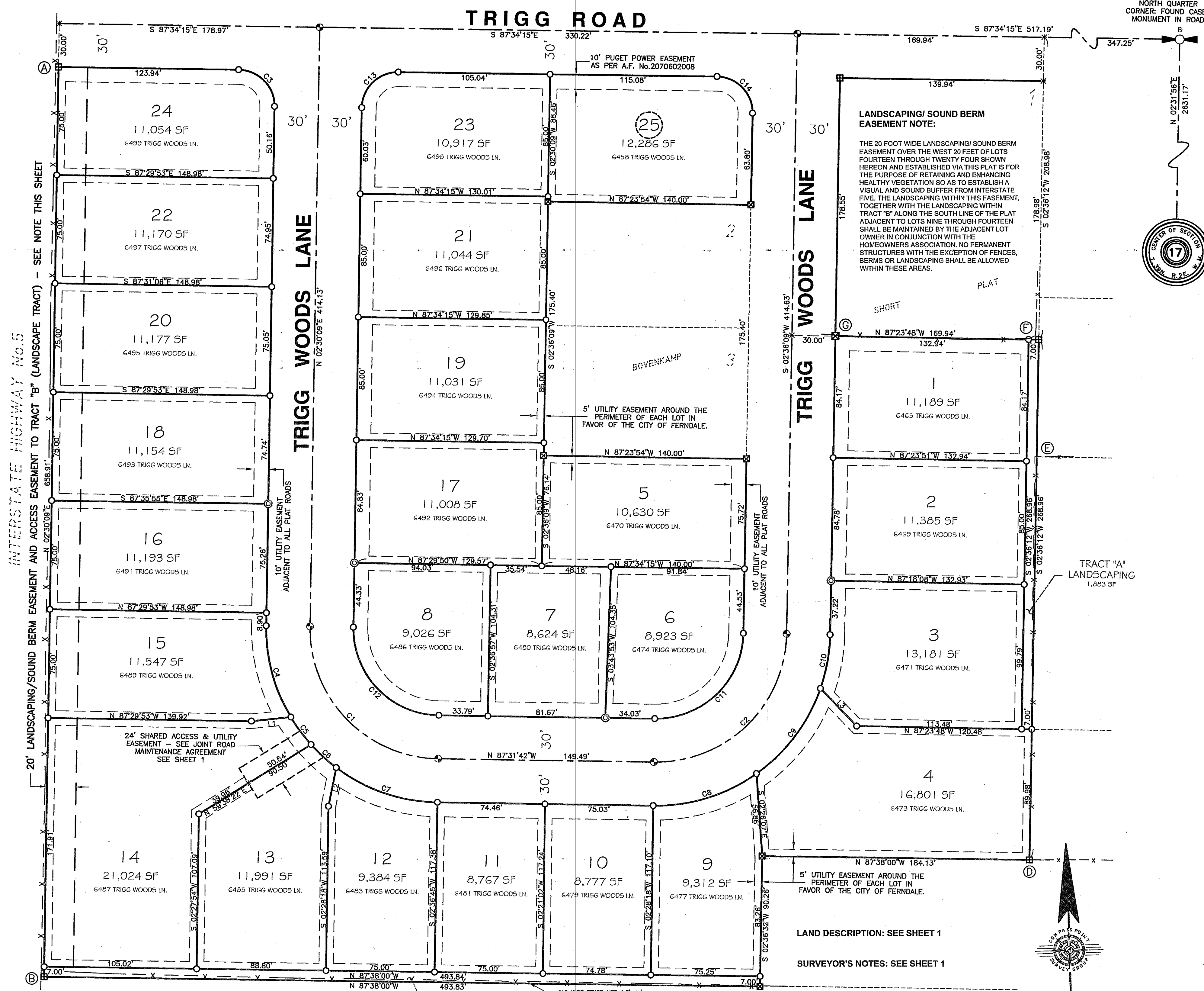


# TRIGG WOODS

PORTION OF THE NE 1/4, NW 1/4, SECTION 17, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.  
WITHIN THE CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON

