

VISTA MEADOWS LONG PLAT

PHASE 1

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

LEGAL DESCRIPTIONS

PORTION OF LOT B, AS DELINEATED ON "BRAITHWAITE LOT LINE ADJUSTMENT", ACCORDING TO THE PLAT THEREOF, RECORDED MAY 3, 2007, UNDER AUDITOR'S FILE No. 2070500522 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT B BEING ON THE WESTERLY MARGIN OF VISTA DRIVE; THENCE NORTH 19°50'22" WEST ALONG SAID MARGIN A DISTANCE OF 250.37 FEET; THENCE NORTH 88°54'38" WEST A DISTANCE OF 246.00 FEET; THENCE SOUTH 01°05'22" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 88°54'38" EAST A DISTANCE OF 28.40 FEET; THENCE SOUTH 01°05'22" WEST A DISTANCE OF 167.11 FEET; THENCE NORTH 75°54'59" EAST A DISTANCE OF 318.12 FEET TO THE POINT OF BEGINNING.

DECLARATION

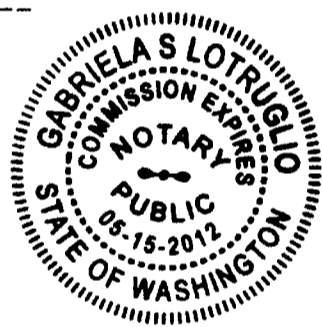
THE UNDERSIGNED OWNER(S), HEREBY DECLARE THIS LONG PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD RIGHT-OF-WAYS, AND A 9-FOOT STRIP EASEMENT ABUTTING THE WEST LINE OF LOT 3 AS SHOWN HEREON, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED 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.

Tanya Braithwaite
TANYA BRAITHWAITE
David Braithwaite
DAVID BRAITHWAITE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) s.s.
ON THIS 24 DAY OF June, 2011, BEFORE ME, THE UNDERSIGNED APPEARED DAVID BRAITHWAITE, 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.

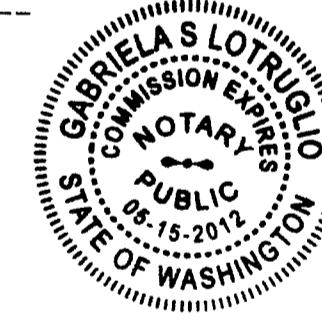
Gabriela S. Lotruglio
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDENCE Bellingham, WA



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) s.s.
ON THIS 24 DAY OF June, 2011, BEFORE ME, THE UNDERSIGNED APPEARED TANYA BRAITHWAITE, DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, AND ACKNOWLEDGE TO ME THAT SHE 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.

Gabriela S. Lotruglio
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDENCE Bellingham, WA



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 23rd DAY OF June, 2011.

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 23rd DAY OF June, 2011.

J. Miller
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 23rd DAY OF June, 2011.

Sam Z
CITY CLERK, CITY OF FERNDALE, WASHINGTON

COUNTY TREASURER'S CERTIFICATE

I, Seven 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 "VISTA MEADOWS LONG PLAT, PHASE 1" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 24 DAY OF June, 2011.

Gabriela S. Lotruglio Tax Specialist
TREASURER, WHATCOM COUNTY, WASHINGTON

CC & R's
CONDITIONS, COVENANTS AND RESTRICTIONS REGARDING DRAINAGE AND HOMEOWNERS ASSOCIATION AS FILE UNDER AF# 2110602316
211 0602316

WATER AND SEWER CONNECTION FEES

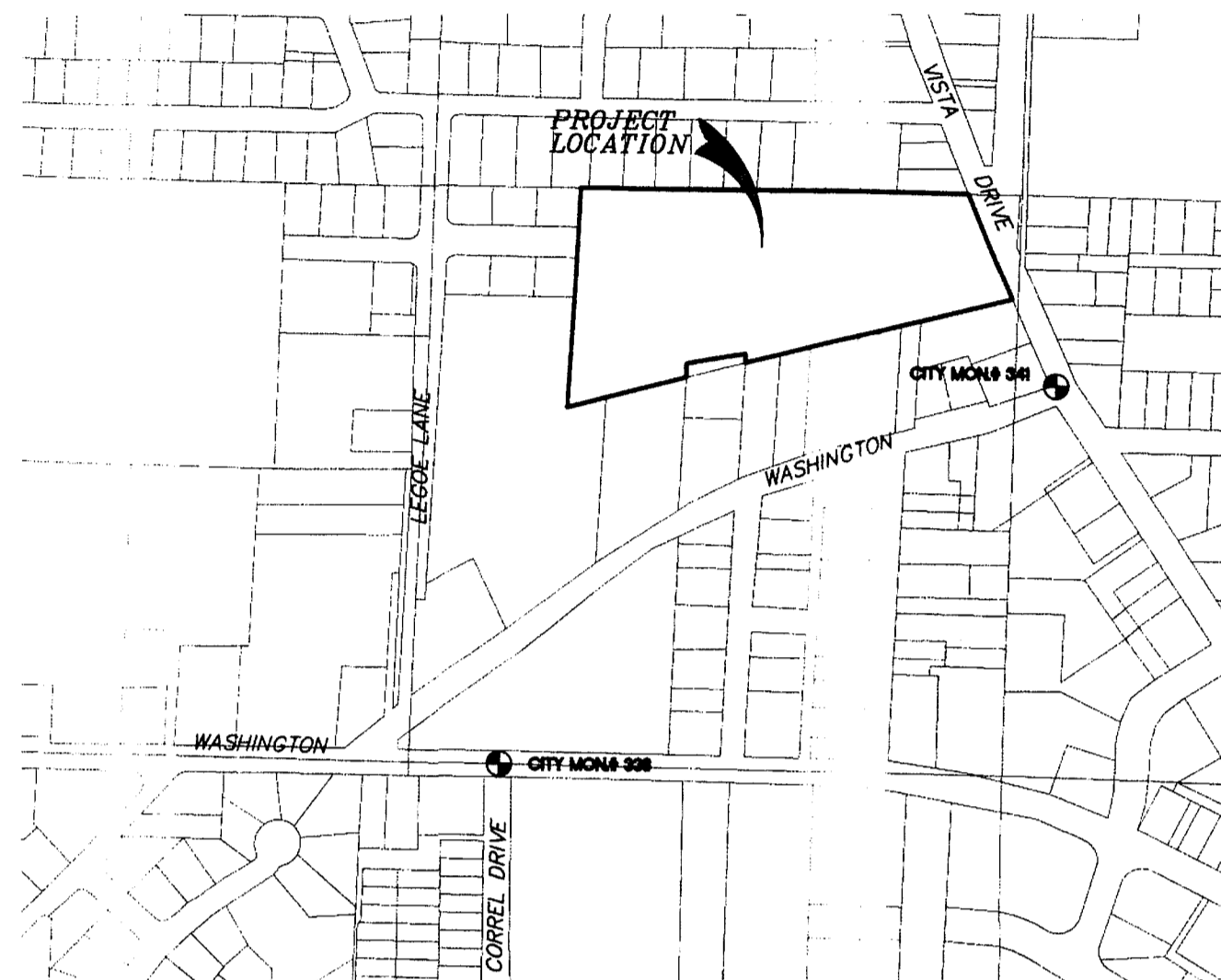
WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED CONNECTION FEES IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

SCHOOL IMPACT FEES

SCHOOL IMPACT FEES SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT - IN ACCORDANCE WITH ORDINANCE #1385. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

DRAINAGE FOR LOTS

THE FOLLOWING LOT PARCELS 390219 519087, 390219 528090, 390219 533090, AND 390219 538090 MAY CONNECT TO THE DRAIN STUBS INSTALLED AT THE DRAINAGE MAINS CONSTRUCTED ALONG THE EASEMENTS LOCATED SOUTH OF LOTS 3, 2, 1 AND TRACT B.

