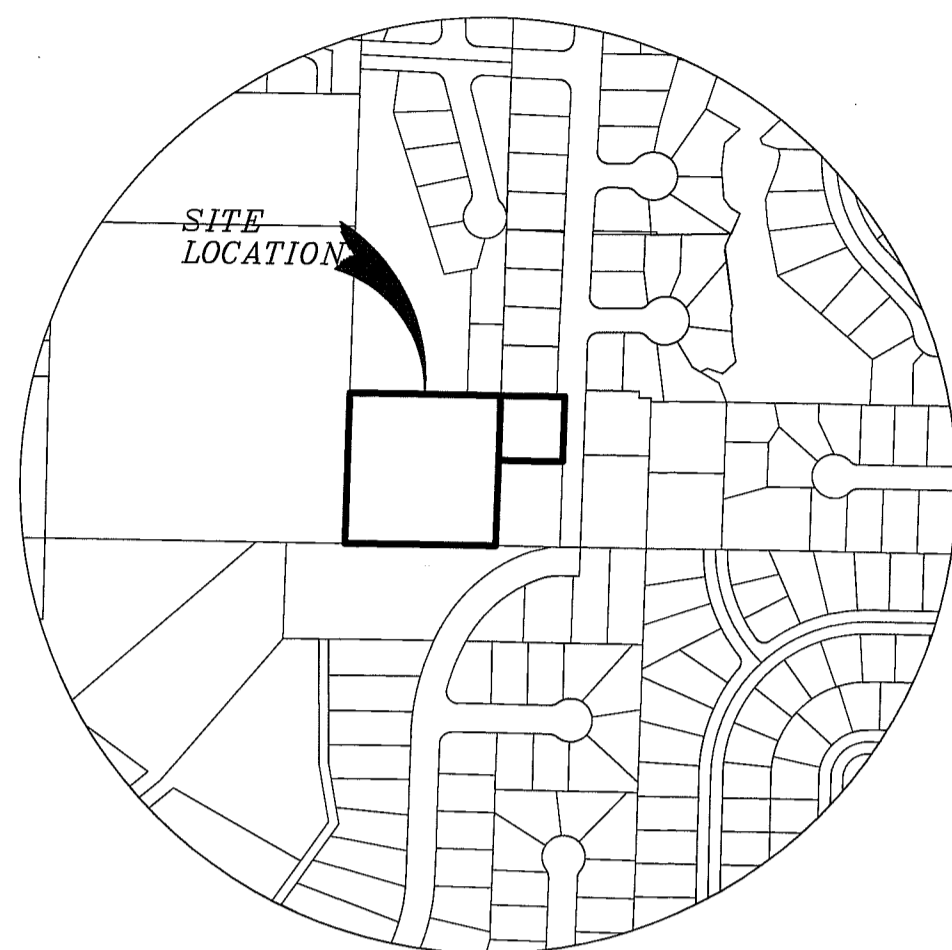


2140100492

# RUSNAK LONG PLAT

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



### LEGAL DESCRIPTIONS

PARCEL A:  
LOT B OF THE "FOX COVE LOT LINE ADJUSTMENT" ACCORDING TO THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NUMBER 2110500975, RECORDS OF WHATCOM COUNTY, WASHINGTON.  
SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL B:  
THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., LYING SOUTH OF THE PLAT OF THE EMERALD TERRACE, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE No. 940215180, RECORDS OF WHATCOM COUNTY, WASHINGTON.  
SITUATE IN WHATCOM COUNTY, WASHINGTON.

### DECLARATION

THE UNDERSIGNED OWNER(S), HEREBY DECLARE THIS LONG PLAT 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 MAKE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

*Joe Rusnak*  
JOE RUSNAK

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
                                  ) S.S.  
COUNTY OF WHATCOM )  
ON THIS 7 DAY OF January, 2014, BEFORE ME, THE UNDERSIGNED APPEARED JOE RUSNAK DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, AND ACKNOWLEDGE TO ME THAT HE SIGNED THE SAME FOR THE USES AND PURPOSES THEREIN SET FORTH, WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR LAST MENTIONED.

*Linden*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDENCE Linden



### PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDALE DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & OTHER RIGHT-OF-WAYS THIS 23rd DAY OF December, 2013.

