

2140701553

"PLAT OF PIONEER TERRACE" A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, T.39N., R.2E. CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

(PER WHATCOM LAND TITLE COMPANY, INC. TITLE REPORT ORDER No. W-120158)

THE WEST 350 FEET, EXCEPT THE NORTH 25 FEET THEREOF CONVEYED TO THE TOWN OF FERNDAL FOR ROAD, OF THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT A POINT 554.4 FEET WEST OF THE QUARTER SECTION POST BETWEEN SECTION 19 AND 20, TOWNSHIP 39 NORTH, RANGE 2 E.W.M.; THENCE WEST ALONG THE QUARTER SECTION LINE 730 FEET TO A STAKE; THENCE SOUTH 407 FEET; THENCE EAST 920 FEET TO THE WEST LINE OF THE BLAINE-FERNDAL ROAD; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID ROAD 422 FEET TO THE POINT OF BEGINNING; BEING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 E.W.M.

CITY OF FERNDAL, COUNTY OF WHATCOM, STATE OF WASHINGTON.

DECLARATION

THE UNDERSIGNED OWNER(S), HEREBY DECLARE THIS LONG PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD RIGHT-OF-WAYS, AND EASEMENTS AS SHOWN HEREON, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD, AND MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

PIONEER TERRACE LLC

Charles Vogel
CHARLES VOGEL, ITS MEMBER

Max Shelton
MAX SHELTON, ITS MEMBER

Ramon Llanos
RAMON LLANOS, ITS PROJECT MANAGER AND MEMBER

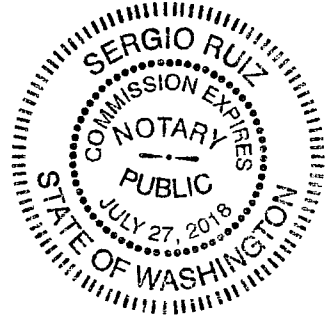
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHARLES VOGEL, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED MEMBER OF THE DECLARANT, PIONEER TERRACE, L.L.C., TO BE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: July 14, 2014.

Sergio Ruiz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES 07-27-2019



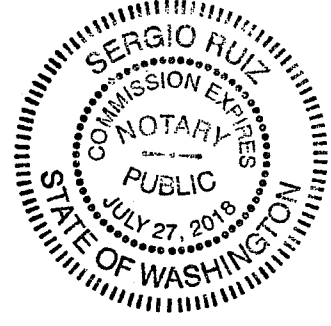
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF WASHINGTON } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MAX SHELTON, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED MEMBER OF THE DECLARANT, PIONEER TERRACE, L.L.C., TO BE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: July 16, 2014

Sergio Ruiz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES July 27, 2019



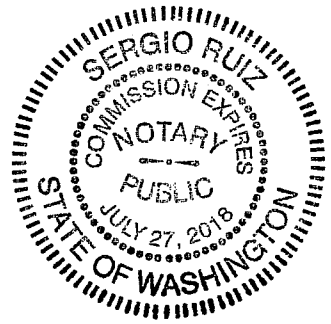
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF WASHINGTON } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RAMON LLANOS, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED MEMBER OF THE DECLARANT, PIONEER TERRACE, L.L.C., TO BE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: July 14, 2014

Sergio Ruiz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES July 27, 2019



PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & AND OTHER RIGHT-OF-WAYS THIS 21st DAY OF May, 2014.

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

PLAT ADMINISTRATOR APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL PLAT ADMINISTRATOR THIS 29th DAY OF May, 2014.

[Signature]
PLAT ADMINISTRATOR, CITY OF FERNDAL, WASHINGTON

CITY CLERK'S APPROVAL

THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERNDAL, WASHINGTON, THIS 29th DAY OF May, 2014.

[Signature]
CITY CLERK, CITY OF FERNDAL, WASHINGTON

COUNTY TREASURER'S CERTIFICATE

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 "PLAT OF PIONEER TERRACE" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID. AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 17th DAY OF July, 2014.