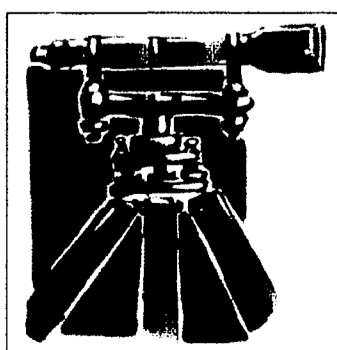


AUDITOR'S CERTIFICATE

Filed for record this 24th day of June, 2011, at 4:26 PM
in official records under Auditor's File Number
2110602316
at the request of Land Development Engin. & Surv.
Shelby...
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 DAVID BRAITHWAITE
in June 2011.
DAVID BRAITHWAITE
Certificate No. 24218



LAND DEVELOPMENT ENGINEERING & SURVEYING INC.

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

**LONG PLAT FOR:
DAVID BRAITHWAITE**

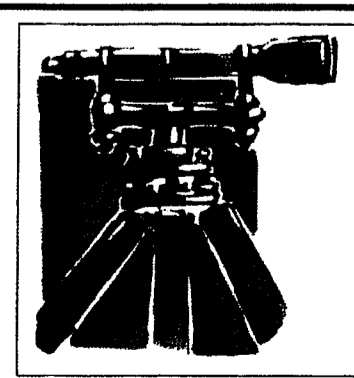
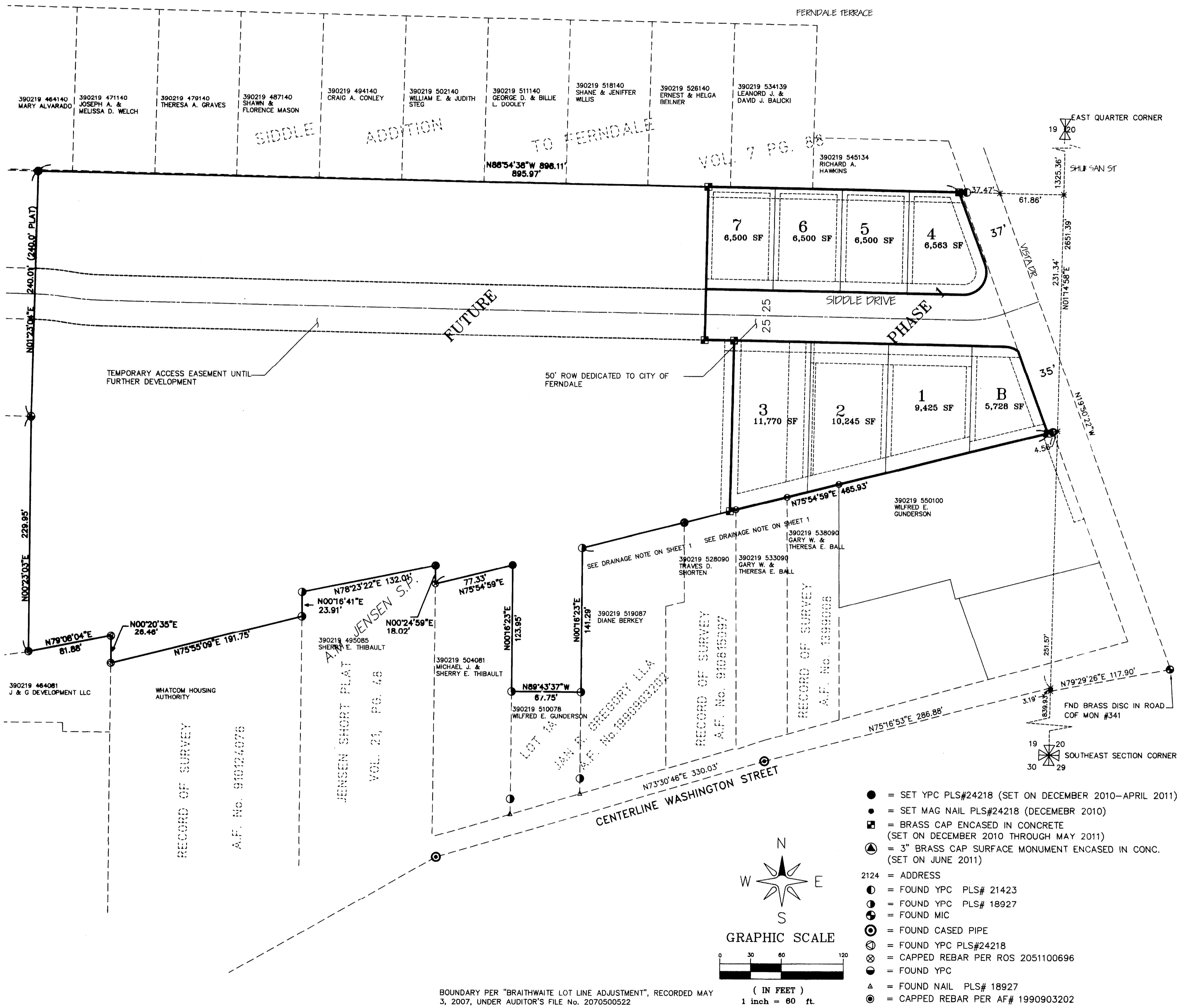
JOB No. 4603	DWG No. 4603-PLAT-PHASE 1.DWG	DATE: 06/23/11
DRN BY: SR	CHK BY: K.T.H.	SHEET 1 of 3

VISTA MEADOWS LONG PLAT

PHASE 1

A PORTION OF THE SE 1/4 OF SECTION 19, T.39N., R.2E.

CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON



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

**LONG PLAT FOR:
DAVID BRAITHWAITE**

JOB No. 4603	DWG No. 4603-PLAT-PHASE 1.DWG	DATE: 06/23/11
DRN BY: SR	CHK BY: K.T.H.	SHEET 2 of 3

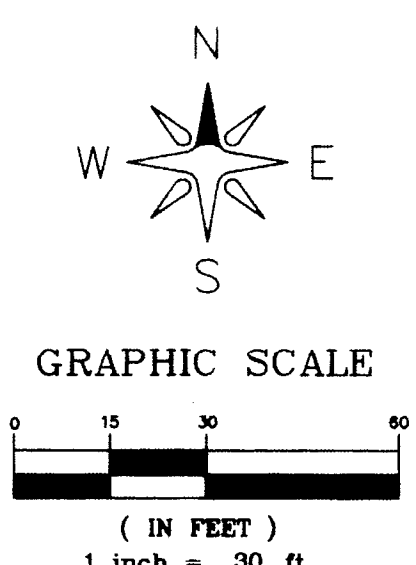
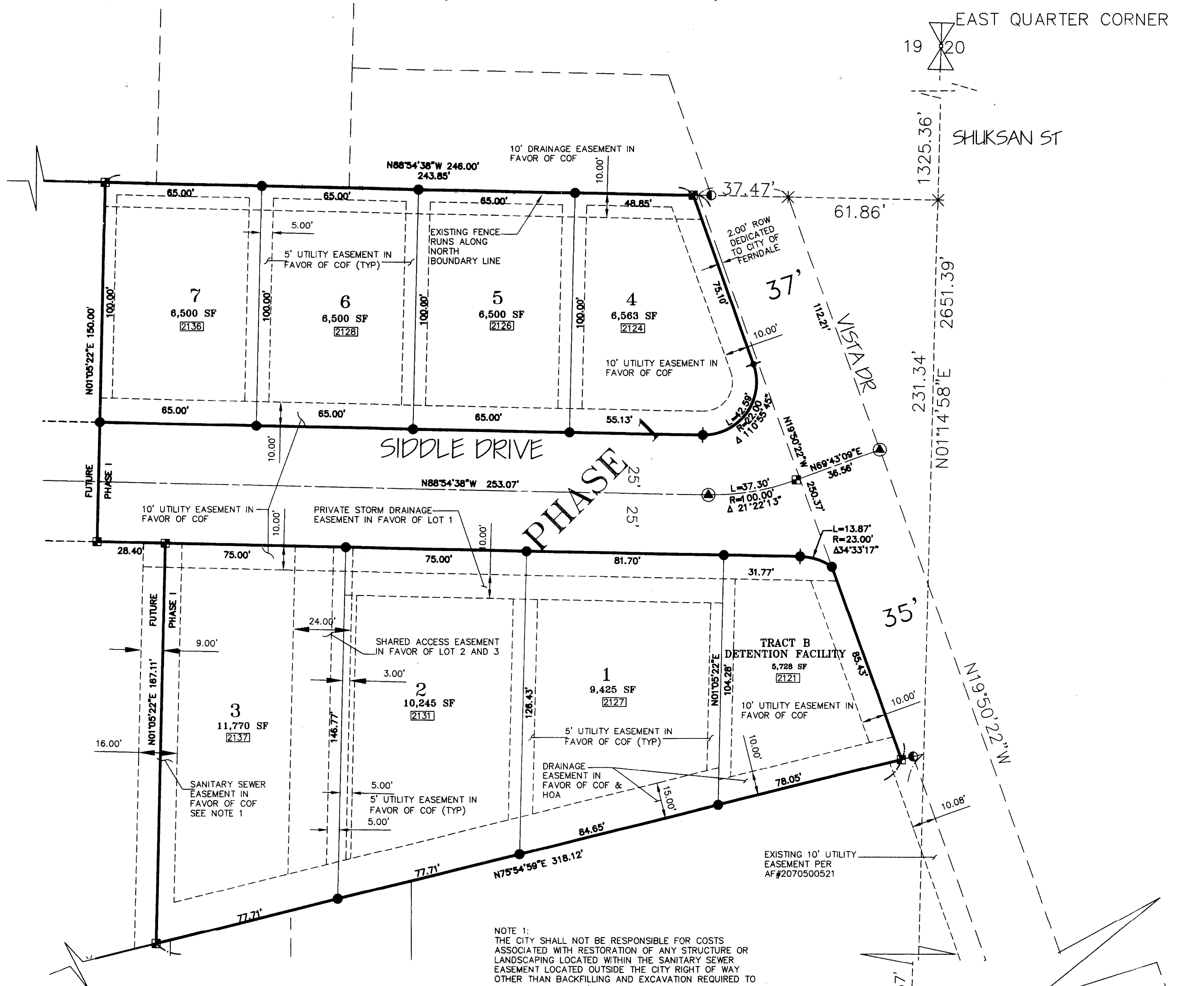
2110602316

VISTA MEADOWS LONG PLAT

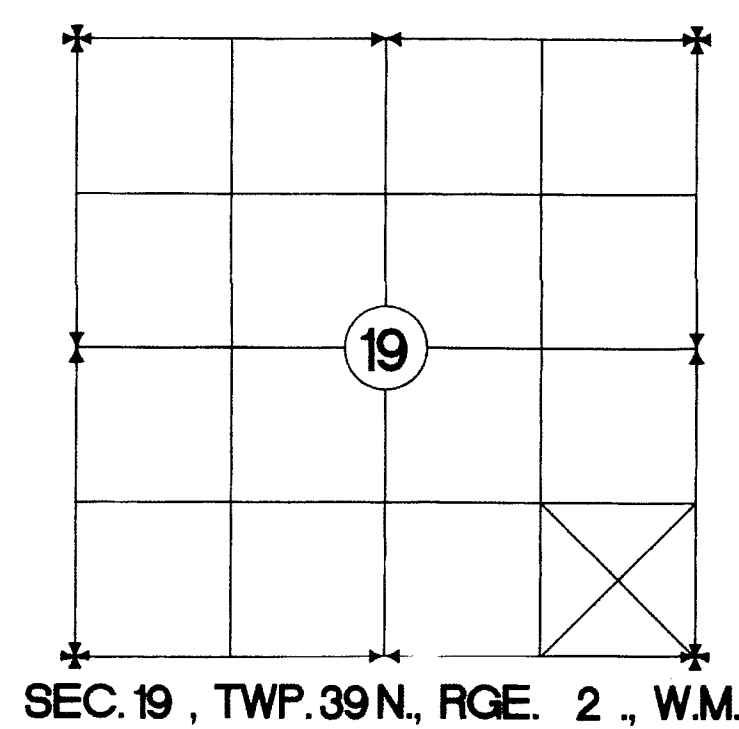
PHASE 1

A PORTION OF THE SE 1/4 OF SECTION 19, T.39N., R.2E.

CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON



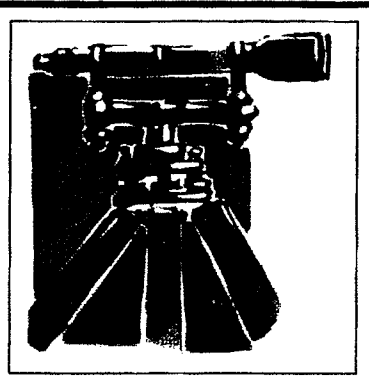
- = SET YPC PLS#24218 (SET ON DECEMBER 2010-APRIL 2011)
- = SET MAG NAIL PLS#24218 (DECEMBER 2010)
- = BRASS CAP ENCASED IN CONCRETE (SET ON DECEMBER 2010 THROUGH MAY 2011)
- ▲ = 3" BRASS CAP SURFACE MONUMENT ENCASED IN CONC. (SET ON JUNE 2011)
- 2124 = ADDRESS
- = FOUND YPC PLS# 21423
- = FOUND YPC PLS# 18927
- = FOUND MIC
- = FOUND CASSED PIPE
- = FOUND YPC PLS#24218
- ⊗ = CAPPED REBAR PER ROS 2051100696
- = FOUND YPC
- ▲ = FOUND NAIL PLS# 18927
- = CAPPED REBAR PER AF# 1990903202



NOTE 1:
THE CITY SHALL NOT BE RESPONSIBLE FOR COSTS ASSOCIATED WITH RESTORATION OF ANY STRUCTURE OR LANDSCAPING LOCATED WITHIN THE SANITARY SEWER EASEMENT LOCATED OUTSIDE THE CITY RIGHT OF WAY OTHER THAN BACKFILLING AND EXCAVATION REQUIRED TO MAKE REPAIRS AND/OR MAINTAIN THE SEWER MAIN.

SURVEY NOTE:

- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTOR
- EQUIPMENT USED:
LEICA TCR1103+ 00'01.5" ± 2 PPM, ± 2 MM
NIKON DTM520: 00'01.5" ± 2 PPM, ± 2 MM
- HORIZONTAL DATUM:
WASHINGTON STATE NORTH ZONE NAD 83/91
- VERTICAL DATUM:
CITY OF FERNDAL MONUMENTATION
COF#341 EL= 42.50
- BASIS OF BEARING:
CITY OF FERNDAL EXISTING MONUMENT LOCATION SURVEY
WASHINGTON STATE NORTH ZONE NAD 83/91
MONUMENT NUMBERS 338, 341, BEARING= N56°10'27"E
- IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON AUTHORITY 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.



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

LONG PLAT FOR: DAVID BRAITHWAITE		
JOB No. 4603	DWG No. 4603-PLAT-PHASE 1.DWG	DATE: 06/23/11
DRN BY: SR	CHK BY: K.T.H.	SHEET 3 of 3

VISTA MEADOWS LONG PLAT

PHASE 2

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



LEGAL DESCRIPTIONS

A PORTION OF A PARCEL REFERRED AS FUTURE, AS DELINEATED ON "VISTA MEADOWS LONG PLAT, PHASE 1", ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE No. 2110602316 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FUTURE PARCEL AND THE NORTHWEST CORNER OF PHASE 1 OF SAID PLAT "VISTA MEADOWS LONG PLAT, PHASE 1"; THENCE NORTH 88°54'38" WEST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 325.00 FEET; THENCE SOUTH 01°05'22" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 88°54'38" EAST A DISTANCE OF 18.40 FEET; THENCE SOUTH 01°05'22" WEST A DISTANCE OF 126.43 FEET; THENCE SOUTH 88°54'38" EAST A DISTANCE OF 335.00 FEET TO THE EAST LINE OF SAID FUTURE PARCEL AND THE WEST LINE OF SAID PHASE 1; THENCE NORTH 01°05'22" EAST ALONG SAID LINE A DISTANCE OF 126.43 FEET; THENCE NORTH 88°54'38" WEST A DISTANCE OF 28.40 FEET; THENCE NORTH 01°05'22" EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

DECLARATION

THE UNDERSIGNED OWNER(S), HEREBY DECLARE THIS LONG PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD RIGHT-OF-WAYS, AND A 9-FOOT STRIP EASEMENT ABUTTING THE EAST LINE OF LOT 13 AS SHOWN HEREON, 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.

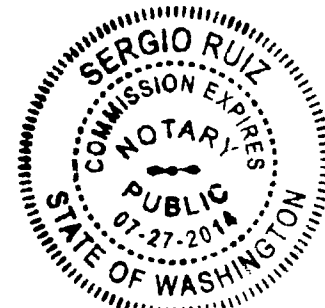
Tanya Braithwaite
TANYA BRAITHWAITE
David Braithwaite
DAVID BRAITHWAITE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) S.S.

ON THIS 23 DAY OF MAY, 2012, BEFORE ME, THE UNDERSIGNED APPEARED DAVID BRAITHWAITE, 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.

Sergio Ruiz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDENCE Lynnwood, WA

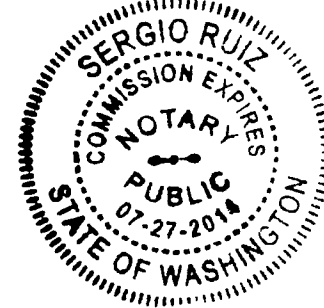


ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) S.S.

ON THIS 23 DAY OF MAY, 2012, BEFORE ME, THE UNDERSIGNED APPEARED TANYA BRAITHWAITE, DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, AND ACKNOWLEDGE TO ME THAT SHE 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.

Sergio Ruiz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDENCE Lynnwood, WA



PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & AND OTHER RIGHT-OF-WAYS
THIS 23rd DAY OF May, 2012

Jim E. Malin P.E.
PUBLIC WORKS DIRECTOR, CITY OF FERNDAL, WASHINGTON

PLAT ADMINISTRATOR APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL PLAT ADMINISTRATOR THIS 23rd DAY OF MAY, 2012

[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 23rd DAY OF May, 2012

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

COUNTY TREASURER'S CERTIFICATE

I *Nicole Moore*, 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 "VISTA MEADOWS LONG PLAT, PHASE 2" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 24 DAY OF May, 2012

Steve Oliver
TREASURER, WHATCOM COUNTY, WASHINGTON



CC & R's
CONDITIONS, COVENANTS AND RESTRICTIONS REGARDING DRAINAGE AND HOMEOWNERS ASSOCIATION AS FILE UNDER AF# 3120503007 & 20503008

WATER AND SEWER CONNECTION FEES

WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED CONNECTION FEES IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

SCHOOL IMPACT FEES

SCHOOL IMPACT FEES SHALL BE PAID IN FULL AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT - IN ACCORDANCE WITH ORDINANCE #1385. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

TRAFFIC, PARK AND STORM SEWER IMPACT FEES

TRAFFIC, PARK AND STORM SEWER IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE AMOUNT OF THE REQUIRED IMPACT FEE IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

ADDITIONAL NOTES

NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS 10 THROUGH 12 UNTIL THE PHASE 3 POND IS INSTALLED
NO OCCUPANCY PERMITS SHALL BE ISSUED FOR LOT 9 AND LOTS 13 THROUGH 16 UNTIL:

