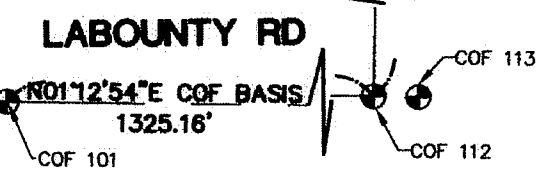
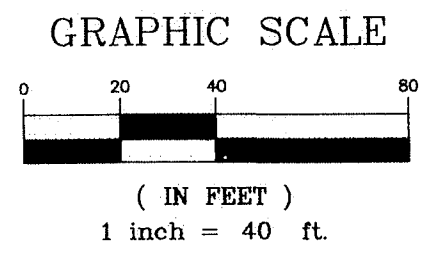
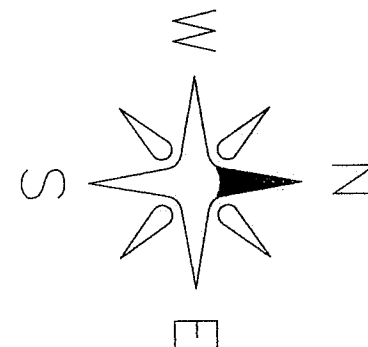
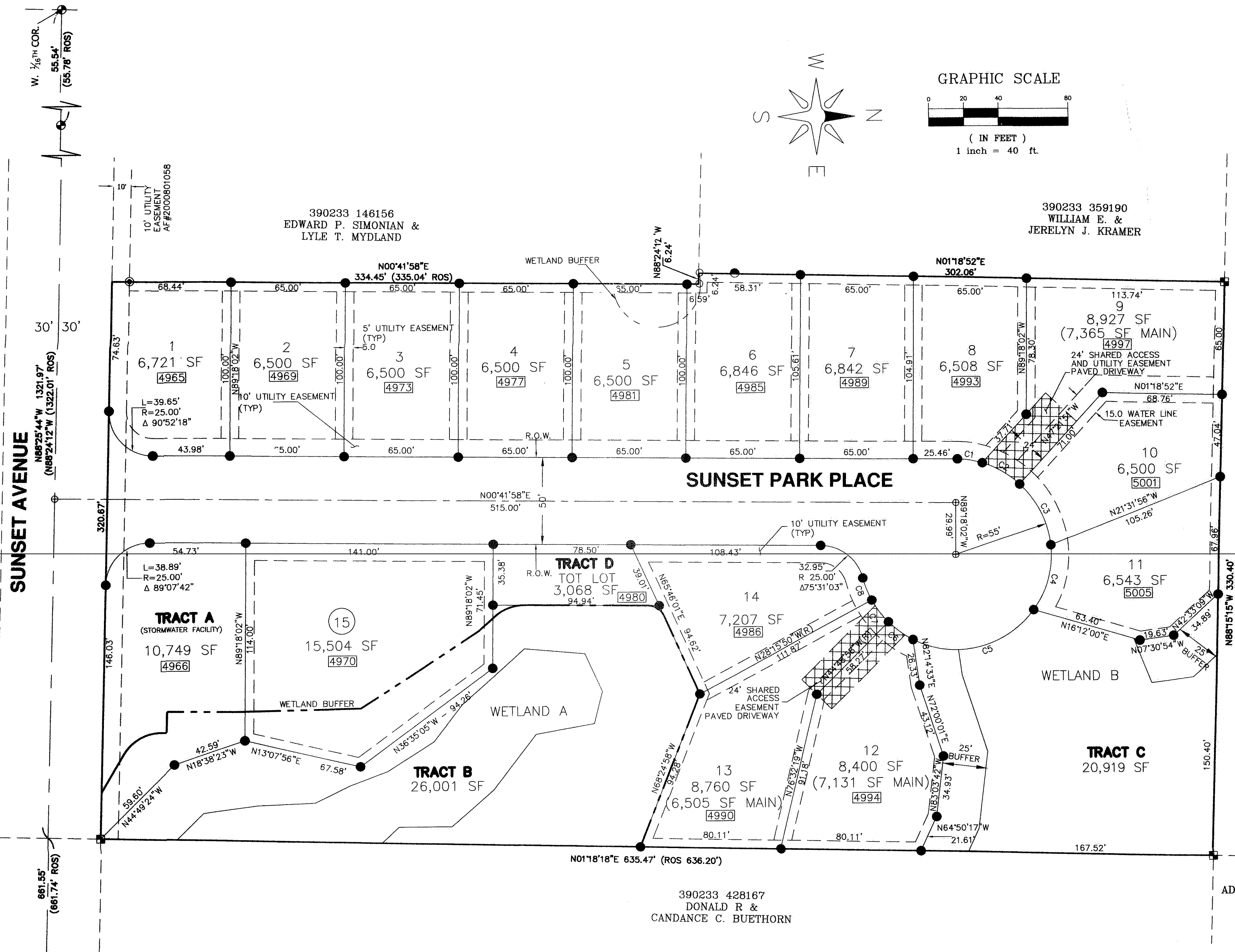


