

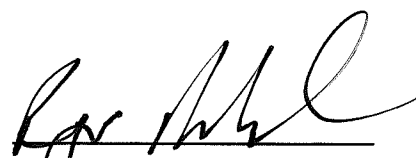
PLAT OF
MYERS ESTATES
 PTN. OF THE SE1/4 SE1/4 SEC. 28, TWP. 39 N., RGE. 2 E. W.M.
 CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON

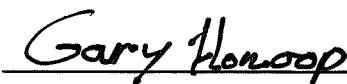
LEGAL DESCRIPTION

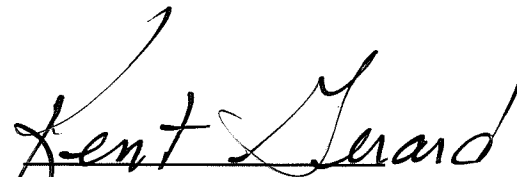
THE EAST 15 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WA. LESS COUNTY ROAD. ALSO LOT 3 OF SHARON'S SHORT PLAT NO. 4, PER THE MAP THEREOF AS FILED IN VOL. 5 OF SHORT PLATS AT PAGE 5, RECORDS OF THE AUDITOR OF WHATCOM COUNTY, WA.
 SUBJECT TO EASEMENTS OF RECORD.

DECLARATION & DEDICATION

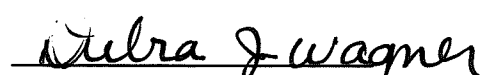
KNOW BY ALL THESE MEN PRESENT THAT WE THE UNDERSIGNED OWNERS HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROADS, AND EASEMENTS; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF THE ROADS AND EASEMENTS; AND HEREBY WAIVER 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; AND MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES. TRACTS A, B, C, AND D ARE HEREBY GRANTED TO THE MYERS ESTATES HOMEOWNER'S ASSOCIATION, SAID ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE THEREOF.


 ROGER ROSENDAAL, MEMBER
 MYERS ESTATES, L.L.C.


 GARY HONCOOP, MEMBER
 MYERS ESTATES, L.L.C.


 KENT GERARD

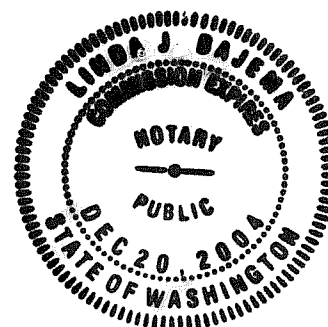

 MICHAEL E. WAGNER


 DEBRA J. WAGNER


ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
 COUNTY OF WHATCOM)
 I CERTIFY THAT Roger Rosendaal & Gary Honcoop APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Members OF Myers Estates, LLC, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15th DAY OF January, 2003.


 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Lynden

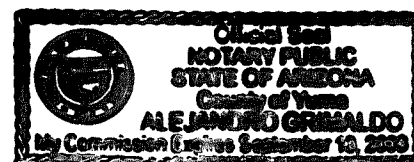
**ACKNOWLEDGMENT**

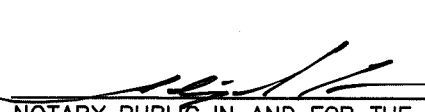
STATE OF WASHINGTON) SS
 COUNTY OF WHATCOM)
 ON THIS DAY PERSONALLY APPEARED BEFORE ME KENT GERARD TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) SIGNED THE SAME AS (HIS/ HER/ THEIR) FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17 DAY OF Jan, 2003


 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT WHATCOM

ACKNOWLEDGMENT Arizona

STATE OF WASHINGTON) SS
 COUNTY OF WHATCOM (Yuma))
 ON THIS DAY PERSONALLY APPEARED BEFORE ME Michael E. & Debra J. Wagner TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) SIGNED THE SAME AS (HIS/ HER/ THEIR) FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 22 DAY OF January, 2003.