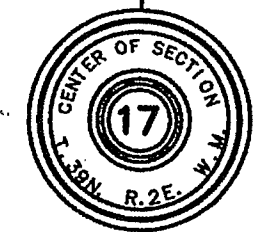


INTERSTATE HIGHWAY No.5  
LANDSCAPING/SOUND BERM EASEMENT AND ACCESS EASEMENT TO TRACT "B" (LANDSCAPE TRACT) - SEE NOTE THIS SHEET

**LANDSCAPING/ SOUND BERM EASEMENT NOTE:**

THE 20 FOOT WIDE LANDSCAPING/ SOUND BERM EASEMENT OVER THE WEST 20 FEET OF LOTS FOURTEEN THROUGH TWENTY FOUR SHOWN HEREON AND ESTABLISHED VIA THIS PLAT IS FOR THE PURPOSE OF RETAINING AND ENHANCING HEALTHY VEGETATION SO AS TO ESTABLISH A VISUAL AND SOUND BUFFER FROM INTERSTATE FIVE. THE LANDSCAPING WITHIN THIS EASEMENT, TOGETHER WITH THE LANDSCAPING WITHIN TRACT "B" ALONG THE SOUTH LINE OF THE PLAT ADJACENT TO LOTS NINE THROUGH FOURTEEN SHALL BE MAINTAINED BY THE ADJACENT LOT OWNER IN CONJUNCTION WITH THE HOMEOWNERS ASSOCIATION. NO PERMANENT STRUCTURES WITH THE EXCEPTION OF FENCES, BERMS OR LANDSCAPING SHALL BE ALLOWED WITHIN THESE AREAS.

NORTH QUARTER CORNER: FOUND CASED MONUMENT IN ROAD



**OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:**

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR ENCROACHMENTS IN ACCORDANCE WITH W.A.C. Ch.332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

**FENCE NOTES:**

- A. HIGHWAY FENCE LIES 2.1' WEST OF SET CONCRETE MONUMENT.
- B. FENCE CORNER LIES 4.2' NORTH AND 2.0' WEST OF SET CONCRETE MONUMENT.
- C. FENCE LINE LIES 0.2' NORTH OF SET CONCRETE MONUMENT.
- D. FENCE CORNER LIES 0.2' EAST OF SET CONCRETE MONUMENT.
- E. FENCE CORNER LIES 1.2' WEST OF LOT LINE.
- F. FENCE CORNER LIES 2.9' NORTH AND 2.4' WEST OF SET CONCRETE MONUMENT.
- G. FENCE CORNER LIES 9.6' WEST AND 1.3' NORTH OF SET CONCRETE MONUMENT.

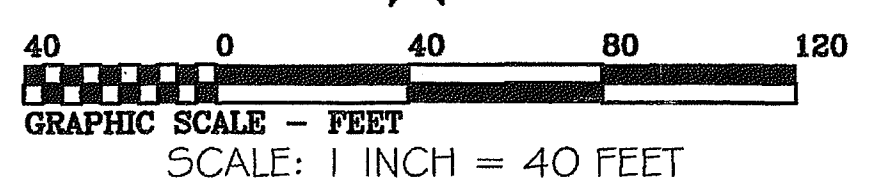


Scott G. Harksell, L.S. 32430  
523 Front Street, Lynden WA 98264  
Ph. 360.354.8320 Fax. 360.354.8321

**COMPASS POINT SURVEY GROUP INC.**

Course	Bearing	Distance
L1	S 85°50'20" W	27.00'
L2	S 12°27'14" W	27.16'
L3	S 42°23'48" E	35.95'

Curve	Radius	Length	Delta
C1	90.00'	141.42'	90°01'49"
C2	90.00'	141.17'	89°52'09"
C3	25.00'	39.30'	90°04'24"
C4	120.00'	66.10'	31°33'39"
C5	120.01'	23.59'	11°15'40"
C6	120.00'	23.71'	11°19'08"
C7	120.00'	75.17'	35°53'23"
C8	120.00'	75.46'	36°01'45"
C9	120.00'	74.76'	35°41'49"
C10	120.00'	38.00'	18°08'35"
C11	60.00'	94.11'	89°52'09"
C12	60.00'	94.28'	90°01'49"
C13	25.00'	39.24'	89°55'36"
C14	25.00'	39.35'	90°10'24"