SUNSET PARK PLAT

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M. CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

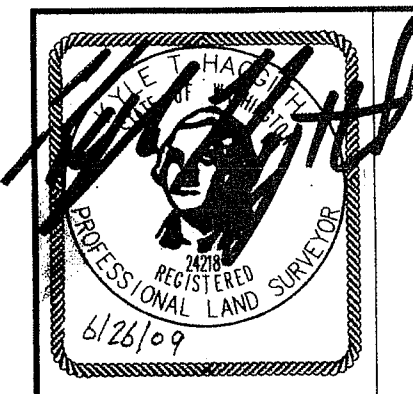


LEGEND:

- ⊙ = FND BRASS MON
- ⊙ = FND 1/2" REBAR W/ YPC PLS# 18897
- ⊙ = FND REBAR AND CAP PLS# 18927
- ⊙ = REPLACED W/ BERNTSEN MON.
- ⊙ = FND REBAR AND CAP PLS# 13138
- ⊙ = REPLACED W/ BERNTSEN MON.
- ⊙ = SET REBAR W/ YPC (PLS #24218)
- = FND IRON PIPE
- ⊕ = SET 2" B.C. MON
- ⊕ = SET BERNTSEN MONUMENT
- 4966 = ADDRESS
- COF = CITY OF FERNDALE

NOTE:
PLAT BOUNDARY PER RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 2060202172

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	14.54'	55.00'	15°09'00"
C2	24.84'	55.00'	25°52'26"
C3	40.00'	55.00'	41°40'10"
C4	40.00'	55.00'	41°40'00"
C5	77.79'	55.00'	81°02'07"
C6	17.46'	55.00'	18°11'32"
C7	15.89'	55.00'	16°33'08"
C8	13.90'	55.00'	14°28'51"



LAND DEVELOPMENT
ENGINEERING & SURVEYING INC.

5160 INDUSTRIAL PL #108
FERNDAL, WA 98248
Ph (360) 383-0620

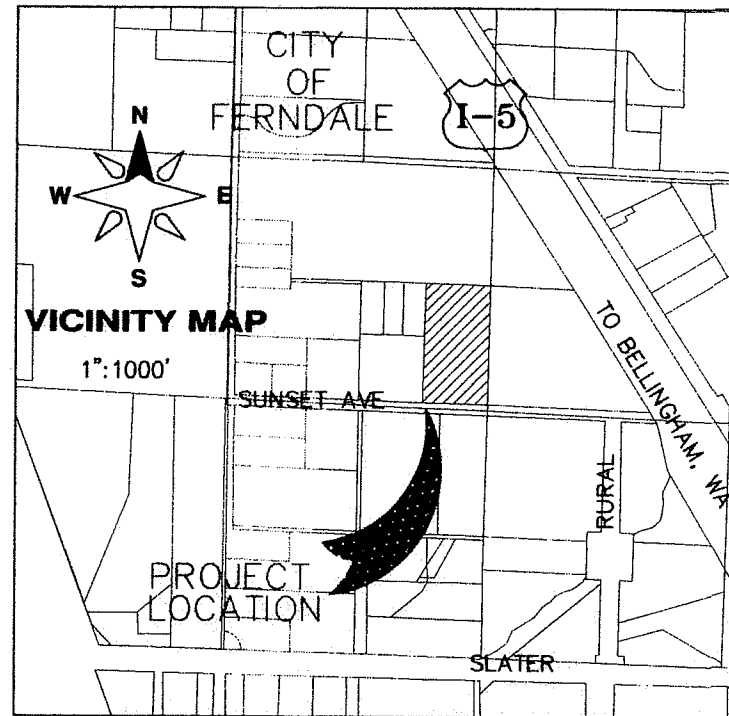
LONG PLAT FOR:
KRAMER CONSTRUCTION, INC

JOB No. 6057	DWG No. 6057-PLAT	DATE: 06/25/09
SCALE: 1"=40'	DRN BY: SR	CHK BY: K.T.H.
		SHEET 2 of 2

2090700880

SUNSET PARK PLAT

A PORTION OF THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M. CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON



LEGAL DESCRIPTION:

(PER WHATCOM LAND TITLE COMPANY ORDER No. W-94018)
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., EXCEPT RIGHT-OF-WAY FOR SUNSET AVENUE (COUNTY ROAD No. 198), LYING ALONG THE SOUTHERLY LINE THEREOF; FURTHER EXCEPT ANY PORTION THEREOF CONVEYED TO EDWARD P. SIMONIA BY BOUNDARY LINE AGREEMENT RECORDED NOVEMBER 21, 2003, UNDER RECORDING No. 2031104877

SITUATE IN WHATCOM COUNTY, WASHINGTON

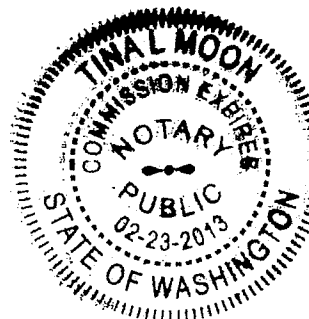
SURVEYOR'S MEETS AND BOUNDS:

COMMENCING AT A MONUMENT MARKING THE WEST 1/16TH CORNER ON THE NORTH-SOUTH CENTERLINE OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M., WHATCOM COUNTY; THENCE SOUTH 88°25'44" EAST ALONG THE MONUMENTED CENTERLINE OF SUNSET AVE. A DISTANCE OF 1321.97 FEET; THENCE NORTH 01°18'18" EAST A DISTANCE OF 30.00 FEET TO THE NORTHERLY MARGIN OF SUNSET AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01°18'18" EAST A DISTANCE OF 635.47 FEET; THENCE NORTH 88°15'15" WEST A DISTANCE OF 330.40 FEET; THENCE SOUTH 01°18'52" WEST A DISTANCE OF 302.06 FEET; THENCE SOUTH 88°24'12" EAST A DISTANCE OF 6.24 FEET; THENCE SOUTH 00°41'58" WEST A DISTANCE OF 334.45 FEET TO THE NORTHERLY MARGIN OF SUNSET AVENUE; THENCE SOUTH 88°25'44" EAST ALONG SAID NORTHERLY MARGIN A DISTANCE OF 320.67 FEET TO THE POINT OF BEGINNING.

DECLARATION & DEDICATION:

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 ON 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 MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

William E. Kramer pro.
KRAMER CONSTRUCTION, INC



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) SS

ON THIS 26th DAY OF June, 2009, BEFORE ME PERSONALLY APPEARED William Kramer TO ME KNOWN TO BE AN AUTHORIZED REPRESENTATIVE OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sara Moon
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN Whatcom County
MY COMMISSION EXPIRES: 2/23/2013

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 AND OTHER RIGHT-OF-WAYS THIS 16th DAY OF July, 2009.

J. Malson
PUBLIC WORKS DIRECTOR, CITY OF FERNDALE, WASHINGTON

PLAT ADMINISTRATOR APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDALE PLAT ADMINISTRATOR THIS 6th DAY OF July, 2009.

Dennis D. P. P.
PLAT ADMINISTRATOR, CITY OF FERNDALE, WASHINGTON

CITY CLERK'S APPROVAL

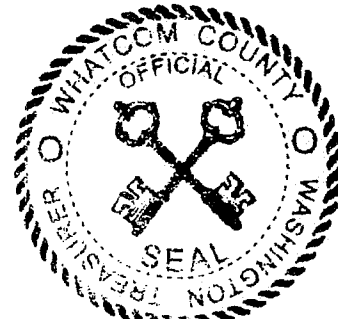
THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERNDALE, WASHINGTON, THIS 2nd DAY OF JULY, 2009.

Linda Knutson
CITY CLERK, CITY OF FERNDALE, WASHINGTON

COUNTY TREASURER'S CERTIFICATE

I, Steph 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 "SUNSET PARK PLAT" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID. AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 7th DAY OF July, 2009.