Nicole Moore
TREASURER, WHATCOM COUNTY, WASHINGTON

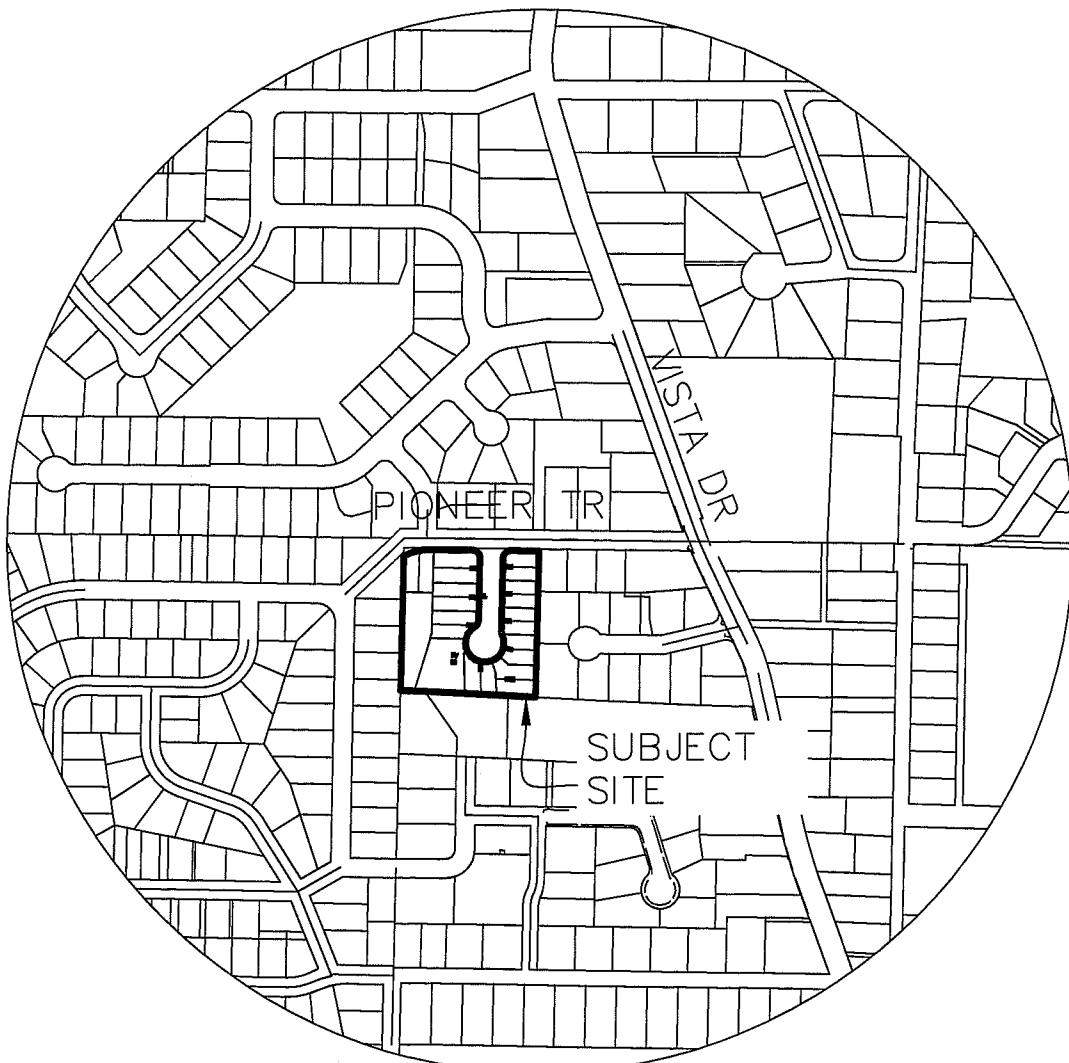
CC & R's AND WALL COMMON AGREEMENT
CONDITIONS, COVENANTS AND RESTRICTIONS, AND COMMON WALL AGREEMENT AS FILE UNDER AF# 2140701554

SURVEY NOTE:

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION.
- 2) EQUIPMENT USED: LEICA TORA1103+: 00'01.5" ± 2 PPM, ± 2 MM
NIKON DT500: 00'03" EDM ± 2 PPM, ± 2 MM
- 3) HORIZONTAL DATUM: NAD83/91
BASIS OF BEARINGS: CITY OF FERNDAL CONTROL POINTS 367 TO 368: N 11°04'24" EAST, 1170.95 FEET PER THE CITY OF FERNDAL SURVEY MONUMENT NETWORK JUNE, 2001
- 4) 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.