*J. Miller P.E.*  
PUBLIC WORKS DIRECTOR, CITY OF FERNDALE, WASHINGTON

### PLAT ADMINISTRATOR APPROVAL

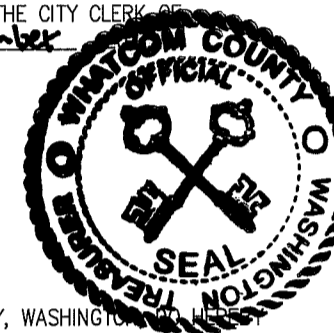
EXAMINED AND APPROVED BY THE CITY OF FERNDALE PLAT ADMINISTRATOR THIS 24th DAY OF December, 2013.

*Gayle Millan*  
PLAT ADMINISTRATOR, CITY OF FERNDALE, WASHINGTON

### CITY CLERK'S APPROVAL

THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK FERNDALE, WASHINGTON, THIS 23rd DAY OF December.

*Sam*  
CITY CLERK, CITY OF FERNDALE, WASHINGTON



### COUNTY TREASURER'S CERTIFICATE

I Steve N. Oliver TREASURER OF WHATCOM COUNTY, WASHINGTON, CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THE REAL ESTATE EMBRACED WITHIN THIS PLAT OF "RUSNAK LONG PLAT" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID. AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 7th DAY OF January, 2014.

*Maisha DeLeon*  
TREASURER, WHATCOM COUNTY, WASHINGTON

### CC & R's

CONDITIONS, COVENANTS AND RESTRICTIONS REGARDING DRAINAGE AND HOMEOWNERS ASSOCIATION AS FILE UNDER AF#2140100493

### CITY NOTES:

- ONE HALF OF TRAFFIC AND SCHOOL MITIGATION FEES HAVE BEEN PAID. THE SEWER BYPASS FEE AND WATER AND SEWER CONNECTION MUST BE PAID PURSUANT TO BUILDING PERMIT CONDITIONS OF APPROVAL.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO SHANNON AVENUE FROM LOTS 5 AND 6
- PRIOR TO DEVELOPMENT ON LOT 6, THE EXISTING WELL SUPPLYING WATER TO THE NEIGHBORING DUPLEX TO THE SOUTH SHALL BE ABANDONED AND DECOMMISSIONED TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT AND THE WHATCOM COUNTY HEALTH DEPARTMENT
- PARKS HAVE BEEN FULLY MITIGATED THROUGH DEDICATION. AN EASEMENT FOR A FUTURE TRAIL HAS BEEN RESERVED ALONG THE WEST THIRTY (30) FEET OF THE PROPERTY LINES. ANY DEVIATION FROM THIS EASEMENT SHALL REQUIRE APPROVAL OF THE HOMEOWNER'S ASSOCIATION PRIOR TO CONSTRUCTION. TRAIL BOUNDARIES SHALL BE CLEARLY MARKED INDICATING ADJACENT PRIVATE PROPERTY.
- ANY WORK WEST OF THE PROPERTY CHAINLINK FENCE, AT TOP OF BANK, IS STRICTLY PROHIBITED EXCEPT FOR WORK PERFORMED BY THE CITY OF FERNDALE.
- FOR THE PURPOSE OF DELINEATING PROPERTY BOUNDARIES AND PRESERVING THE UNDER GROUND STORAGE VAULT, SCREENING SHALL BE INSTALLED NO DEEPER THAN TWO (2) FEET PRIOR TO OCCUPANCY OF THE FIRST STRUCTURE ON LOT 2 OR LOT 3.

### CONSERVATION EASEMENT:

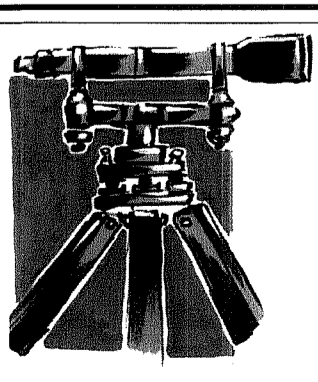
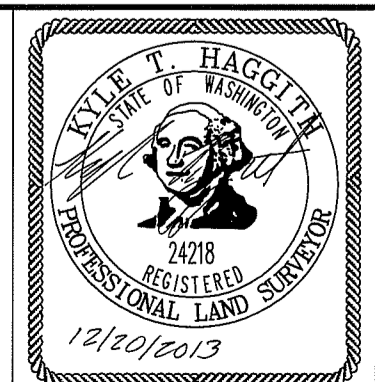
A PORTION OF LOTS 1, 2, 3, AND 4 WEST OF THE 15' SETBACK FROM TOP OF BANK EXCEPT A 10' TRAIL EASEMENT AND 20' UTILITY EASEMENT