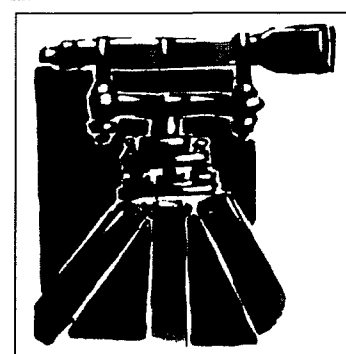
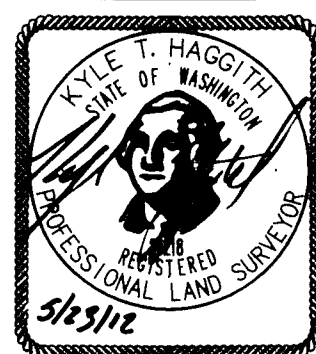
- A) THE DRAINAGE REPORT FOR PHASE 3 IS APPROVED BY THE CITY OF FERNDAL PUBLIC WORKS DEPARTMENT
- B) THE EXISTING BUILDINGS AND OTHER IMPERVIOUS SURFACES SOUTH OF LOTS 13 THROUGH 16 HAVE BEEN REMOVED AND RESEDED

AUDITOR'S CERTIFICATE

Filed for record this 24th day of May 2012, at 4:27 PM in official records under Auditor's File Number 2120503006
at the request of Land Development Engineering
Deanne Holberton
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 DAVID BRAITHWAITE
MAY 20 12
[Signature]
Certificat No.: 24218



LAND DEVELOPMENT ENGINEERING & SURVEYING INC.

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

LONG PLAT FOR:
DAVID BRAITHWAITE

JOB No. 4603	DWG No. 4603-PLAT-PHASE 2.DWG	DATE: 05/23/12
DRN BY: SR	CHK BY: K.T.H.	SHEET 1 of 3

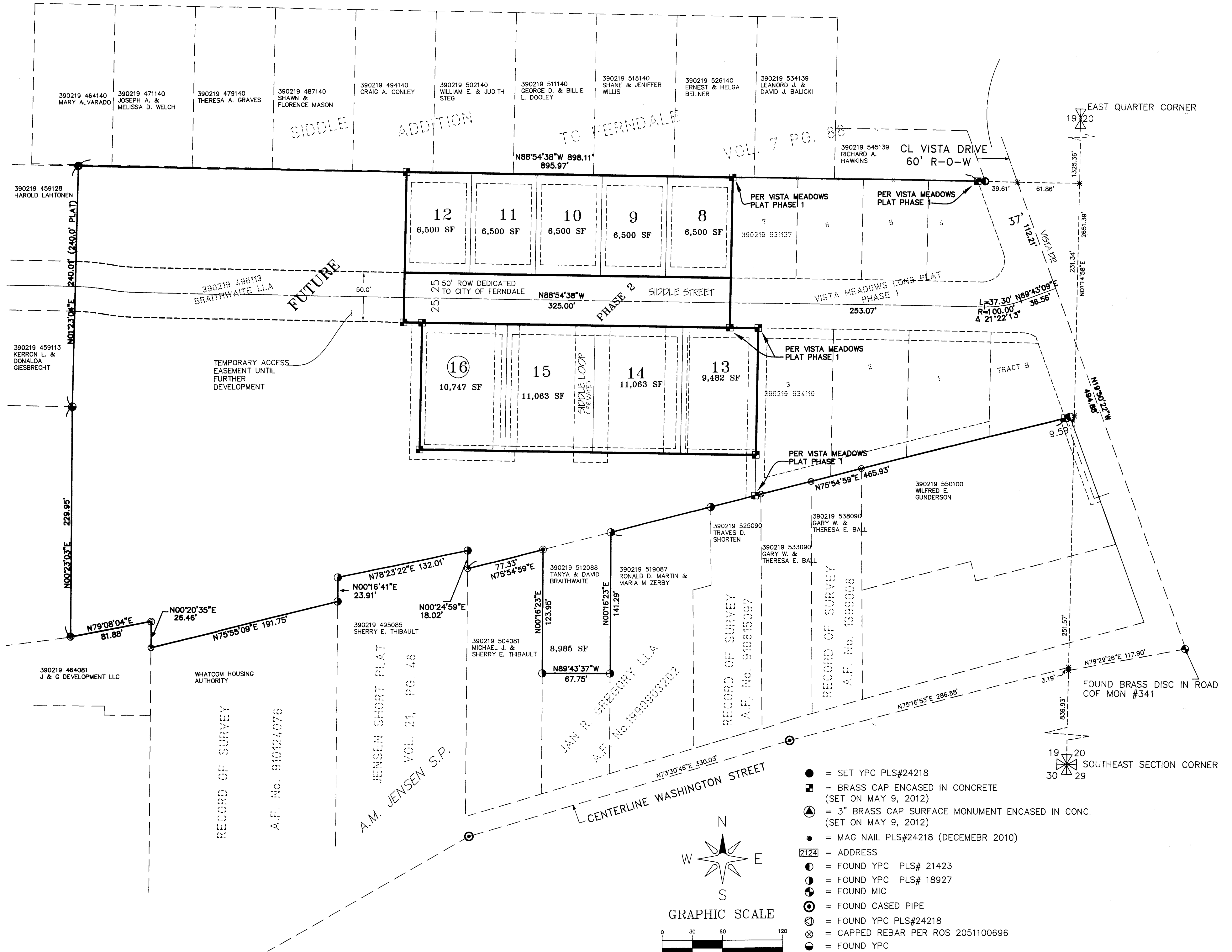
2120503006

VISTA MEADOWS LONG PLAT

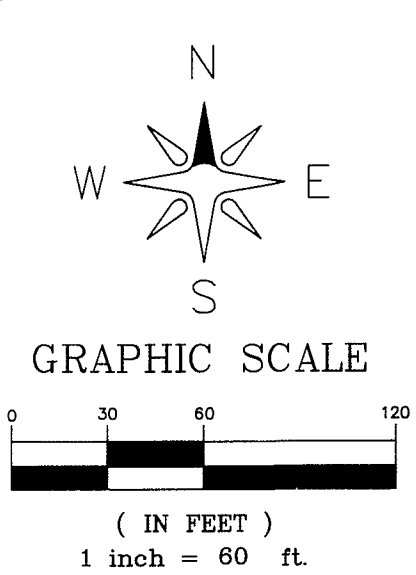
PHASE 2

A PORTION OF THE SE 1/4 OF SECTION 19, T.39N., R.2E.