CITY NOTES

- 1) ONE HALF OF THE TRAFFIC AND PARK IMPACT FEES HAVE BEEN PAID. THE REMAINING HALF SHALL BE PAID PURSUANT TO BUILDING PERMIT CONDITIONS OF APPROVAL. THE WATER AND SEWER CONNECTION AND STORMWATER SEWER BY-PASS FEES SHALL BE PAID PURSUANT TO BUILDING PERMIT CONDITIONS OF APPROVAL. SCHOOL IMPACT FEES WILL BE PAID IN ACCORDANCE WITH THE REQUIREMENTS OF THE FERNDAL SCHOOL DISTRICT.
- 2) LOT 5A AND 5B PARK IMPACT FEES HAVE BEEN PAID IN FULL. NO ADDITIONAL FEES WILL BE OWNING FOR PARK IMPACTS AT TIME OF BUILDING PERMIT.
- 3) A SHARED LANDSCAPING AREA SHALL BE PLACED WITHIN THE SHARED FRONT YARD BETWEEN SINGLE-FAMILY ATTACHED UNITS. THE LANDSCAPING AREA SHALL INCLUDE AT LEAST ONE TREE IN ADDITION TO GROUND COVER, AND SHALL BE SUFFICIENT TO PROVIDE THE APPEARANCE OF A VISUAL SEPARATION BETWEEN THE ATTACHED UNITS, AS VIEWED FROM THE STREET FRONTING THE STRUCTURE AS PER FMC 17.28.035 (12)



VICINITY MAP
1"=500'

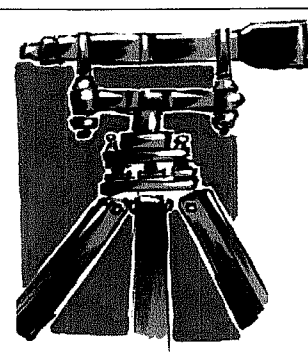
SHEET INDEX	
SHEET 1	SIGNATURE PAGE
SHEET 2	PLAT MAP
SHEET 3	EASEMENT MAP

AUDITOR'S CERTIFICATE

Filed for record this 17 day July 20 14, at 2:40p
in official records under Auditor's File Number
2140701553
at the request of Pioneer Terrace
Debbie Adlstein by Kelli Wittmer
County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of PIONEER TERRACE LLC in MAY 20 14.
[Signature]
Certificate No.: 24218



LAND DEVELOPMENT
ENGINEERING &
SURVEYING INC.
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
Ph (360) 383-0620

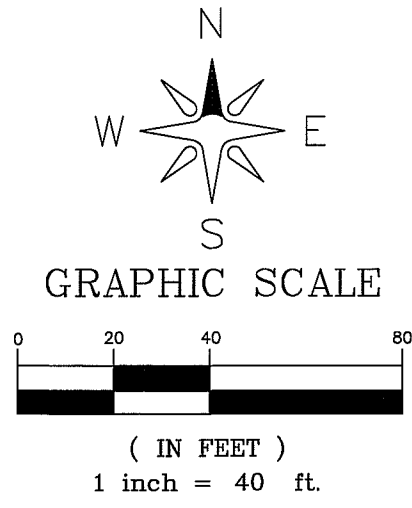
LONG PLAT FOR:
PIONEER TERRACE, LLC
SITUATE IN A PORTION OF THE NE 1/4, SE 1/4
SECTION 19, TOWNSHIP 39N, RANGE 2 EAST, W.M.
WHATCOM COUNTY, WASHINGTON

DRAWN BY: SR	DATE: 05/29/14	JOB#: 13012
CHECKED BY: KTH	SCALE: AS SHOWN	SHEET: 1 OF 3

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"PLAT OF PIONEER TERRACE"

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 19, T.39N., R.2E.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON



LEGEND:

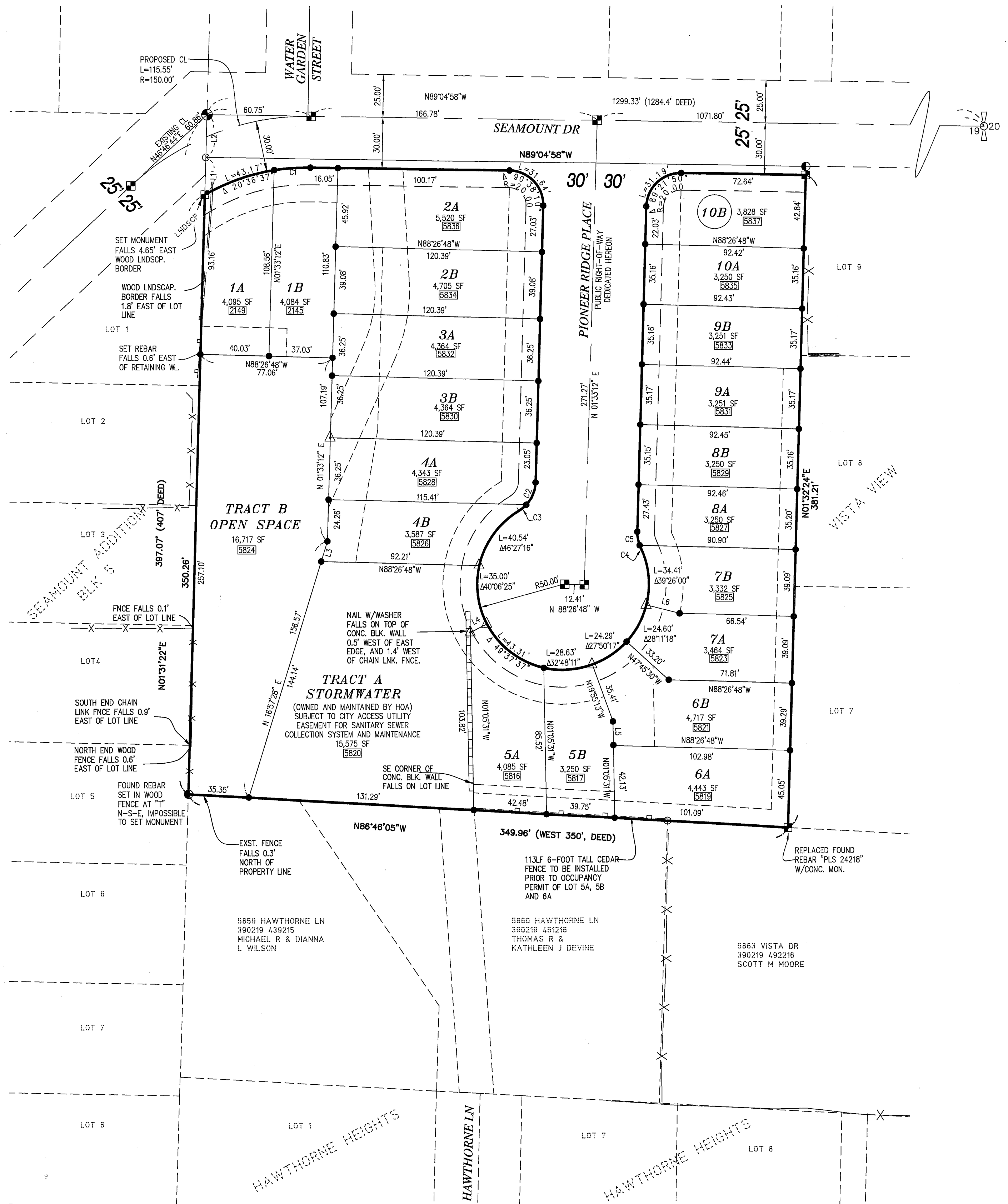
- = SURFACE MON PER ROS AF#2060202132
- = SET CONC. MON (FEB. 6 AND MAY 2, 2014)
- = SET REBAR W/YELLOW PLASTIC CAP MARKED "LDES INC 24218" (JAN. 2014)
- △ = SET MAGNETIC NAIL W/METAL WASHER MARKED "LDES INC 24218" (JAN. 2014)
- = FOUND REBAR W/YELLOW PLASTIC CAP MARKED "LDES INC 24218" PER R.O.S. AF#2060202132
- = FND IRON PIPE PER R.O.S. AF#2060202132
- ⊙ = FND IRON PIPE AT E 1/4 CORNER PER R.O.S. AF#2060202132
- 2149 = ADDRESS
- ROW — = EXISTING RIGHT-OF-WAY
- = EXISTING SECTION LINE
- - - = EXISTING LOT LINE
- = SUBJECT PROPERTY
- - - = PROPOSED LOT LINE
- - - = PROPOSED EASEMENT
- = CENTERLINE

