.01 DATE: 5.05.06 JOB NO. 2005041 DWG. NO. FINAL PLAT BASE