

PORTAL MANOR - A PLANNED UNIT DEVELOPMENT

01003.PUD
01003.PP

A PTN. OF THE NW 1/4 OF THE NE 1/4 OF SEC. 17, TWP. 39N, R 2E
CITY OF FERNDAL
WHATCOM COUNTY, WASHINGTON

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "PORTAL MANOR - A PLANNED UNIT DEVELOPMENT" 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 WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD.

Nancy Larson
WHATCOM/SKAGIT HOUSING - A WASHINGTON NON-PROFIT CORP.
FORMERLY WHATCOM SELF-HELP HOMES

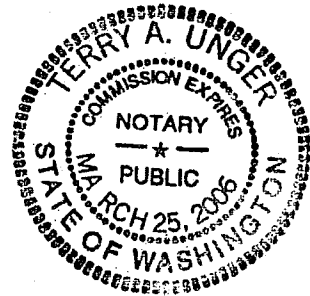
Richard D. Tremaine Sr.
WHIDBEY ISLAND BANK

David P. Morris Member
David P. Morris HOUSING ASSISTANCE COUNCIL

ACKNOWLEDGEMENTS:

STATE OF WASHINGTON (ss)
COUNTY OF WHATCOM
ON THIS 17th DAY OF December, 2004, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED David P. Morris, Housing Asst. Council TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DECLARATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

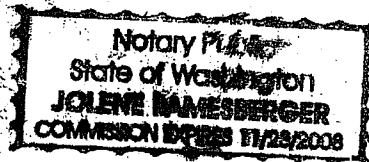
Terry A. Unger NOTARY PUBLIC IN AND FOR
THE STATE OF Washington, RESIDING AT _____
EXPIRATION DATE: 3/25/06



(STATE OF WASHINGTON)
(COUNTY OF WHATCOM)

THIS IS TO CERTIFY THAT ON THE 17 DAY OF DECEMBER, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED RICHARD D. TREMAINE, SR. U.P. OF Whidbey Island Bank, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION 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 THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

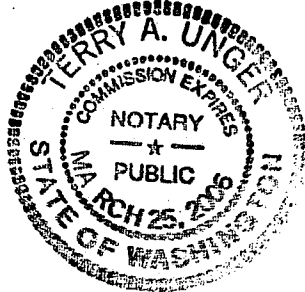
Terry A. Unger NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Bellingham



(STATE OF WASHINGTON)
(COUNTY OF WHATCOM)

THIS IS TO CERTIFY THAT ON THE 16th DAY OF December, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Nancy Larson, Director OF Whatcom/Skagit Housing, A Non Profit, Washington CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION 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 THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Terry A. Unger NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Bellingham



LEGAL DESCRIPTION

LOT B, TRIGG ROAD II SHORT PLAT, AF# 1970701138 AND LOT B OF THE L. B. SHORT PLAT, AF# 1970603345 ALL IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17 TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., SITUATED IN WHATCOM COUNTY, WASHINGTON. 15.59 ACRES

NOTES:

- BUILDING RESTRICTIONS: NO TWO-STORY HOUSES WILL BE ALLOWED ON LOTS 1, 2, 3, 47, 48, 49 AND 50.
- ONE-HALF OF THE TRAFFIC MITIGATION FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- WATER AND SEWER CONNECTION FEES MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- ONE-HALF OF THE PARK IMPACT FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- SCHOOL IMPACT FEES WILL BE PAID IN ACCORDANCE WITH THE REQUIREMENTS OF THE FERNDAL SCHOOL DISTRICT.
- EASEMENT NOTE: A 5' UTILITY EASEMENT SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL LOTS PER CITY OF FERNDAL STANDARDS AND 10' UTILITY EASEMENT IS ADOPTED OVER THE FRONT OF ALL LOTS BORDERING ON PORTAL MANOR DRIVE AND CONNECTED CUL-DE-SAC'S.
- EASEMENT NOTE: AN ACCESS EASEMENT SHALL BE MAINTAINED OVER THE 10-FOOT & 20-FOOT PERIMETER LANDSCAPED BUFFERS TO PERMIT MAINTENANCE OF THE BUFFER BY THE HOMEOWNER'S ASSOCIATION IF NECESSARY.
- NO BUILDING SHALL BE LOCATED CLOSER THAN 30 FEET FROM ANY EXTERIOR PROPERTY BOUNDARY.
- ALL UTILITY, DRAINAGE, AND ACCESS EASEMENTS SHALL BE WRITTEN IN FAVOR OF THE CITY OF FERNDAL IN ADDITION TO THE OTHER PARTIES REFERENCED.