CURVE	LENGTH	RADIUS	DELTA
C1	21.11'	120.00'	10°04'49"
C2	14.42'	20.00'	41°18'59"
C3	5.66'	20.00'	16°12'05"
C4	1.42'	20.00'	4°04'38"
C5	7.98'	20.00'	26°56'01"

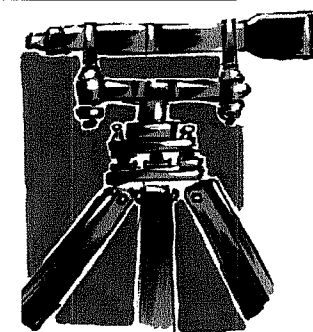
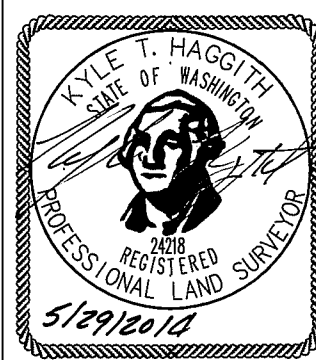
LINE	LENGTH	BEARING
L1	21.81'	N01°31'22"E
L2	25.00'	N01°31'22"E
L3	12.43'	N16°57'28"E
L4	10.77'	N62°30'35"E
L5	14.06'	N01°05'31"W
L6	20.00'	N75°56'49"W

PLAT DATA		
OVERALL PARCEL AREA	3.04 AC (132,647.37 SF)	100%
ROW DEDICATION AREA	0.50 AC (21,919.2 SF)	16.52%
TOTAL LOT AREA	1.80 AC (78,435.87 SF)	59.13%
STORMWATER	0.35 AC (15,575.20 SF)	11.74%
WETLAND	.042 AC (1,838.05 SF)	1.39%
OPEN SPACE	0.34 AC (14,879.05 SF)	11.22%

BOUNDARY NOTE:
BOUNDARY DERIVED FROM RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 206020221



PLAT MAP



LAND DEVELOPMENT
ENGINEERING &
SURVEYING INC.
5160 INDUSTRIAL PL. #108
FERNDALE, WA 98248
Ph (360) 383-0620

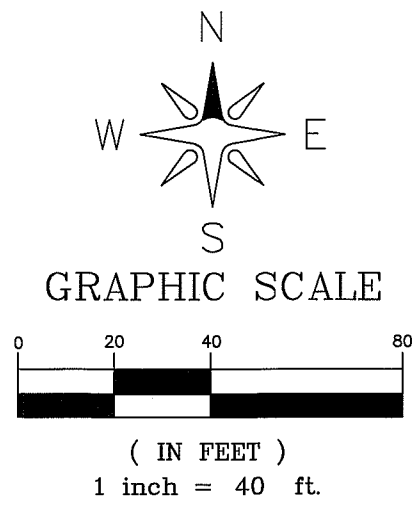
LONG PLAT FOR:
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SITUATE IN A PORTION OF THE NE 1/4, SE 1/4
SECTION 19, TOWNSHIP 39N, RANGE 2 EAST, W.M.
WHATCOM COUNTY, WASHINGTON