BASIS OF BEARINGS =  
CITY OF FERDALE SURVEY  
MONUMENT NETWORK

5/21/08  
12/02

# TRIGG WOODS

PORTION OF THE NE 1/4, NW 1/4, SECTION 17, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.  
WITHIN THE CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

### LAND DESCRIPTION:

#### PARCEL A:

LOT 4, BOVENKAMP SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1622806, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

#### PARCEL B:

A TRACT OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 17, 300 FEET, SOUTH 89°49'33" WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF OLD HIGHWAY 99, NOW PORTAL DRIVE; THENCE SOUTH PARALLEL TO SAID WEST LINE OF PORTAL DRIVE, 478.03 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 90 FEET TO A POINT 90 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17; THENCE SOUTH 89°45'42" WEST, PARALLEL TO SAID SOUTH LINE, 184 FEET; THENCE NORTH 28°31'06" WEST, 50.13 FEET TO AN INTERSECTION WITH A CURVE OF 130 FEET RADIUS, THE CENTER OF WHICH CURVE BEARS NORTH 28°31'06" WEST, THENCE NORTHEASTERLY ALONG SAID CURVE, 81.09 FEET; THENCE SOUTH 64°15'21" EAST, 25.43 FEET; THENCE EAST, 130 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

### DECLARATION & DEDICATION:

I, THE UNDERSIGNED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS SHOWN HEREON, INCLUDING TRACTS "A" AND "B" LANDSCAPE BUFFERS, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR EXISTING COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE, ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

THIS 22 DAY OF APRIL, 2008

*Mark Bratt*  
MARK BRATT, MANAGER/SECRETARY  
TRIGG DEVELOPMENT L.L.C.

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )

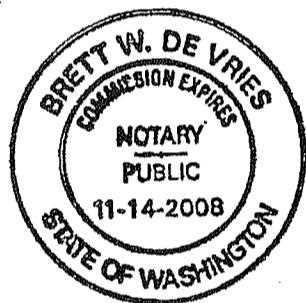
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK BRATT IS THE PERSON WHO APPEARED BEFORE ME AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS MANAGER/SECRETARY OF TRIGG DEVELOPMENT L.L.C. A WASHINGTON LIMITED LIABILITY COMPANY AND THAT HE SIGNED THIS INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

THIS 22 DAY OF APRIL, 2008

*Brett W. De Vries*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT Blaine WASHINGTON

MY COMMISSION EXPIRES 11/14/08



### SURVEYOR'S CERTIFICATE:

I, SCOTT G. HARKSELL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS BASED UPON 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 CORNERS HAVE BEEN SET IN THE GROUND AS SHOWN.

*Scott G. Harksell* DATE 4-22-08  
SCOTT G. HARKSELL, CERTIFICATE No. 32430  
COMPASS POINT SURVEY GROUP INC. 523 FRONT STREET, LYNDEN WA. 98264



