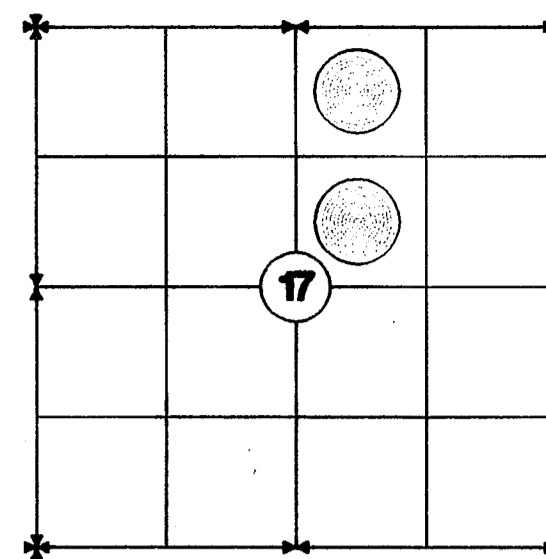


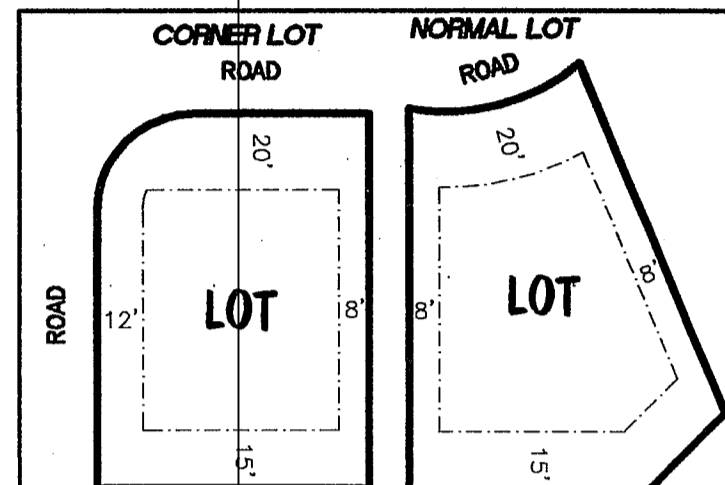
2080401075

# PORTAL COMMONS

SITUATE IN A PORTION OF THE NE 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M., CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

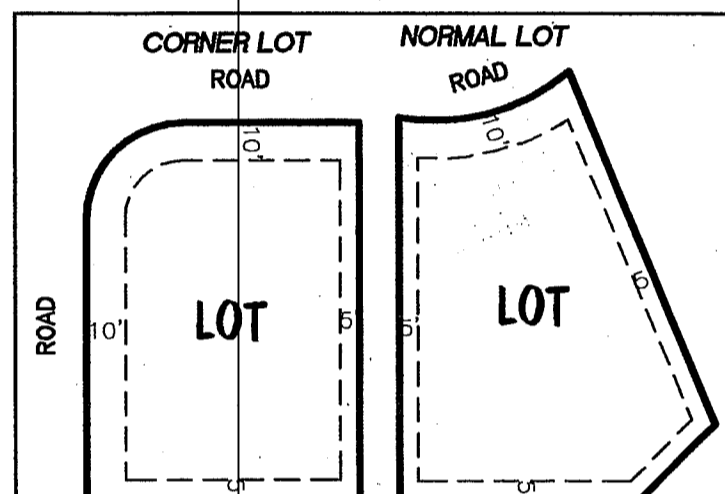


SECTION 17, TOWNSHIP 39 N, RANGE 2 E, W.M.



### BUILDING SETBACK DETAIL:

SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF FERNDAL ZONING REGULATIONS. FRONT YARD SETBACKS ON A CORNER LOT SHALL BE 20 FEET WIDE ON THE SIDE WITH A DRIVEWAY ACCESS AND 12 FEET WIDE ON THE ADJACENT FRONTAGE.