DRAWN BY: SR	DATE: 05/29/14	JOB#: 13012
CHECKED BY: KTH	SCALE: 1"=40'	SHEET: 2 OF 3

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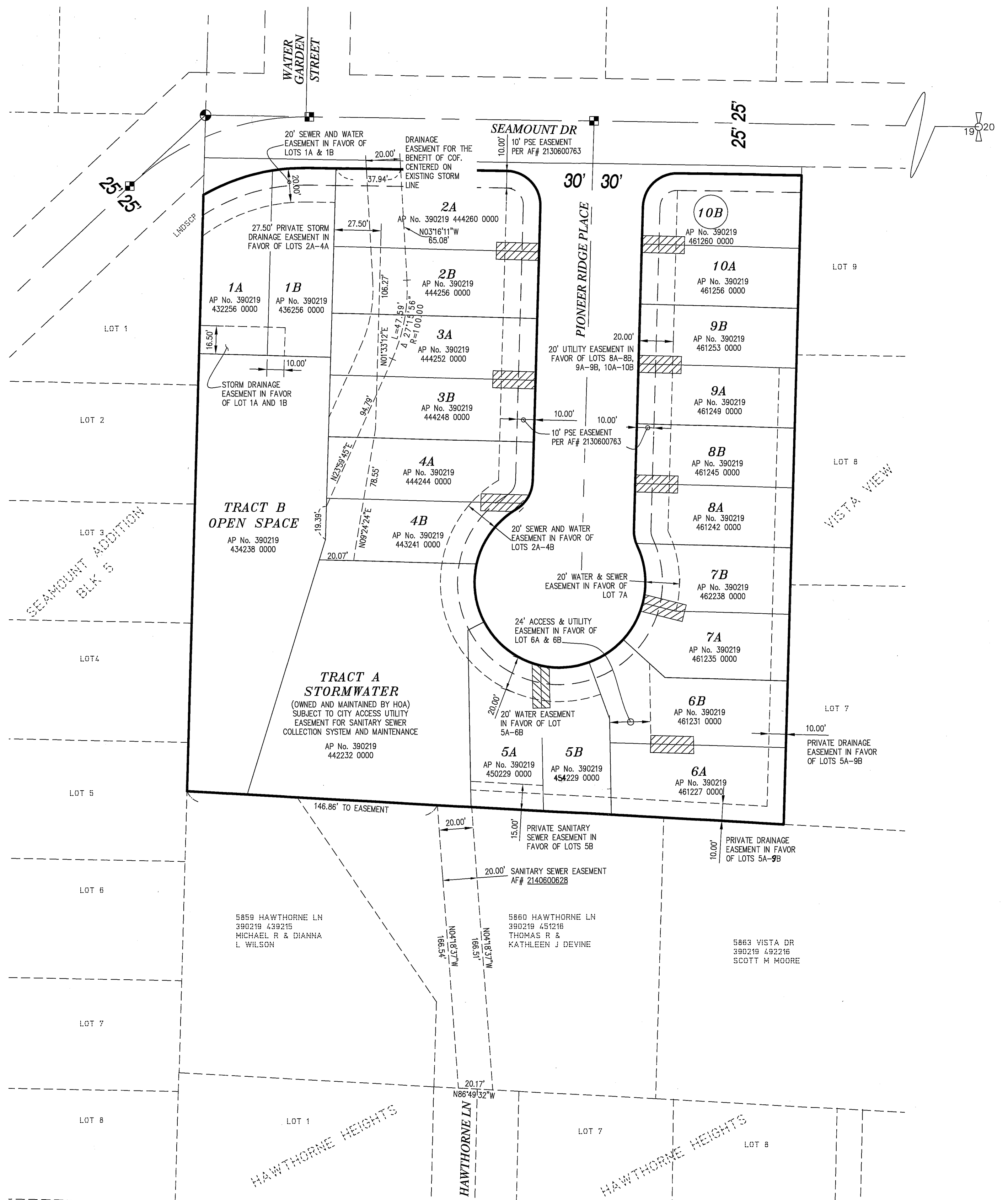


LEGEND

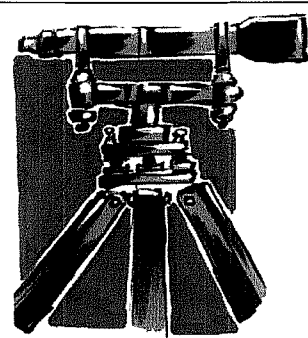
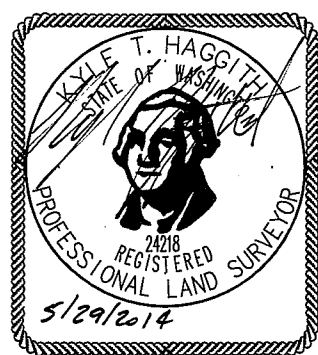
- ROW — = EXISTING RIGHT-OF-WAY
- — — = EXISTING SECTION LINE
- — — = EXISTING LOT LINE
- — — = SUBJECT PROPERTY
- — — = PROPOSED LOT LINE
- — — = PROPOSED EASEMENT
- — — = CENTERLINE
- = LANDSCAPE. SEE CITY NOTE 3 SHEET 1

EASEMENT NOTE:

A 5-FOOT UTILITY EASEMENT IS DEDICATED HEREON AROUND THE PERIMETER OF EACH LOT EXCEPT ZERO LOT LINES.



EASEMENT MAP



**LAND DEVELOPMENT
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DRAWN BY: SR	DATE: 05/29/14	JOB#: 13012
CHECKED BY: KTH	SCALE: AS SHOWN	SHEET: 3 OF 3