### SURVEY NOTE:

- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTOR
- EQUIPMENT USED:  
LEICA TORAL1103+; 00'01.5" ± 2 PPM, ± 2 MM
- HORIZONTAL DATUM:  
CITY OF FERNDALE MONUMENT NETWORK
- BASIS OF BEARING:  
CITY OF FERNDALE EXISTING MONUMENT LOCATION SURVEY WASHINGTON STATE NORTH ZONE NAD 83/91  
MONUMENT NUMBERS 7, 4, BEARING= N16°21'24"W

AUDITOR'S CERTIFICATE  
Filed for record this 7 day of 01, 2014 at 4:30PM  
in official records under Auditor's File Number  
2140100492  
at the request of Joe Rusnak  
*Debra Adelstein*  
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 JOE RUSNAK in DEC 20 13  
*Steve Hagotten*  
Certificate No.:24218



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

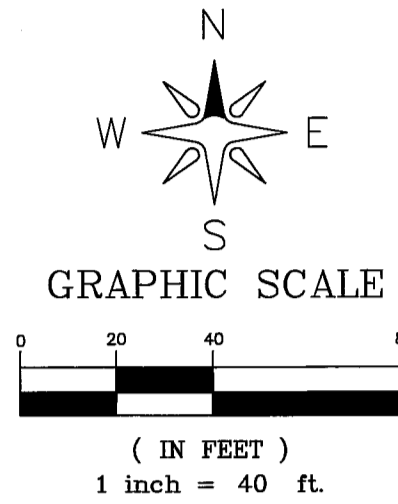
LONG PLAT FOR:  
JOE RUSNAK  
SITUATE IN A PORTION OF THE SE 1/4, NW 1/4 SECTION 19, TOWNSHIP 39N, RANGE 2 EAST, W.M. WHATCOM COUNTY, WASHINGTON

DRAWN BY: SR	DATE: 12/20/13	JOB#: 12042
CHECKED BY: KTH	SCALE: AS SHOWN	SHEET: 1 OF 2

2140100492

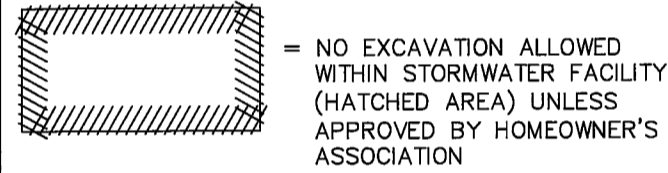
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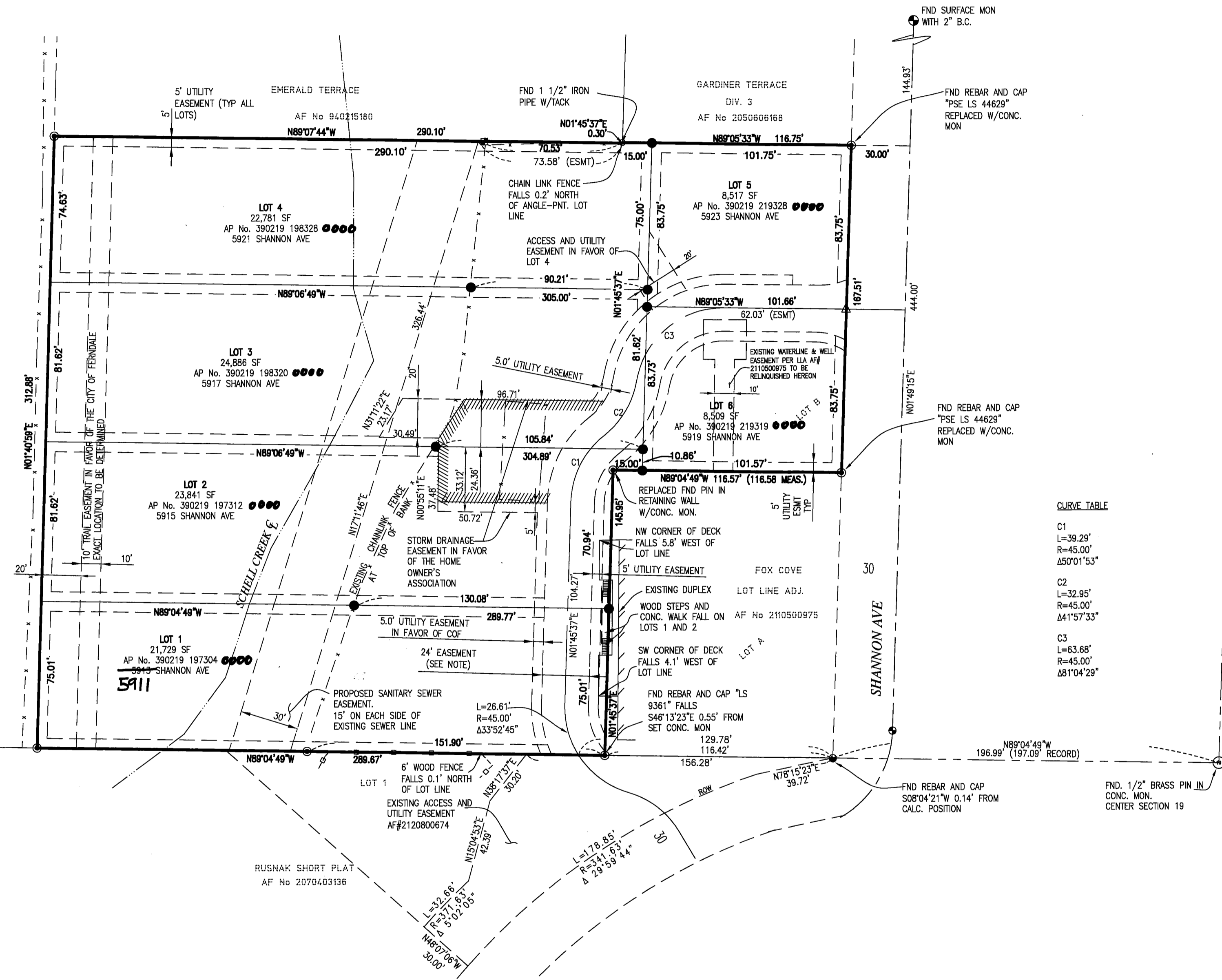