 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Yuma
 Arizona

NOTE

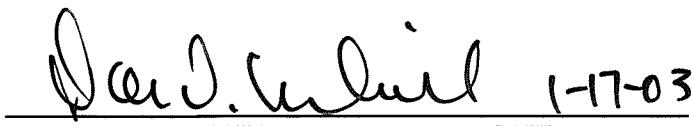
THE LOTS OF THIS PLAT ARE SUBJECT TO THOSE COVENANTS AND RESTRICTIONS FILED UNDER WHATCOM COUNTY A.F. NO. 2030104776

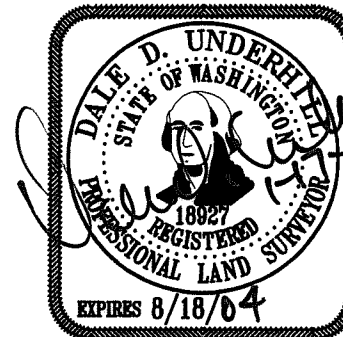
UTILITY EASEMENT NOTE:

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS COMPANY, VERIZON TELEPHONE COMPANY, AND AT&T CABLE COMPANY, 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 PURPOSES HEREIN STATED.

SURVEYOR'S CERTIFICATE

I, DALE D. UNDERHILL, DO HEREBY CERTIFY THAT MYERS ESTATES IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW; THAT ALL DISTANCES, COURSES, AND ANGLES ARE CORRECTLY SHOWN HEREON; THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND, OR PLACED UPON COMPLETION OF CONSTRUCTION.


 DALE D. UNDERHILL DATE 1-17-03
 P.L.S. NO. 18927

**APPROVAL**

EXAMINED BY THE FERDALE CITY CLERK, THIS 24th DAY OF JANUARY, 2003


 LINDA KNUTSON
 CITY CLERK

APPROVAL

EXAMINED BY THE FERDALE PLAT ADMINISTRATOR, THIS 24th DAY OF JANUARY, 2003


 PLAT ADMINISTRATOR

APPROVAL

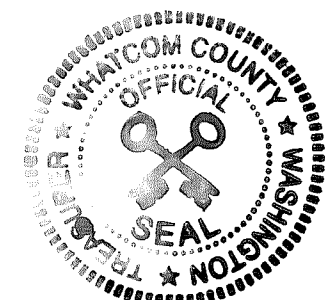
EXAMINED BY THE FERDALE PUBLIC WORKS DIRECTOR, THIS 24th DAY OF JANUARY, 2003


 PUBLIC WORKS DIRECTOR

WHATCOM COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT, AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 24th DAY OF January, 2003