RONALD T. JEPSON & ASSOCIATES
CONSULTING ENGINEERS*LAND SURVEYORS*PROJECT MGMT. & DEV.
222 GRAND AVE. SU "C" BELLINGHAM WASHINGTON 98225
PH. (360)733-5760 FAX (360)647-8939 E-MAIL JEPSON222@QWEST.NET

COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE REFERENCED ON ANY CONVEYANCES OR AGREEMENTS OF USAGE FOR THE LOTS SHOWN. FILED UNDER AF# _____ AND AF# _____

STORMWATER FACILITY ACCESS

ACCESS TO STORMWATER FACILITIES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT PRIOR CITY OF FERNDAL APPROVAL.

PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE PLAT ADMINISTRATOR OF FERNDAL
THIS 29th DAY OF DECEMBER, 2004.

Tom Black FOR TOM BLACK
PLAT ADMINISTRATOR, FERNDAL, WASHINGTON

PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS
THIS 30th DAY OF December, 2004.

[Signature]
DIRECTOR OF PUBLIC WORKS, FERNDAL, WASHINGTON

CITY CLERK'S APPROVAL

EXAMINED AND APPROVED BY THE FERNDAL CITY CLERK,
THIS 21st DAY OF December, 2004.

[Signature]
CITY CLERK, CITY OF FERNDAL, WASHINGTON

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 BORN BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT OF PORTAL MANOR, AS RECORDED UNDER A.F.# 6041205231, AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

COUNTY TREASURER'S CERTIFICATE

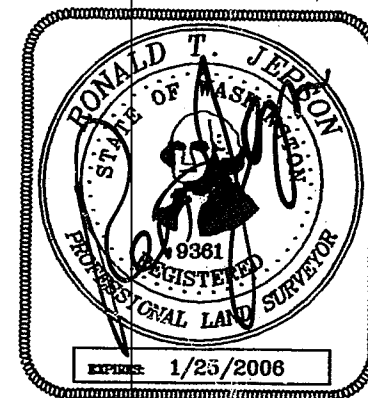
I, BARBARA J. CORY, TREASURER OF WHATCOM COUNTY, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT OF "PORTAL MANOR - A PLANNED UNIT DEVELOPMENT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 30 DAY OF December, 2004.

[Signature] Deputy
BARBARA J. CORY TREASURER, WHATCOM COUNTY, WASHINGTON



LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT "PORTAL MANOR - A PLANNED UNIT DEVELOPMENT" LONG PLAT WAS PREPARED UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF WHATCOM/SKAGIT SELF HELP HOMES ON JULY, 2004; THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS ARE SET.



[Signature]
RONALD T. JEPSON L.S. NO. 9361

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30th DAY OF December, 2004
AT 12:00 P.M. UNDER AUDITOR'S FILE NO. 2041205230