### UTILITY EASEMENTS NOTE:

A 5-FOOT UTILITY EASEMENT SHALL BE PROVIDED AROUND THE PERIMETER OF EACH LOT PER CITY SUBDIVISION STANDARDS. A 10-FOOT WIDE UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL ROAD FRONTAGES IN FAVOR OF THE CITY OF FERNDAL AND VARIOUS PRIVATE UTILITY PURVEYORS (SEE UTILITY EASEMENT PROVISION NOTE, THIS SHEET).

### BUILDING EXCAVATION NOTE

SHOULD ARCHAEOLOGICAL MATERIALS (E.G. SHELL MIDDEN, FAUNAL REMAINS, STONE TOOLS) OR HUMAN REMAINS BE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP, AND THE AREA SHOULD BE SECURED. THE CONTRACTOR/OWNER SHALL CONTACT THE CITY OF FERNDAL PLANNING DEPARTMENT, THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION, THE LUMMI NATION TRIBAL HISTORIC PRESERVATION OFFICE (LNTHPO), AND THE NOOKSACK TRIBE IN ORDER TO HELP ASSESS THE SITUATION AND DETERMINE HOW TO PRESERVE THE RESOURCE(S). IN THE EVENT THAT THE FIND INCLUDES HUMAN REMAINS THE FERNDAL POLICE DEPARTMENT SHALL BE CALLED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES IS REQUIRED.

### UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, INC., CASCADE NATURAL GAS COMPANY, THE CITY OF FERNDAL, 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. 2070801483.