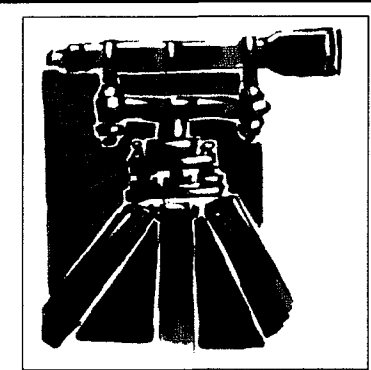
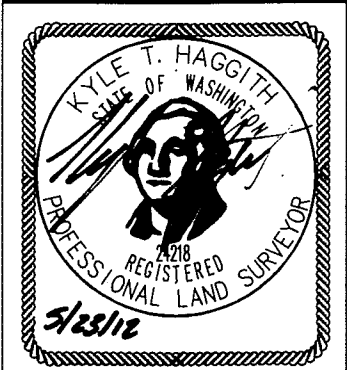
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON



- = SET YPC PLS#24218
- = BRASS CAP ENCASED IN CONCRETE (SET ON MAY 9, 2012)
- ▲ = 3" BRASS CAP SURFACE MONUMENT ENCASED IN CONC. (SET ON MAY 9, 2012)
- = MAG NAIL PLS#24218 (DECEMBER 2010)
- 2124 = ADDRESS
- = FOUND YPC PLS# 21423
- = FOUND YPC PLS# 18927
- = FOUND MIC
- = FOUND CASSED PIPE
- = FOUND YPC PLS#24218
- ⊗ = CAPPED REBAR PER ROS 2051100696
- = FOUND YPC
- ▲ = FOUND NAIL PLS# 18927
- ⊗ = CAPPED REBAR PER AF# 1990903202



BOUNDARY PER "BRAITHWAITE LOT LINE ADJUSTMENT", RECORDED MAY 3, 2007, UNDER AUDITOR'S FILE No. 2070500522



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

LONG PLAT FOR:
DAVID BRAITHWAITE

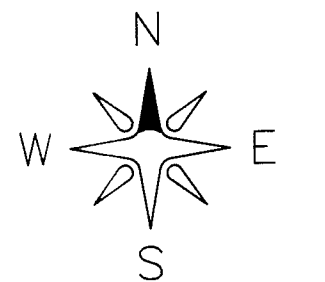
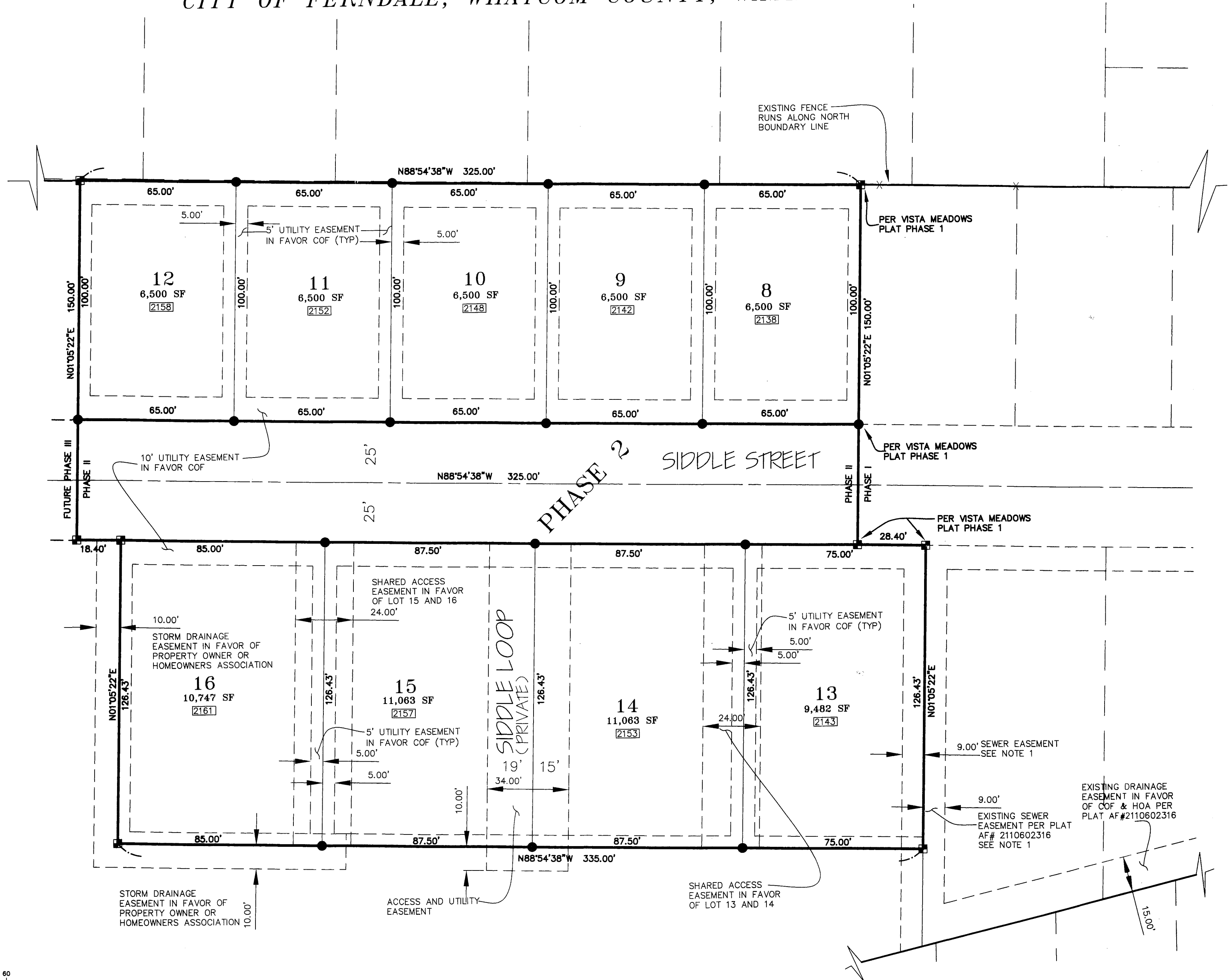
JOB No. 4603	DWG No. 4603-PLAT-PHASE 2.DWG	DATE: 05/23/12
DRN BY: SR	CHK BY: K.T.H.	SHEET 2 of 3