[Signature]
COUNTY AUDITOR



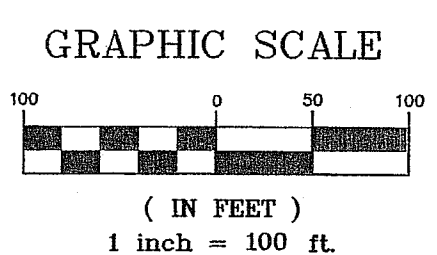
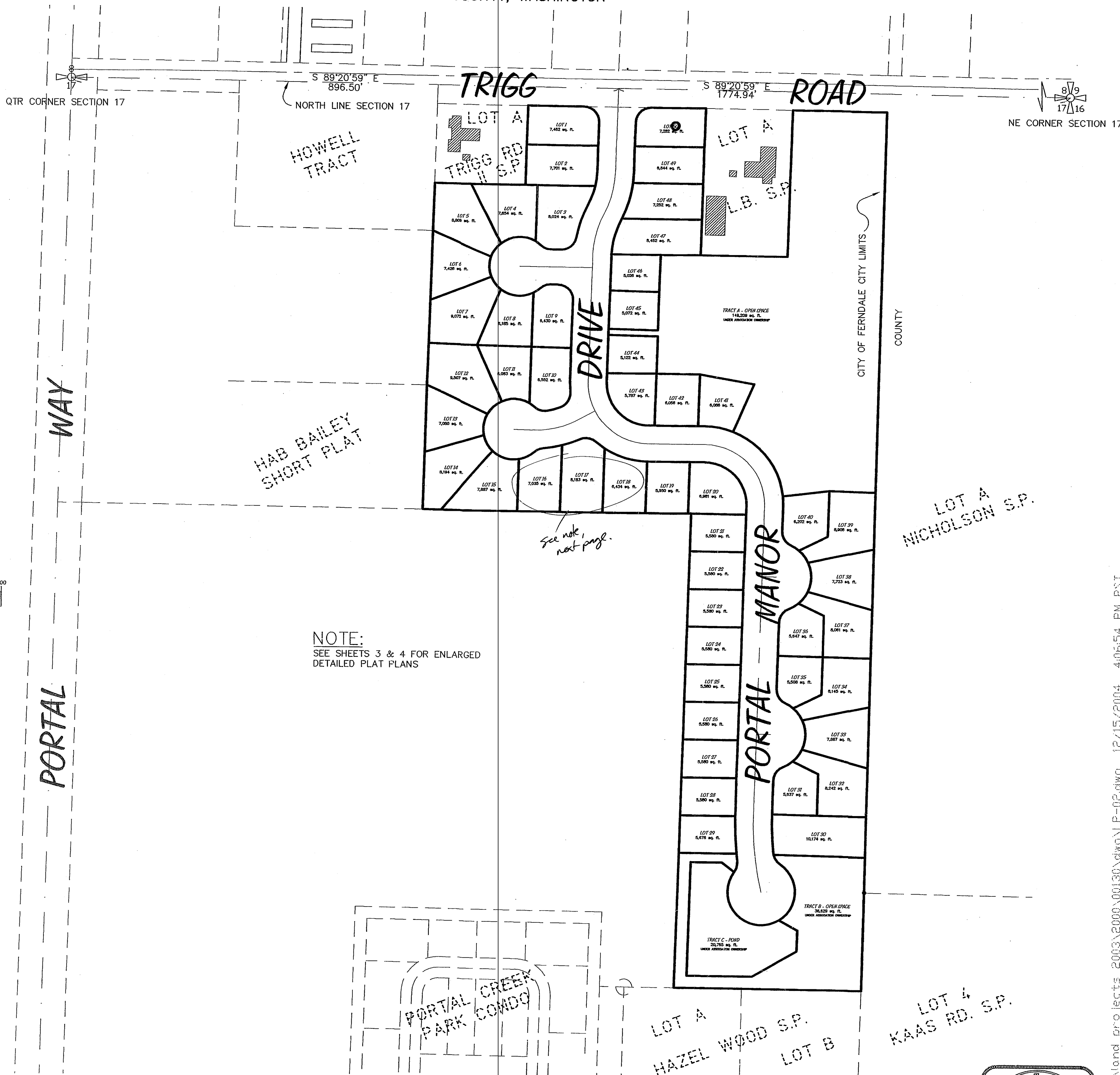
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WHATCOM COUNTY, WASHINGTON

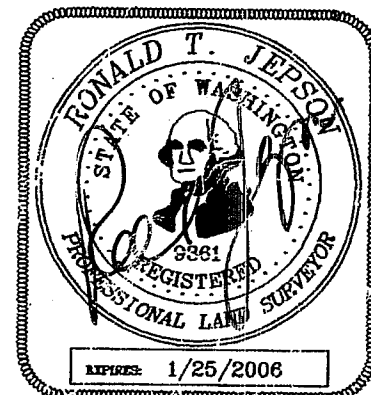


NOTE:
SEE SHEETS 3 & 4 FOR ENLARGED
DETAILED PLAT PLANS

BASIS OF BEARING
THE WEST LINE OF L B SHORT PLAT, FILED
UNDER AF #1970603345.

SURVEY EQUIPMENT & PROCEDURE
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A
NIKON DTM-501 TOTAL STATION IN APRIL, 2004.