## LEGEND:

- = FND BRASS SURFACE MON
- = SET 8" CONC MON W/BRASS CAP MARKED "LS 24218"
- = FND CONC MON "CONST. SURV. LS 18927"
- = FND REBAR W/YELLOW PLASTIC CAP MARKED "PSE 44629"
- = FND REBAR W/YELLOW PLASTIC CAP MARKED "JEPSON 9361"
- = FND IRON PIPE
- ① = CENTER SECTION 19 AS NOTED HEREON
- = CALCULATED POSITION
- = SET REBAR W/YELLOW PLASTIC CAP MARKED "LDES INC. 24218"
- ▲ = SET MAGNETIC NAIL W/METAL WASHER MARKED "LS 24218"
- = EXISTING FENCE

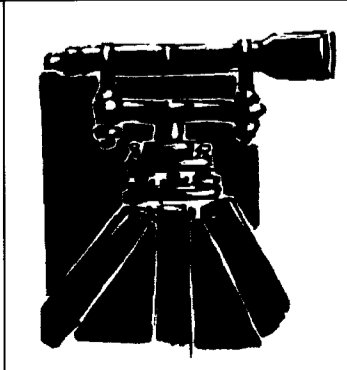
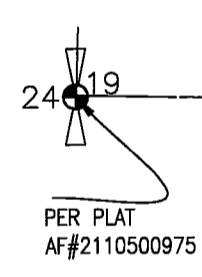


**EASEMENT NOTE:**  
24' WIDE ACCESS AND UTILITY EASEMENT IN FAVOR OF HEREON LOTS AND CITY OF FERNDALE (COF). COF SHALL MAINTAIN THE PUBLIC SANITARY SEWER MAIN ONLY LOCATED IN THE EASEMENT. OTHER UTILITIES ARE PRIVATE AND MUST BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.



**CURVE TABLE**

C1	L=39.29'
	R=45.00'
	Δ=50°1'53"
C2	L=32.95'
	R=45.00'
	Δ=41°57'33"
C3	L=63.68'
	R=45.00'
	Δ=81°04'29"



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**JOE RUSNAK**  
SITUATE IN A PORTION OF THE SE 1/4, NW 1/4 SECTION 19, TOWNSHIP 39N, RANGE 2 EAST, W.M. WHATCOM COUNTY, WASHINGTON

DRAWN BY: SR	DATE: 12/20/13	JOB#: 12042
CHECKED BY: KTH	SCALE: AS SHOWN	SHEET: 2 OF 2