 LEAH J. MCINTYRE, Deputy
 TREASURER, WHATCOM COUNTY

**AUDITOR'S CERTIFICATE**

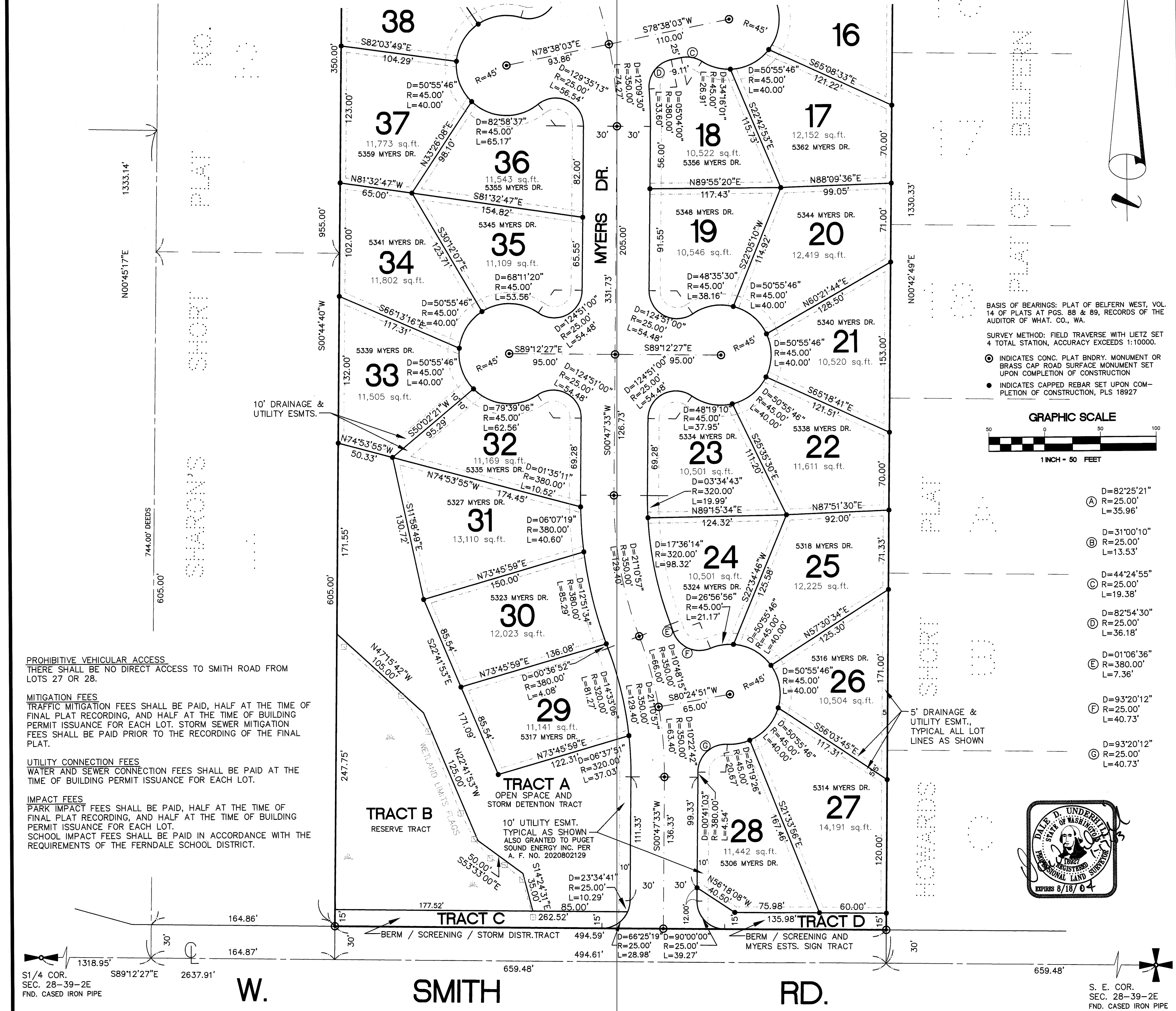
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF Myers Estates, LLC ON THIS 24th DAY OF January, 2003 AT 10:59 MINUTES PAST —, AND RECORDED UNDER AUDITOR'S FILE NO. 2030104775


 SHIRLEN FORSDELL by Carrie L. Risner
 AUDITOR, WHATCOM COUNTY



PLAT OF MYERS ESTATES

PTN. OF THE SE1/4 SE1/4 SEC. 28, TWP. 39 N., RGE. 2 E. W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