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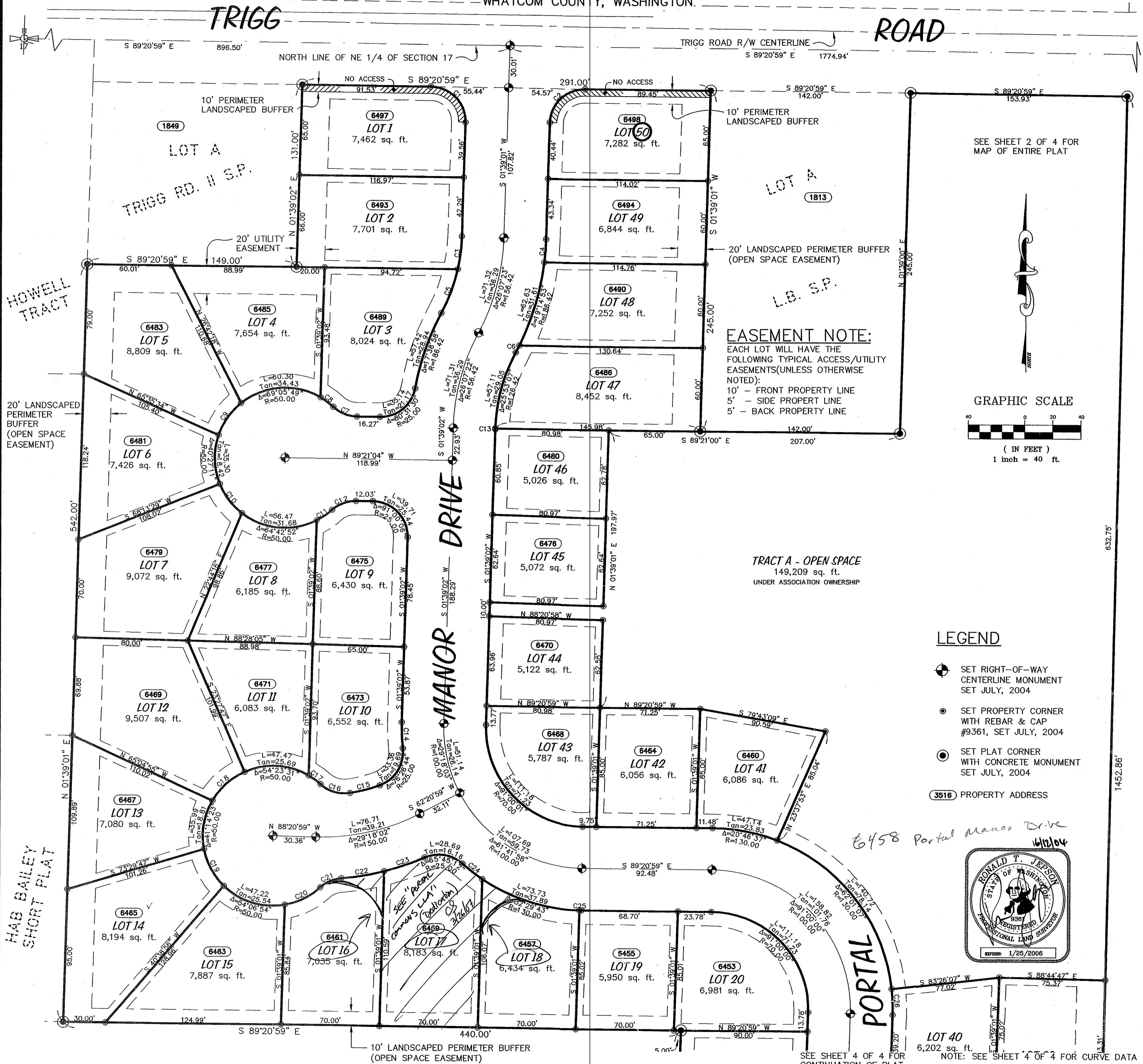
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CITY OF FERDALE
WHATCOM COUNTY, WASHINGTON.

NE CORNER SECTION 17

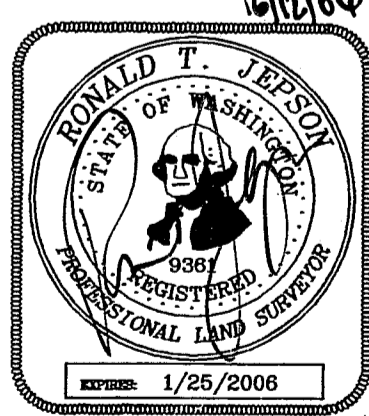


EASEMENT NOTE:
EACH LOT WILL HAVE THE FOLLOWING TYPICAL ACCESS/UTILITY EASEMENTS (UNLESS OTHERWISE NOTED):
10' - FRONT PROPERTY LINE
5' - SIDE PROPERTY LINE
5' - BACK PROPERTY LINE

TRACT A - OPEN SPACE
149,209 sq. ft.
UNDER ASSOCIATION OWNERSHIP

LEGEND

- SET RIGHT-OF-WAY CENTERLINE MONUMENT SET JULY, 2004
- SET PROPERTY CORNER WITH REBAR & CAP #9361, SET JULY, 2004
- SET PLAT CORNER WITH CONCRETE MONUMENT SET JULY, 2004
- 3516 PROPERTY ADDRESS



SURVEY EQUIPMENT & PROCEDURE
THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-501 TOTAL STATION IN APRIL, 2004.