Maricela DeLeon
TREASURER, WHATCOM COUNTY, WASHINGTON



PLAT NOTES:

- ANY EARTHWORK, DRAINAGE IMPROVEMENTS, UTILITIES, OR OTHER CONSTRUCTION MUST BE DESIGNED AND CARRIED OUT IN ACCORDANCE WITH CITY STANDARDS TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- NO DIRECT ACCESS IS ALLOWED FROM LOT 1 SUNSET AVENUE.
- LOTS 8, 9, AND 10 SHALL UTILIZE A SINGLE SHARED, PAVED 24' DRIVEWAY TO BE LOCATED WITHIN THE "PANHANDLE" PORTION OF LOT 9, AND EXTENDED A MINIMUM OF 50 FEET FROM THE CULDESAC.
- A SHARED, PAVED 24' DRIVEWAY SHALL BE LOCATED WITHIN THE 24' SHARED ACCESS EASEMENT ON LOTS 12 AND 13.
- 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.
- WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
- STORM SEWER MITIGATION FEES SHALL BE PAID PRIOR TO RECORDING OF THE FINAL PLAT.
- SCHOOL IMPACT FEES SHALL BE PAID AS REQUIRED BY ORDINANCE AT THE TIME OF FINAL PLAT APPROVAL.
- A 5-FOOT UTILITY EASEMENT SHALL BE PROVIDED AROUND THE PERIMETER OF EACH LOT PER CITY STANDARDS.
- LOTS 3-15 SHALL INSTALL DOWNSPOUT INFILTRATION SYSTEM ON THE INDIVIDUAL LOTS IN THE FORM OF DRYWELLS OR TRENCHES IN ACCORDANCE WITH THE DOE STANDARDS.
- A WETLAND BUFFER IS ESTABLISHED ON TRACT B AND TRACT C, AS WELL AS PORTIONS IN TRACT A AND LOT 15 IN THE PLAT OF SUNSET PARK. THE PURPOSE OF THE WETLAND BUFFER IS TO PROTECT AND PRESERVE IN A NATURAL RIPARIAN CONDITION, IN PERPETUITY THE PORTION OF THE PROPERTY CONTAINED WITHIN TRACTS A, B, AND C AND LOT 15, AS REPRESENTED ON THE FINAL PLAT OF THE PLAT OF SUNSET PARK. NO GRADING, DUMPING, CONSTRUCTION OF PERMANENT STRUCTURES, LOGGING, HEAVY EQUIPMENT OR OTHER SIMILAR USES SHALL BE ALLOWED IN THE WETLAND BUFFER. REMOVAL OF NONNATIVE PLANT SPECIES AND/OR PLANTING OF NATIVE PLANT SPECIES TO ENHANCE THE RIPARIAN FUNCTION MAY BE REQUIRED BY THE CITY OF FERNDALE, OR MAY BE PROPOSED BY THE PROPERTY OWNERS AND MAY BE PERMITTED, PROVIDED SUCH REMOVAL AND/OR PLANTING IS PART OF A COORDINATED PLAN THAT HAS BEEN SIGNED BY A QUALIFIED BIOLOGICAL PROFESSIONAL AND APPROVED BY THE CITY OF FERNDALE.
- PRIOR TO A SECOND HOME, OR THE MULTI-FAMILY DWELLING ON LOT 15, WITHIN THIS PLAT OBTAINING FINAL OCCUPANCY, THE TOT LOT (TRACT D) SHALL BE FULLY INSTALLED TO THE SATISFACTION OF THE CITY OF FERNDALE.

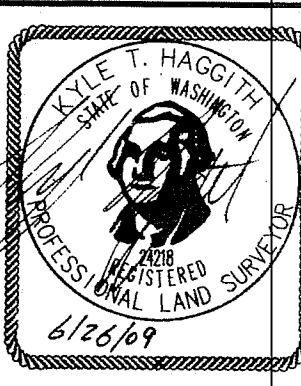
POTENTIAL LAND USE INCOMPATIBILITY

THIS PLAT IS LOCATED ADJACENT TO PROPERTY THAT IS ZONED FOR COMMERCIAL AND/OR INDUSTRIAL USE. SUCH USES EXIST OR ARE LIKELY TO EXIST IN THE FUTURE BASED ON ADJACENT ZONING. NOISE, ODOR, AND ACTIVITY ASSOCIATED WITH CLOSE PROXIMITY TO SUCH USES ARE TO BE EXPECTED.



AUDITOR'S CERTIFICATE
Filed for record this 7th day of July, 2009, at 12:18 PM
in official records under Auditor's File Number
2090700880
at the request of Land Development Eng & Surv.
Shirley Frost by Steph N. Oliver
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 BILL KRAMER in JUNE 2009
Bill Kramer
Certificate No.: 24218



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

LONG PLAT FOR: KRAMER CONSTRUCTION, INC			
JOB No. 6057	DWG No. 6057-PLAT	DATE: 06/25/09	
SCALE: AS SHOWN	DRN BY: SR	CHK BY: K.T.H.	SHEET 1 of 2