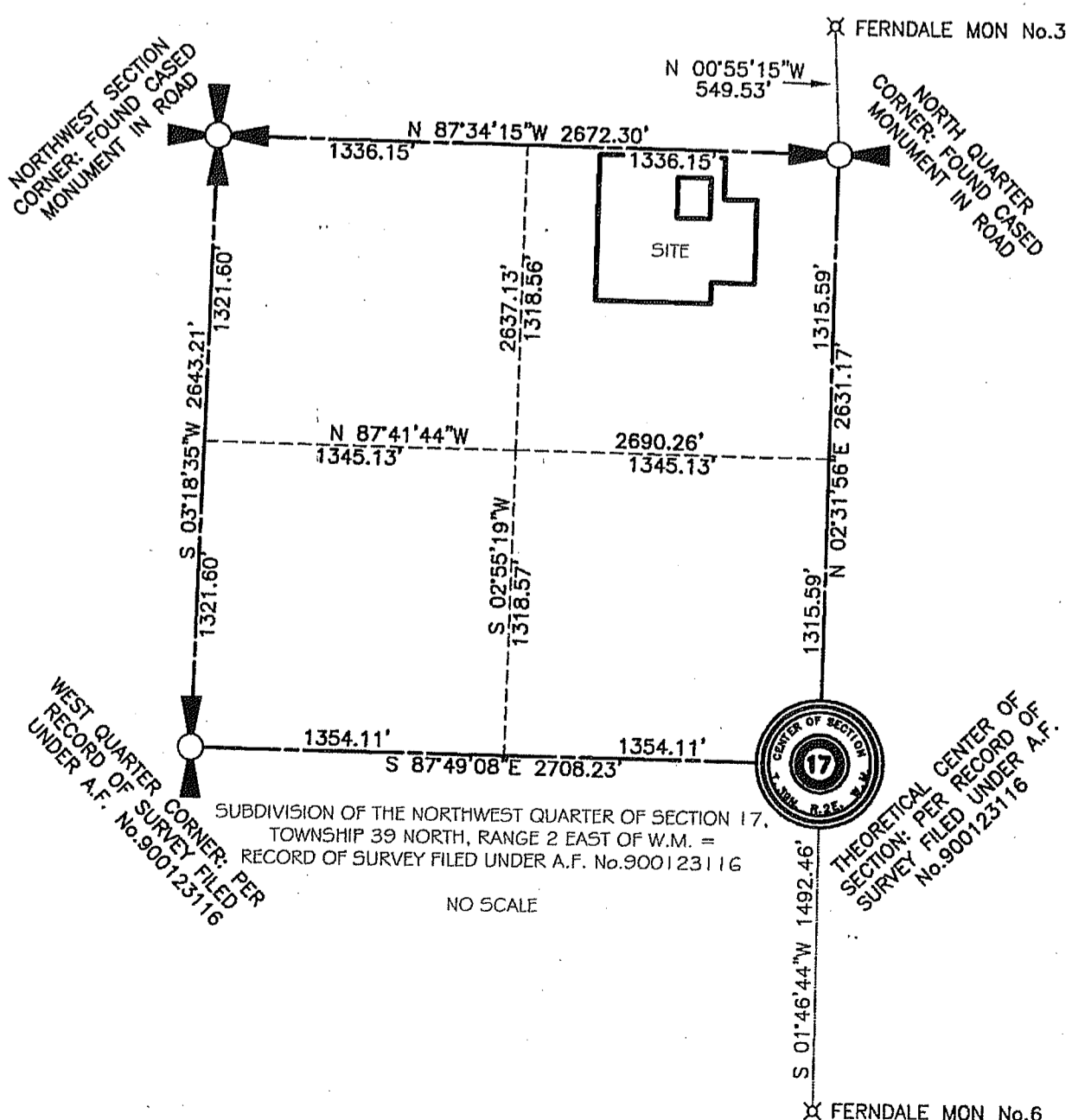
### AUDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF COMPASS POINT SURVEY GROUP INC.

THIS 4th DAY OF June, 2008 AT 10:22 AM, AND THAT IT IS RECORDED

UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2080600471 RECORDS OF WHATCOM COUNTY, WASHINGTON.

*Maureen Kalkreuth*  
COUNTY AUDITOR BY DEPUTY



### CITY OF FERNDALE APPROVALS:

EXAMINED AND APPROVED BY THE CITY OF FERNDALE DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & OTHER RIGHTS-OF-WAYS

THIS 29th DAY OF May, 2008

*MSB*  
PUBLIC WORKS DIRECTOR, CITY OF FERNDALE, WASHINGTON

EXAMINED AND APPROVED BY THE CITY OF FERNDALE PLAT ADMINISTRATOR,

THIS 29th DAY OF May, 2008

*Dennis D. Rhoads*  
PLAT ADMINISTRATOR, CITY OF FERNDALE, WASHINGTON

APPROVED BY THE ORDER OF THE CITY CLERK OF THE CITY OF FERNDALE, WASHINGTON

THIS 30th DAY OF May, 2008

*Linda Knutson*  
CITY CLERK, CITY OF FERNDALE, WASHINGTON

### WHATCOM COUNTY TREASURER'S CERTIFICATE:

I, Steven N. Oliver, WHATCOM COUNTY TREASURER, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT ENTITLED "TRIGG WOODS" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED AS SHOWN IN THE RECORDS OF MY OFFICE