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BASIS OF BEARING
THE WEST LINE OF L B SHORT PLAT, FILED UNDER AF #1970603345.

JOB # 00130

SHEET 3 OF 4

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PORTAL MANOR - A PLANNED UNIT DEVELOPMENT

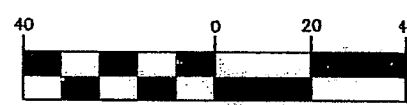
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WHATCOM COUNTY, WASHINGTON

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	39.71	25.00	91°00'00"	25.44
C2	38.83	25.00	89°00'00"	24.57
C3	23.89	126.42	10°49'35"	11.98
C4	16.68	186.42	5°07'32"	8.34
C5	33.75	126.42	15°17'49"	16.98
C6	5.68	186.42	1°44'49"	2.84
C7	18.69	25.00	42°50'00"	9.81
C8	11.50	50.00	13°10'37"	5.78
C9	28.39	50.00	32°31'51"	14.59
C10	26.63	50.00	30°30'53"	13.64
C11	13.25	50.00	15°10'48"	6.66
C12	18.69	25.00	42°50'00"	9.81
C13	0.52	126.42	0°14'15"	0.26
C14	18.58	130.00	8°11'27"	9.31
C15	21.93	120.00	10°28'07"	10.99
C16	22.69	25.00	52°00'25"	12.20
C17	10.54	50.00	12°04'38"	5.29
C18	31.17	50.00	35°43'22"	16.11
C19	30.27	50.00	34°41'32"	15.62
C20	28.47	50.00	32°37'22"	14.63
C21	16.58	25.00	38°00'34"	8.61
C22	31.02	180.00	9°52'28"	15.55
C23	30.41	180.00	9°40'45"	15.24
C24	18.17	130.00	8°00'34"	9.10
C25	1.30	130.00	0°34'24"	0.65
C26	18.62	130.00	8°12'17"	9.32
C27	15.56	57.00	15°38'18"	7.83
C28	24.90	57.00	25°01'38"	12.65
C29	24.88	57.00	25°00'49"	12.64
C30	18.75	57.00	18°51'08"	9.46
C31	15.45	57.00	15°31'57"	7.77
C32	24.90	57.00	25°01'41"	12.65
C39	24.89	57.00	25°00'51"	12.64
C40	18.65	57.00	18°44'47"	9.41
C41	2.38	25.00	5°27'41"	1.19
C42	19.52	25.00	44°44'22"	10.29
C43	18.98	25.00	43°29'20"	9.97
C44	11.93	530.00	1°17'21"	5.96
C45	5.29	530.00	0°34'18"	2.64

SEE SHEET 2 OF 4 FOR
MAP OF ENTIRE PLAT



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

EASEMENT NOTE:

EACH LOT WILL HAVE THE FOLLOWING
TYPICAL ACCESS/UTILITY
EASEMENTS(UNLESS OTHERWISE NOTED):
10' - FRONT PROPERTY LINE
5' - SIDE PROPERTY LINE
5' - BACK PROPERTY LINE

LEGEND

- ⊕ SET RIGHT-OF-WAY CENTERLINE MONUMENT APRIL, 2004
- SET REBAR AND CAP #9361, APRIL, 2004
- ⊙ SET CONCRETE MONUMENT #9361, APRIL, 2004

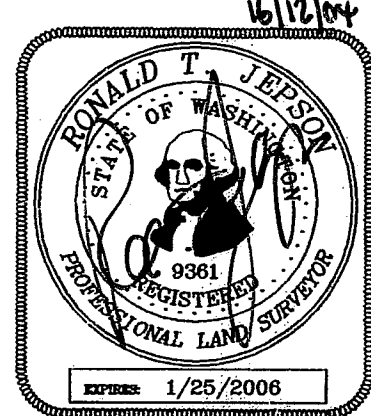
3516 PROPERTY ADDRESS

BASIS OF BEARING

THE WEST LINE OF L B SHORT PLAT, FILED UNDER AF #1970603345.

SURVEY EQUIPMENT & PROCEDURE

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