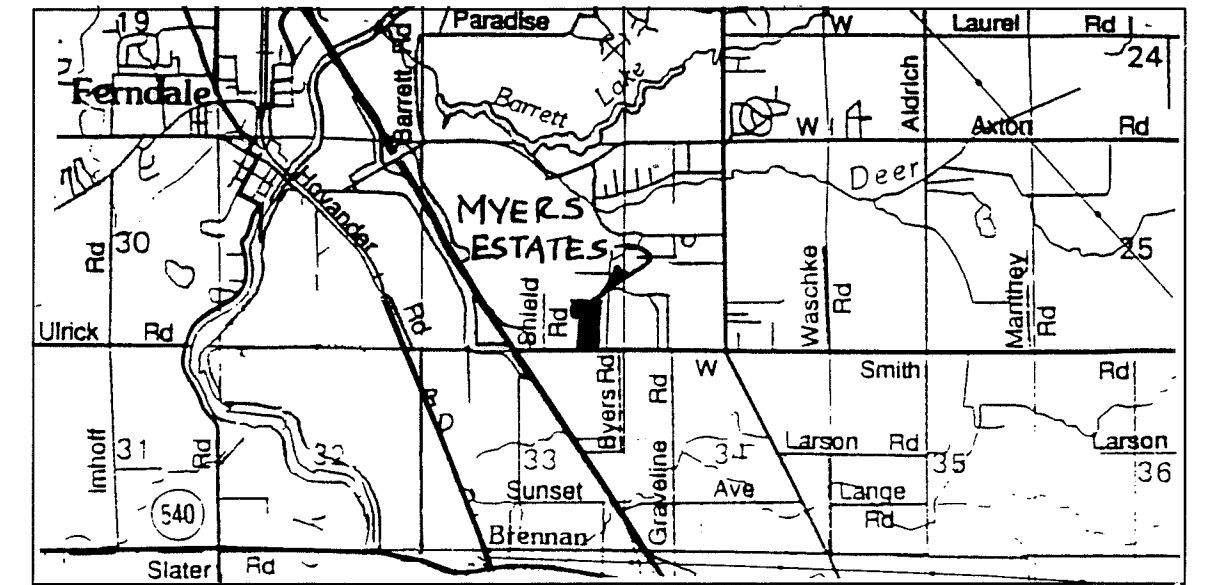


PLAT OF MYERS ESTATES

PTN. OF THE SE1/4 SE1/4 SEC. 28, TWP. 39 N., RGE. 2 E. W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

VICINITY MAP

SCALE: 1" = 5000'



PROHIBITIVE VEHICULAR ACCESS

THERE SHALL BE NO DIRECT ACCESS TO SMITH ROAD FROM LOTS 27 OR 28.