DATED THIS 4th DAY OF June, 2008

*Dawn Budder*  
TREASURER, WHATCOM COUNTY, WASHINGTON



### PLAT NOTES AND CONDITIONS:

- ONLY SINGLE FAMILY, SITE BUILT, DWELLINGS MAY BE CONSTRUCTED ON THESE LOTS (NO MULTIFAMILY BUILDINGS). THIS IS NOT TO PROHIBIT DETACHED GARAGES, STORAGE SHEDS AND OTHER PERMITTED ACCESSORY STRUCTURES.
- NO VEHICULAR ACCESS WILL BE ALLOWED TO TRIGG ROAD FROM LOTS 23, 24 OR 25.
- FOR ADDITIONAL PLAT COVENANTS, CONDITIONS AND RESTRICTIONS SEE C.C.&R.'S RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2080600472.

### INDIVIDUAL LOT DRAINAGE NOTE:

POSITIVE LOT DRAINAGE HAS BEEN INSTALLED FOR LOTS 1, 2, 5, AND 17 THROUGH 25. LOTS 3, 4, AND 6 THROUGH 16 WILL NEED TO INSTALL DOWNSPOUT INFILTRATION SYSTEMS ON THE INDIVIDUAL LOTS IN THE FORM OF DRYWELLS OR TRENCHES IN ACCORDANCE WITH DOE STANDARDS. EACH INFILTRATION SYSTEM MAY SERVE UP TO 1,000 SF OF ROOF AREA.

### DEVELOPMENT NOTES:

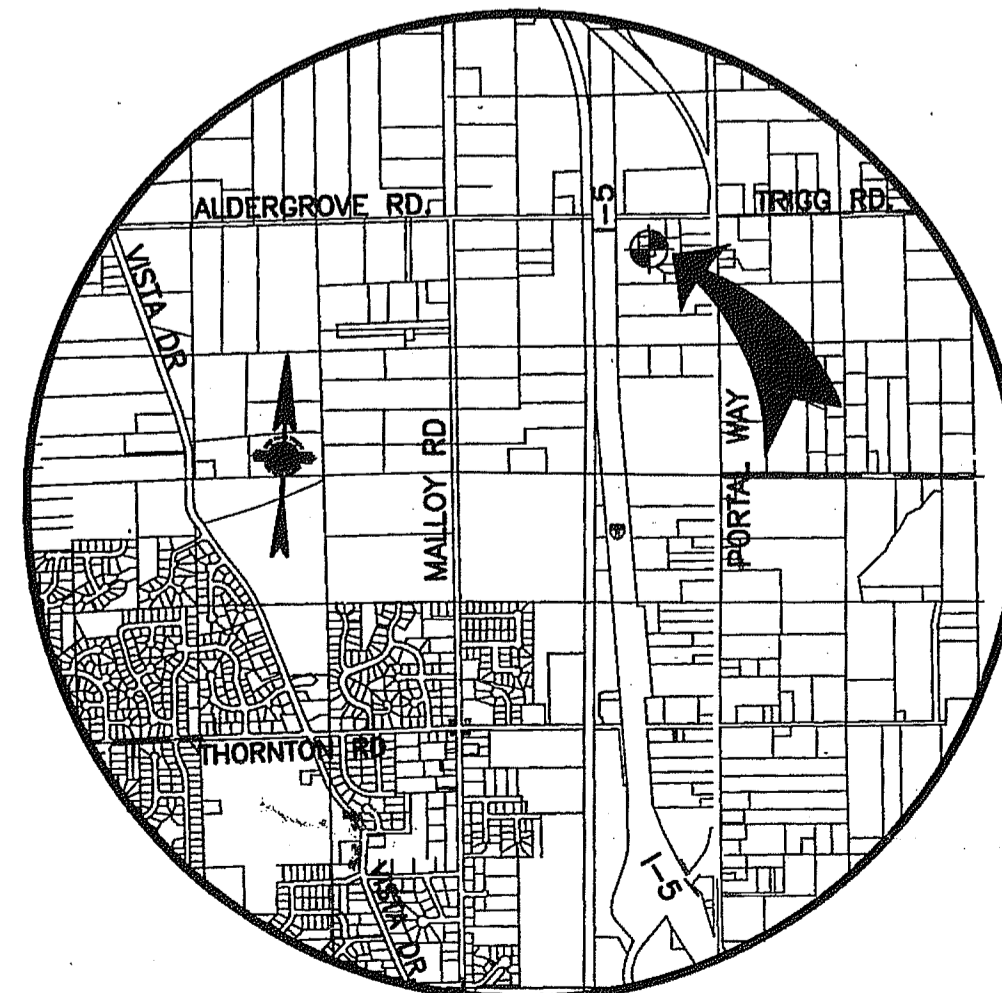
- TRAFFIC MITIGATION FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
- WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
- SCHOOL IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
- STORM SEWER MITIGATION FEES SHALL BE PAID PRIOR TO RECORDING OF THE FINAL PLAT.