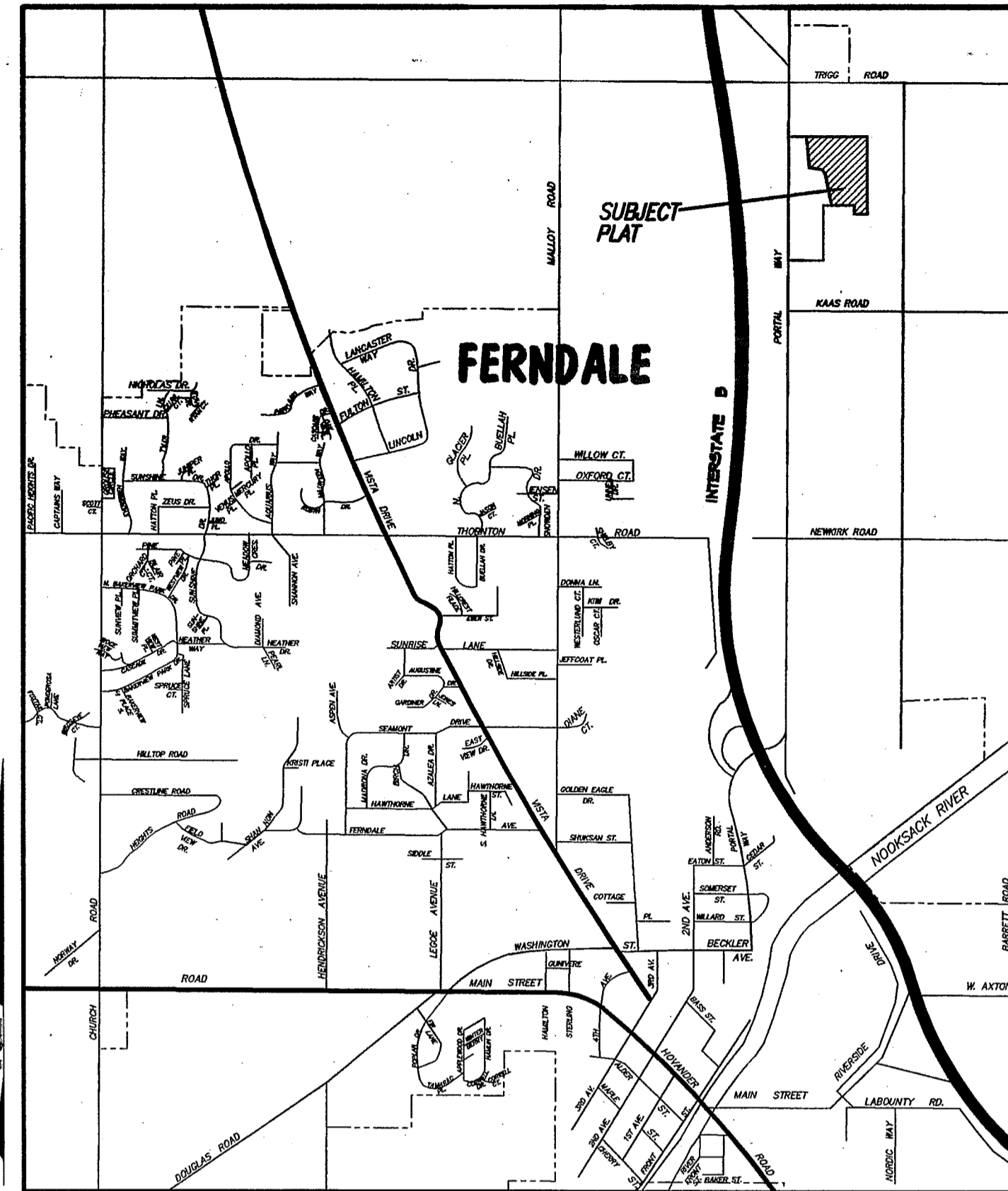
### MAINTENANCE AGREEMENT

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 "PORTAL MANOR PLAT", AS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2041205231, 2060404023, 2071200623, AND DECLARATION RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2070401077.

### SURVEY NOTES:

- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION.
- 2) EQUIPMENT USED: THEOMAT 00'01.5" EDM: ± 2 PPM, ± 3 MM
- 3) PLAT BOUNDARY AND SECTION SUBDIVISION INFORMATION PER D.O. SHORT PLAT, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 1990305363, PORTAL COMMONS LOT LINE ADJUSTMENT, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2070203041, AND PLAT OF PORTAL MANOR P.U.D., AS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2041205230.
- 4) HORIZONTAL DATUM: NAD 83/91 (CITY OF FERNDAL); BASIS OF BEARINGS: CITY OF FERNDAL MONUMENTATION NETWORK BEARING BETWEEN CITY MONUMENTS FERN 03 AND FERN 06 (NOT SHOWN) BEARING: NORTH 01°53'08" EAST
- 5) MONUMENTS SET OR VISITED IN NOVEMBER 2007.
- 6) OCCUPATIONAL INDICATOR NOTE: IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE 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.

## VICINITY MAP - FERNDAL NOT TO SCALE



### LEGAL DESCRIPTION: (PER CHICAGO TITLE SUBDIVISION GUARANTEE ORDER NO. 304843)

LOT B, "PORTAL COMMONS LOT LINE ADJUSTMENT," RECORDED UNDER WHATCOM COUNTY RECORDING NO. 2070203041.

SITUATE IN WHATCOM COUNTY, WASHINGTON

### PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & OTHER RIGHT-OF-WAYS THIS 7<sup>TH</sup> DAY OF APRIL, 2008.

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

### PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL PLAT ADMINISTRATOR THIS 7<sup>TH</sup> DAY OF APRIL, 2008.

*[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 7<sup>TH</sup> DAY OF APRIL, 2008.

*[Signature]*  
CITY CLERK, CITY OF FERNDAL, WASHINGTON

### CITY TRAIL EASEMENT

A 20 FOOT WIDE PUBLIC TRAIL EASEMENT HAS BEEN DEDICATED BY THIS PLAT TO THE CITY OF FERNDAL WITHIN TRACT 'A'. THE CENTER OF SAID EASEMENT IS TO BE LOCATED ALONG THE CENTER OF THE CONSTRUCTED TRAIL (FUTURE).