2120503006

VISTA MEADOWS LONG PLAT

PHASE 2

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

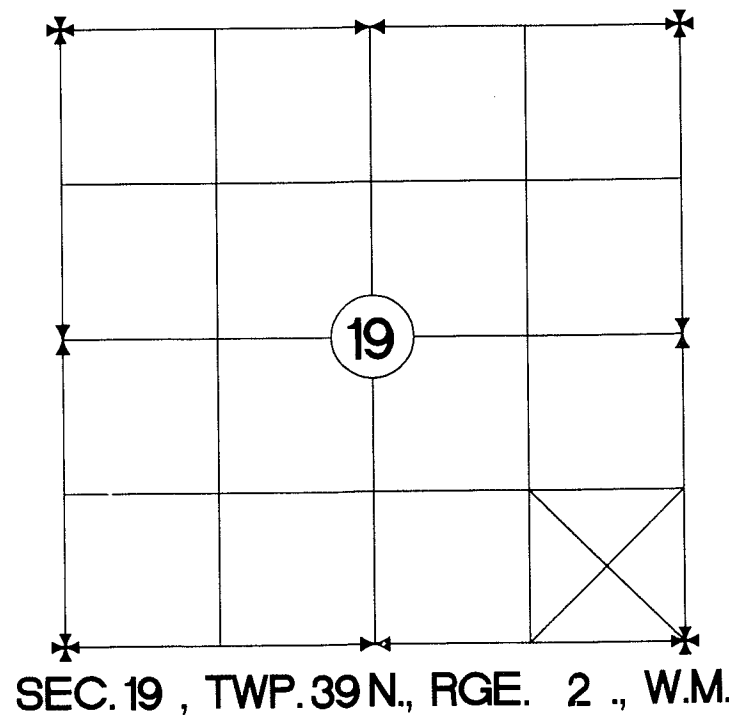


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

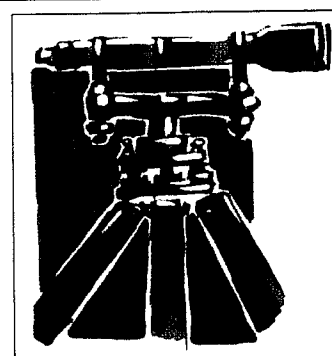
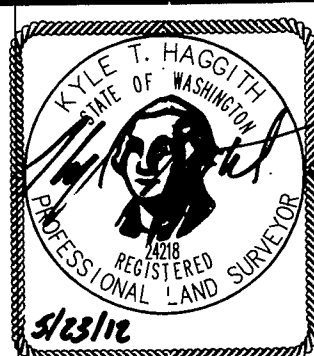
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- = MAG NAIL PLS#24218 (DECEMBER 2010)
- [2124] = ADDRESS
- = FOUND YPC PLS# 21423
- = FOUND YPC PLS# 18927
- = FOUND MIC
- = FOUND CASD PIPE
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- = CAPPED REBAR PER ROS 2051100696
- = FOUND YPC
- ▲ = FOUND NAIL PLS# 18927
- = CAPPED REBAR PER AF# 1990903202



NOTE 1:
THE CITY SHALL NOT BE RESPONSIBLE FOR COSTS ASSOCIATED WITH RESTORATION OF ANY STRUCTURE OR LANDSCAPING LOCATED WITHIN THE SANITARY SEWER EASEMENT LOCATED OUTSIDE THE CITY RIGHT OF WAY OTHER THAN BACKFILLING AND EXCAVATION REQUIRED TO MAKE REPAIRS AND/OR MAINTAIN THE SEWER MAIN.

SURVEY NOTE:

1. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTOR
2. EQUIPMENT USED:
LEICA TCR1103+ 00'01.5" ± 2 PPM, ± 2 MM
NIKON DTM520: 00'01.5" ± 2 PPM, ± 2 MM
3. HORIZONTAL DATUM:
WASHINGTON STATE NORTH ZONE NAD 83/91
4. BASIS OF BEARING:
CITY OF FERNDALE EXISTING MONUMENT LOCATION SURVEY
WASHINGTON STATE NORTH ZONE NAD 83/91
MONUMENT NUMBERS 338, 341, BEARING= N56°10'27"E
5. IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON AUTHORITY 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.



LAND DEVELOPMENT
ENGINEERING & SURVEYING INC.

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

LONG PLAT FOR:
DAVID BRAITHWAITE

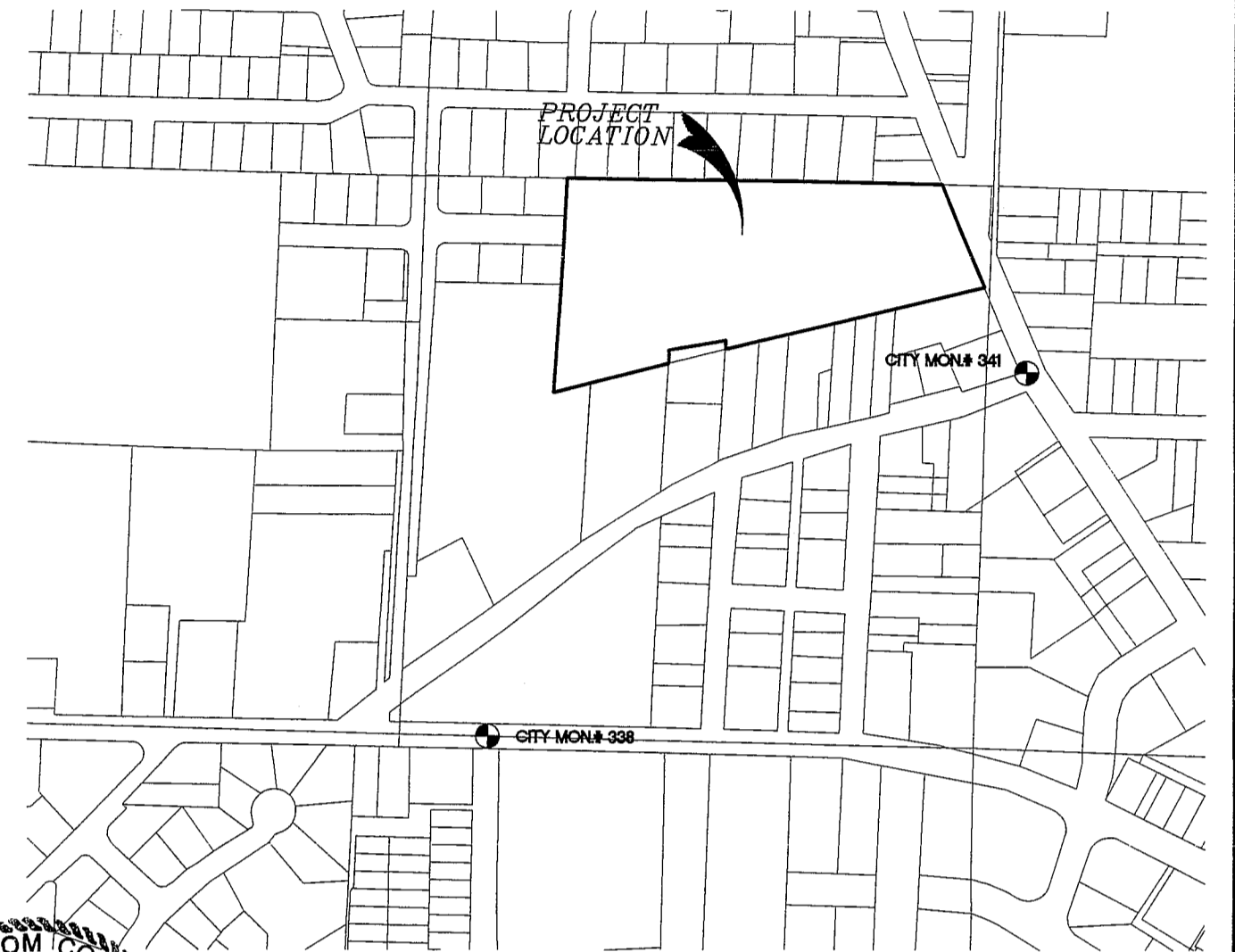
JOB No. 4603	DWG No. 4603-PLAT-PHASE 2.DWG	DATE: 05/23/12
DRN BY: SR	CHK BY: K.T.H.	SHEET 3 of 3