### JOINT ROAD MAINTENANCE AGREEMENT (LOTS 13 & 14):

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH THE 24' WIDE ACCESS & UTILITY EASEMENT SHOWN HEREON, SHALL BE SHARED EQUALLY BY THE OWNERS OF LOTS 13 AND 14 WITHIN THIS PLAT. SAID COSTS SHALL THEREFORE BECOME AN ENFORCEABLE LIEN AGAINST ANY LOT WHOSE OWNERS REFUSE OR FAIL TO PARTICIPATE IN THE MAINTENANCE, REPAIRS OR IMPROVEMENTS MADE BY AGREEMENT OF THE OTHER OWNERS. THIS PROVISION SHALL BE CONSTRUED AS A COVENANT RUNNING WITH THE LAND.

### SURVEYORS NOTES:

- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "COMPASS POINT SURVEY 32430" SET BY THIS SURVEY IN NOVEMBER OF 2007.
- "C" DENOTES COTTON GIN SPIKE WITH FLASHER MARKED "COMPASS POINT LS.32430" SET IN BETWEEN CONCRETE WATER METERS.
- "M" DENOTES CONCRETE MONUMENT WITH 2" BRASS DISC, REPLACING 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "COMPASS POINT SURVEY 32430" SET AS PER RECORD OF SURVEY FILED UNDER A.F. No.2050803808.
- "B" DENOTES CONCRETE MONUMENT WITH 2" BRASS DISC, REPLACING FOUND BARE IRON PIPES, CAPPED REBAR AND CONCRETE MONUMENTS AS SHOWN ON RECORD OF SURVEY FILED UNDER A.F. No.2050803808.
- "S" DENOTES BRASS DISC SET IN CONCRETE TO BE SET UPON THE COMPLETION OF CONSTRUCTION.
- "\*" DENOTES CALCULATED POINT ONLY.
- CONTROL FOR THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TCPR 1203 TOTAL STATION WITH AN ALLEGRO CX DATA COLLECTOR/FIELD COMPUTER IN JANUARY OF 2007.
- THIS SURVEY TIED INTO CONCRETE MONUMENTS AND PIPES OF RECORD PER THE BOVENKAMP SHORT PLAT AS SHOWN ON RECORD OF SURVEY FILED UNDER A.F. No.2050803808, THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 17 AND RELIED UPON RECORD OF SURVEY FILED UNDER AF NO.900123116 FOR SECTION SUBDIVISION. BASIS OF BEARINGS = CITY OF FERNDALE SURVEY MONUMENT NETWORK.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE (OR PLAT CERTIFICATE) ISSUED BY CHICAGO TITLE INSURANCE COMPANY AS PER ORDER NO.305927, DATED NOVEMBER 20, 2007. ALL EASEMENTS AS PER SAID PLAT CERTIFICATE ARE SHOWN HEREON; EXCEPT A.F. No.2070202419 (COMCAST OF WASHINGTON IV, INC.) UNDISCLOSED LOCATION, SYSTEM LIES WITHIN 10' UTILITY EASEMENTS SHOWN HEREON, A.F. No.1109509 (CASCADE NATURAL GAS CORPORATION) UNDISCLOSED LOCATION AND A.F. No.1352347 (PUGET SOUND POWER & LIGHT COMPANY) NOW IN PUBLIC RIGHT-OF-WAY.



VICINITY MAP  
NO SCALE

Scott G. Harksell, L.S. 32430  
523 Front Street, Lynden WA 98264  
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COMPASS POINT  
SURVEY GROUP INC.