### 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 INITIAL MONUMENTATION SURVEY WAS PERFORMED IN NOVEMBER 2007.

*[Signature]*  
ADAM S. MORROW, PLS  
CERTIFICATE NO. 40525  
3-4-08  
DATE



### DECLARATION AND DEDICATION

KNOWN ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED DO HEREBY DECLARE AND ACKNOWLEDGE THIS "PORTAL COMMONS" PLAT 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; ALSO A TWENTY-FOOT EASEMENT DESCRIBED BELOW FOR NON-VEHICULAR TRAIL USE. ALSO THE RIGHT FOR THE CITY OR ITS ASSIGNS TO MAKE ANY REASONABLE EFFORTS TO DEVELOP SAID TRAIL AT A FUTURE DATE; 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 ROADS OR TRAIL, ON THIS

DAY OF March, 2008

*[Signature]*  
NANCY LARSEN, EXECUTIVE DIRECTOR  
WHATCOM SKAGIT HOUSING,  
A WASHINGTON NONPROFIT ORGANIZATION

*[Signature]*  
LARRY SODERBERG, CONSTRUCTION MANAGER  
WHATCOM SKAGIT HOUSING,  
A WASHINGTON NONPROFIT ORGANIZATION

*[Signature]*  
LINDA HUDSON, VICE PRESIDENT  
BANNER BANK

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )

ON THIS 6<sup>th</sup> DAY OF March, 2008,

THE UNDERSIGNED, PERSONALLY APPEARED  
Nancy Larsen OF Whatcom - Skagit Housing  
Housing A WASHINGTON NONPROFIT ORGANIZATION, 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.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham, WA

MY APPOINTMENT EXPIRES July 31, 2010



### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )

ON THIS 6<sup>th</sup> DAY OF March, 2008,

THE UNDERSIGNED, PERSONALLY APPEARED  
Larry Soderberg OF Whatcom - Skagit Housing  
Housing A WASHINGTON NONPROFIT ORGANIZATION, 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.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham, WA

MY APPOINTMENT EXPIRES July 31, 2010



### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )

ON THIS 10<sup>th</sup> DAY OF March, 2008,

THE UNDERSIGNED, PERSONALLY APPEARED  
Linda Hudson OF Banner Bank  
Bank A 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.

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham, WA

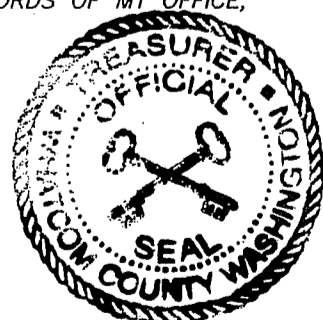
MY APPOINTMENT EXPIRES July 31, 2010



### 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 "PORTAL COMMONS PLAT" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 9<sup>TH</sup> DAY OF APRIL, 2008.

*[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 9<sup>TH</sup> DAY OF APRIL, 2008 AT 9:31 A.M. AND RECORDED UNDER AUDITOR'S FILE NO. 2080401075.  
RECORDS OF THE AUDITOR, WHATCOM COUNTY, WASHINGTON.