MITIGATION FEES

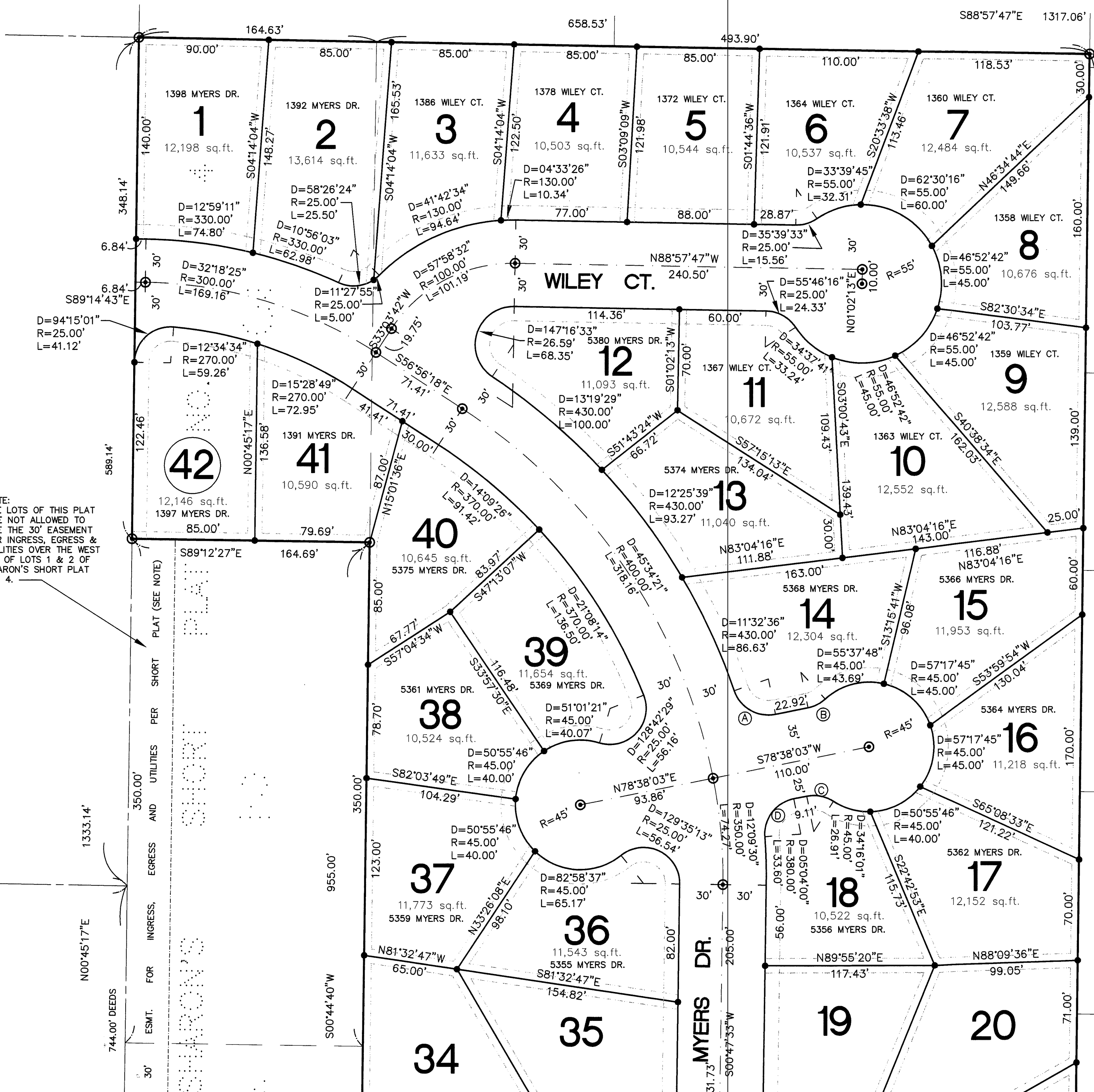
TRAFFIC MITIGATION FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. STORM SEWER MITIGATION FEES SHALL BE PAID PRIOR TO THE RECORDING OF THE FINAL PLAT.

UTILITY CONNECTION FEES

WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

IMPACT FEES

PARK IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. SCHOOL IMPACT FEES SHALL BE PAID IN ACCORDANCE WITH THE REQUIREMENTS OF THE FERNDAL SCHOOL DISTRICT.

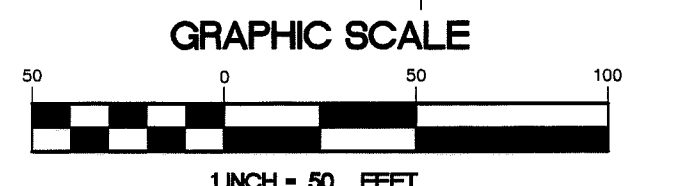


BASIS OF BEARINGS: PLAT OF BELFERN WEST, VOL. 14 OF PLATS AT PGS. 88 & 89, RECORDS OF THE AUDITOR OF WHAT. CO., WA.

SURVEY METHOD: FIELD TRAVERSE WITH LIETZ SET 4 TOTAL STATION, ACCURACY EXCEEDS 1:10000.

⊙ INDICATES CONC. PLAT BNDRY. MONUMENT OR BRASS CAP. ROAD SURFACE MONUMENT SET UPON COMPLETION OF CONSTRUCTION

● INDICATES CAPPED REBAR SET UPON COMPLETION OF CONSTRUCTION, PLS 18927



- (A) D=82°25'21"
R=25.00'
L=35.96'
- (B) D=31°00'10"
R=25.00'
L=13.53'
- (C) D=44°24'55"
R=25.00'
L=19.38'
- (D) D=82°54'30"
R=25.00'
L=36.18'
- (E) D=01°06'36"
R=380.00'
L=7.36'
- (F) D=93°20'12"
R=25.00'
L=40.73'
- (G) D=93°20'12"
R=25.00'
L=40.73'