*[Signature]*  
AUDITOR, WHATCOM COUNTY, WASHINGTON



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

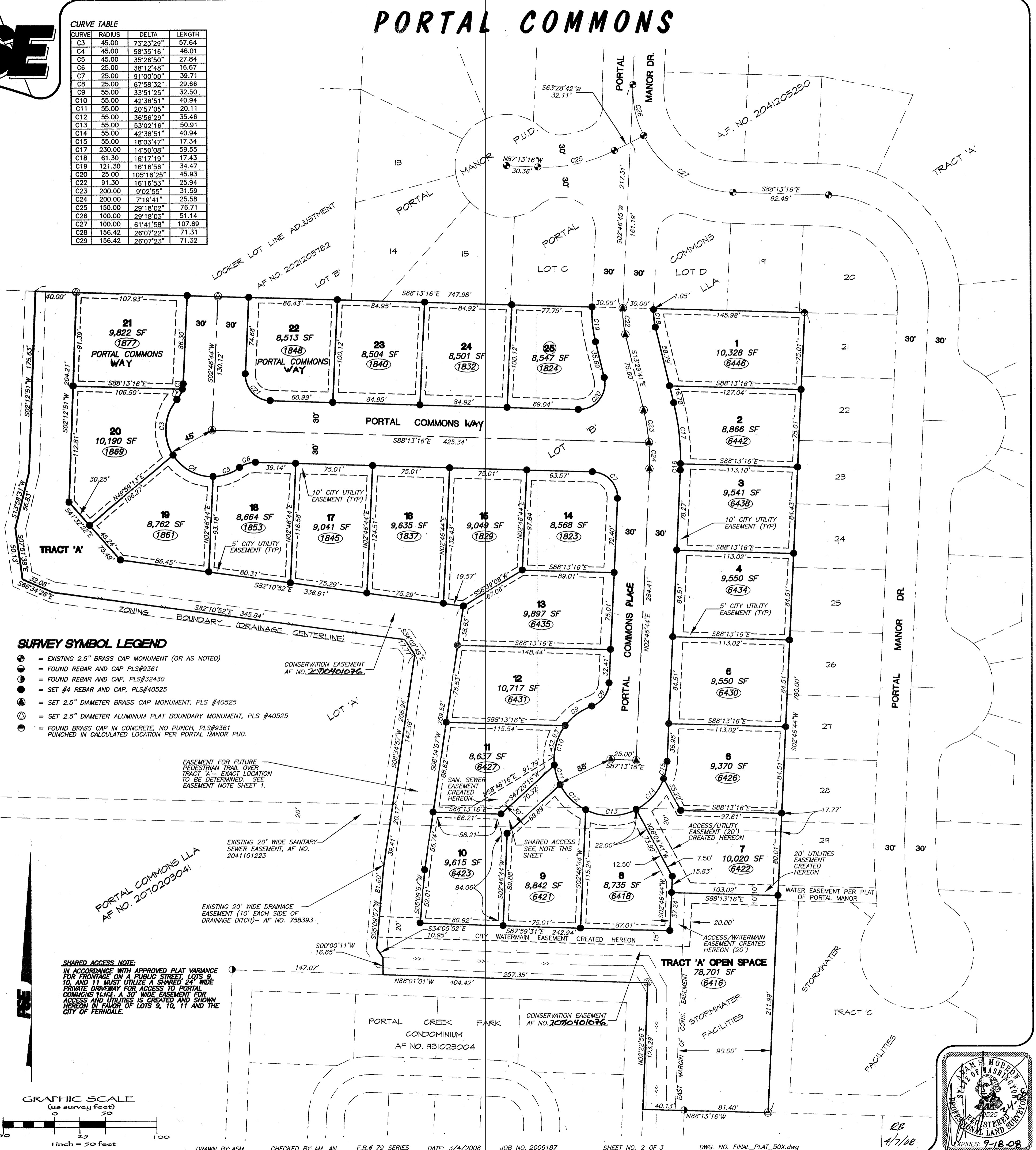
7B  
4/7/08

# PORTAL COMMONS



CURVE	RADIUS	DELTA	LENGTH
C3	45.00	73°23'29"	57.64
C4	45.00	58°35'18"	46.01
C5	45.00	35°26'50"	27.84
C6	25.00	38°12'48"	16.67
C7	25.00	91°00'00"	39.71
C8	25.00	67°58'32"	29.66
C9	55.00	33°51'25"	32.50
C10	55.00	42°38'51"	40.94
C11	55.00	20°57'05"	20.11
C12	55.00	36°56'29"	35.46
C13	55.00	53°02'16"	50.91
C14	55.00	42°38'51"	40.94
C15	55.00	18°03'47"	17.34
C17	230.00	14°50'08"	59.55
C18	61.30	16°17'19"	17.43
C19	121.30	16°16'56"	34.47
C20	25.00	105°16'25"	45.93
C22	91.30	16°16'53"	25.94
C23	200.00	9°02'55"	31.59
C24	200.00	7°19'41"	25.58
C25	150.00	29°18'02"	76.71
C26	100.00	29°18'03"	51.14
C27	100.00	61°41'58"	107.69
C28	156.42	26°07'22"	71.31
C29	156.42	26°07'23"	71.32

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



### SURVEY SYMBOL LEGEND

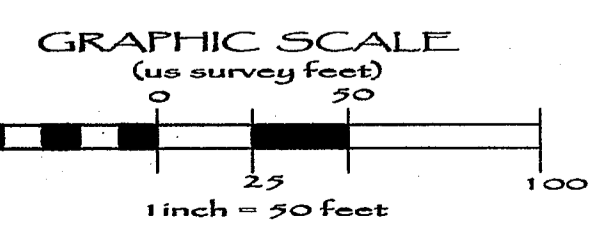
- = EXISTING 2.5" BRASS CAP MONUMENT (OR AS NOTED)
- = FOUND REBAR AND CAP, PLS#9361
- = FOUND REBAR AND CAP, PLS#32430
- = SET #4 REBAR AND CAP, PLS#40525
- = SET 2.5" DIAMETER BRASS CAP MONUMENT, PLS #40525
- = SET 2.5" DIAMETER ALUMINUM PLAT BOUNDARY MONUMENT, PLS #40525
- = FOUND BRASS CAP IN CONCRETE, NO PUNCH, PLS#9361  
PUNCHED IN CALCULATED LOCATION PER PORTAL MANOR P.U.D.

EASEMENT FOR FUTURE PEDESTRIAN TRAIL OVER TRACT 'A' - EXACT LOCATION TO BE DETERMINED. SEE EASEMENT NOTE SHEET 1.

EXISTING 20' WIDE SANITARY SEWER EASEMENT, AF NO. 2041101223

EXISTING 20' WIDE DRAINAGE EASEMENT (10' EACH SIDE OF DRAINAGE DITCH) - AF NO. 7583393

**SHARED ACCESS NOTE:**  
 IN ACCORDANCE WITH APPROVED PLAT VARIANCE FOR FRONTAGE ON A PUBLIC STREET, LOTS 9, 10, AND 11 MUST UTILIZE A SHARED 24' WIDE PRIVATE DRIVEWAY FOR ACCESS TO PORTAL COMMONS PLACE. A 30' WIDE EASEMENT FOR ACCESS AND UTILITIES IS CREATED AND SHOWN HEREON IN FAVOR OF LOTS 9, 10, 11 AND THE CITY OF FERNDALE.



DB  
4/7/08

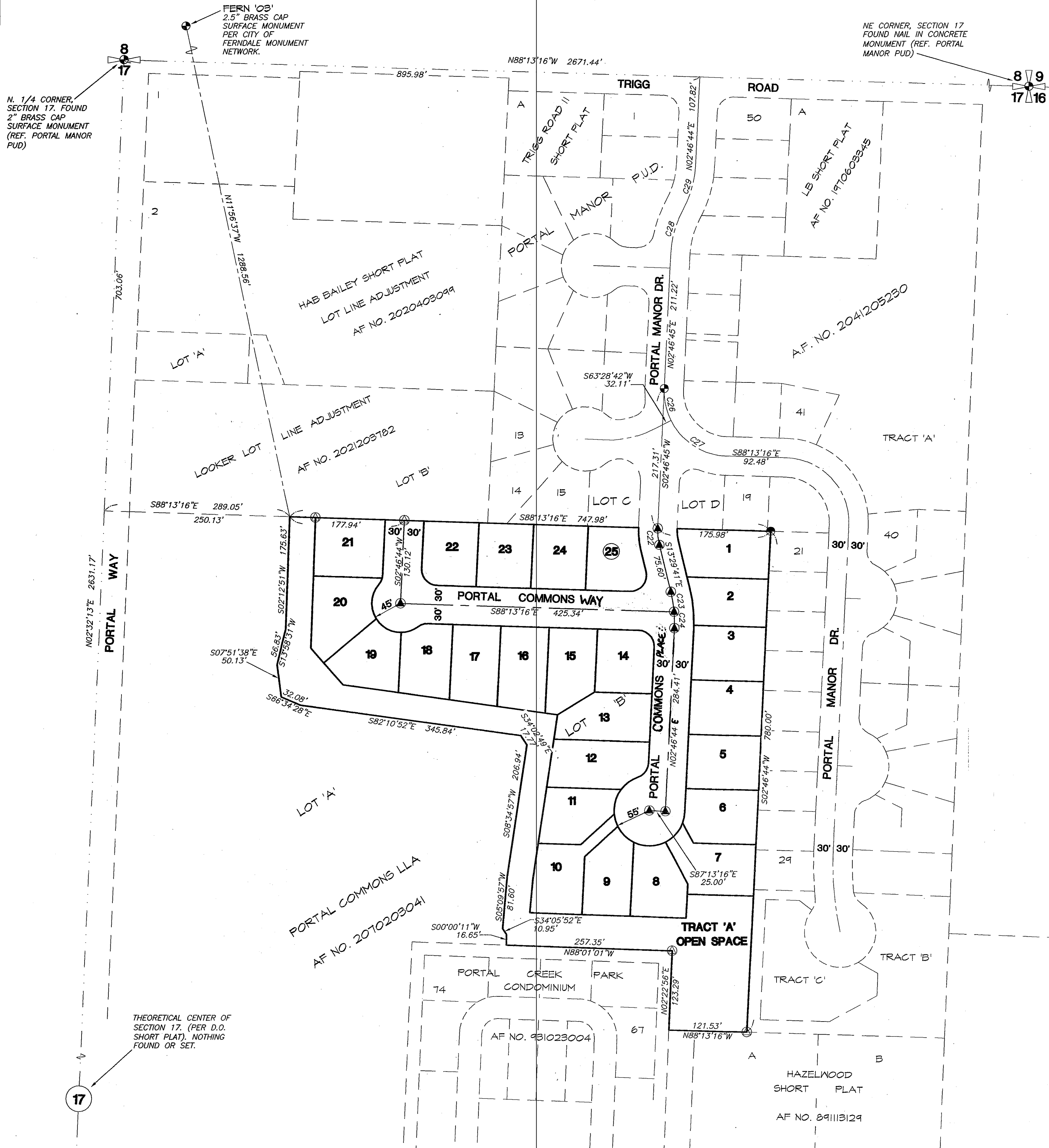
2080401075

# PORTAL COMMONS



www.psesurvey.com  
EMAIL: pse@psurvey.com

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



N. 1/4 CORNER, SECTION 17, FOUND 2" BRASS CAP SURFACE MONUMENT (REF. PORTAL MANOR PUD)

FERN '08' 2.5" BRASS CAP SURFACE MONUMENT PER CITY OF FERNDALE MONUMENT NETWORK.

NE CORNER, SECTION 17 FOUND NAIL IN CONCRETE MONUMENT (REF. PORTAL MANOR PUD)

THEORETICAL CENTER OF SECTION 17, (PER D.O. SHORT PLAT). NOTHING FOUND OR SET.

**SURVEY SYMBOL LEGEND**

- ⊕ = EXISTING 2.5" BRASS CAP SURFACE MONUMENT (OR AS NOTED)
- ⊙ = FOUND REBAR AND CAP, PLS#9361
- ⊚ = FOUND REBAR AND CAP, PLS#32430
- ⦿ = SET #4 REBAR AND CAP, PLS#40525
- ⊗ = SET 2.5" DIAMETER BRASS CAP MONUMENT, PLS #40525
- ⊠ = SET 2.5" DIAMETER ALUMINUM PLAT BOUNDARY MONUMENT, PLS #40525
- ⊙ = FOUND BRASS CAP IN CONCRETE, NO PUNCH. PUNCHED AT CALCULATED LOCATION PER PLAT OF PORTAL MANOR PUD.

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH
C22	91.30	16°16'53"	25.94
C23	200.00	9°02'55"	31.59
C24	200.00	7°19'41"	25.58
C25	150.00	29°18'02"	76.71
C26	100.00	29°18'03"	51.14
C27	100.00	61°41'58"	107.69
C28	156.42	26°07'22"	71.31
C29	156.42	26°07'23"	71.32