2130701203

VISTA MEADOWS LONG PLAT

PHASE 3

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



LEGAL DESCRIPTIONS

A PORTION OF LOT B OF BRAITHWAITE LLA AF# 2070500522 ALSO AS DELINEATED AS FUTURE ON "VISTA MEADOWS LONG PLAT, PHASE 2", ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE No. 2120503006 BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID FUTURE PARCEL AND THE NORTHWEST CORNER OF PHASE 2 OF SAID PLAT "VISTA MEADOWS LONG PLAT, PHASE 2"; THENCE NORTH 88°54'38" WEST ALONG THE NORTH LINE OF SAID PLAT A DISTANCE OF 327.11 FEET; THENCE SOUTH 01°23'04" WEST A DISTANCE OF 240.01 FEET; THENCE SOUTH 00°23'03" WEST A DISTANCE OF 229.95 FEET; THENCE NORTH 79°08'04" EAST A DISTANCE OF 81.88' FEET; THENCE SOUTH 00°20'35" WEST A DISTANCE OF 26.46' FEET; THENCE NORTH 75°55'09" EAST A DISTANCE OF 191.75 FEET; THENCE NORTH 00°16'41" EAST A DISTANCE OF 23.91 FEET; THENCE NORTH 78°23'22" EAST A DISTANCE OF 132.01 FEET; THENCE SOUTH 00°24'59" WEST A DISTANCE OF 18.02 FEET; THENCE NORTH 75°54'59" EAST A DISTANCE OF 77.33 FEET; SOUTH 00°16'23" WEST A DISTANCE OF 123.95 FEET; THENCE SOUTH 89°43'37" EAST A DISTANCE OF 67.75 FEET; THENCE NORTH 00°16'23" EAST A DISTANCE OF 141.29 FEET; THENCE NORTH 75°54'59" EAST A DISTANCE OF 147.80 FEET; THENCE NORTH 01°05'22" EAST A DISTANCE OF 40.68 FEET; THENCE NORTH 88°54'38" WEST A DISTANCE OF 335.00 FEET; THENCE NORTH 01°05'22" EAST A DISTANCE OF 126.43 FEET; THENCE NORTH 88°54'38" WEST A DISTANCE OF 18.40 FEET; THENCE NORTH 01°05'22" EAST A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

DECLARATION

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 HEREON, 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.

Tanya Braithwaite
TANYA BRAITHWAITE

David Braithwaite
DAVID BRAITHWAITE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) S.S.

ON THIS 9th DAY OF July, 2013, BEFORE ME, THE UNDERSIGNED APPEARED DAVID BRAITHWAITE, 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.

Sam Hill
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDENCE: Bellingham, WA

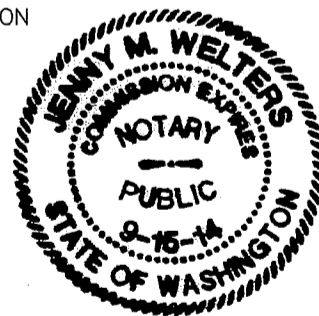


ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM) S.S.

ON THIS 9th DAY OF July, 2013, BEFORE ME, THE UNDERSIGNED APPEARED TANYA BRAITHWAITE, DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION, AND ACKNOWLEDGE TO ME THAT SHE 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.

Sam Hill
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDENCE: Bellingham, WA.



PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERDALE DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & AND OTHER RIGHT-OF-WAYS
THIS 9th DAY OF July, 2013

G. M. ... P.E.
PUBLIC WORKS DIRECTOR, CITY OF FERDALE, WASHINGTON

PLAT ADMINISTRATOR APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERDALE PLAT ADMINISTRATOR THIS 9th DAY OF July, 2013

J. C. ...
PLAT ADMINISTRATOR, CITY OF FERDALE, WASHINGTON

CITY CLERK'S APPROVAL

THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERDALE, WASHINGTON, THIS 9th DAY OF July, 2013

Sam ...
CITY CLERK, CITY OF FERDALE, WASHINGTON

COUNTY TREASURER'S CERTIFICATE

I, Steve ... 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 "VISTA MEADOWS LONG PLAT, PHASE 3" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 9th DAY OF July, 2013

Michelle ...
TREASURER, WHATCOM COUNTY, WASHINGTON

CC & R's
CONDITIONS, COVENANTS AND RESTRICTIONS REGARDING DRAINAGE AND HOMEOWNERS ASSOCIATION AS FILE UNDER AF# 2130701204

WATER AND SEWER CONNECTION FEES

AF# 2130701205
WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT FOR EACH LOT. THE AMOUNT OF THE REQUIRED CONNECTION FEES IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

SCHOOL IMPACT FEES

SCHOOL IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT FOR EACH LOT. THE AMOUNT OF THE REQUIRED IMPACT FEE IS SET BY ORDINANCE #1385 AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

TRAFFIC, PARK AND STORM SEWER IMPACT FEES

TRAFFIC, PARK AND STORM SEWER IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING FOR THE PROJECT, AND HALF AT THE TIME OF BUILDING PERMIT FOR EACH LOT. THE AMOUNT OF THE REQUIRED IMPACT FEE IS SET BY ORDINANCE AND MAY BE CHANGED BY OFFICIAL ACTION OF THE CITY COUNCIL. THE AMOUNT OF FEES TO BE PAID SHALL BE BASED ON THE RATES IN EFFECT AT THE TIME THE FEES ARE PAID.

SURVEY NOTE:
PROPOSED BOUNDARY MONUMENTS AND LOT CORNERS HAVE BEEN BONDED FOR; THEREFORE, THEY WILL BE SET AT A LATER DATE AS SHOWN HEREON.

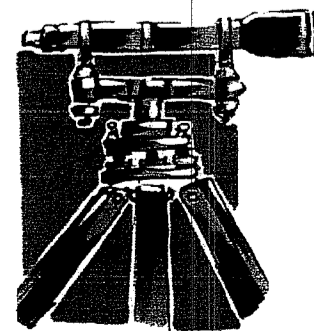
EASEMENT AFFECTING PARCEL:
AF# 2110100299

AUDITOR'S CERTIFICATE

Filed for record this 9th day of July, 2013, at 2:51pm
in official records under Auditor's File Number
2130701203
at the request of David Braithwaite
Debbie Adelstein by Galina
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 DAVID BRAITHWAITE
induly 2013
Certificate No.: 24218



LAND DEVELOPMENT
ENGINEERING & SURVEYING INC.

5160 INDUSTRIAL PL. #108
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LONG PLAT FOR:
DAVID BRAITHWAITE

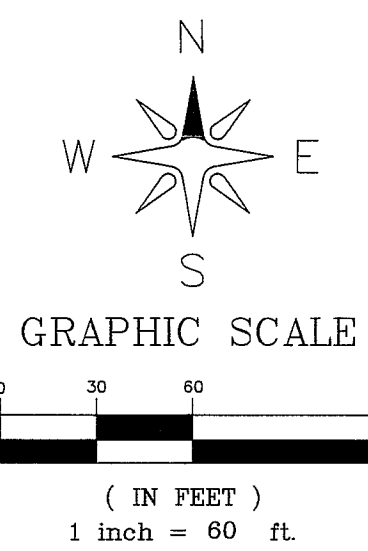
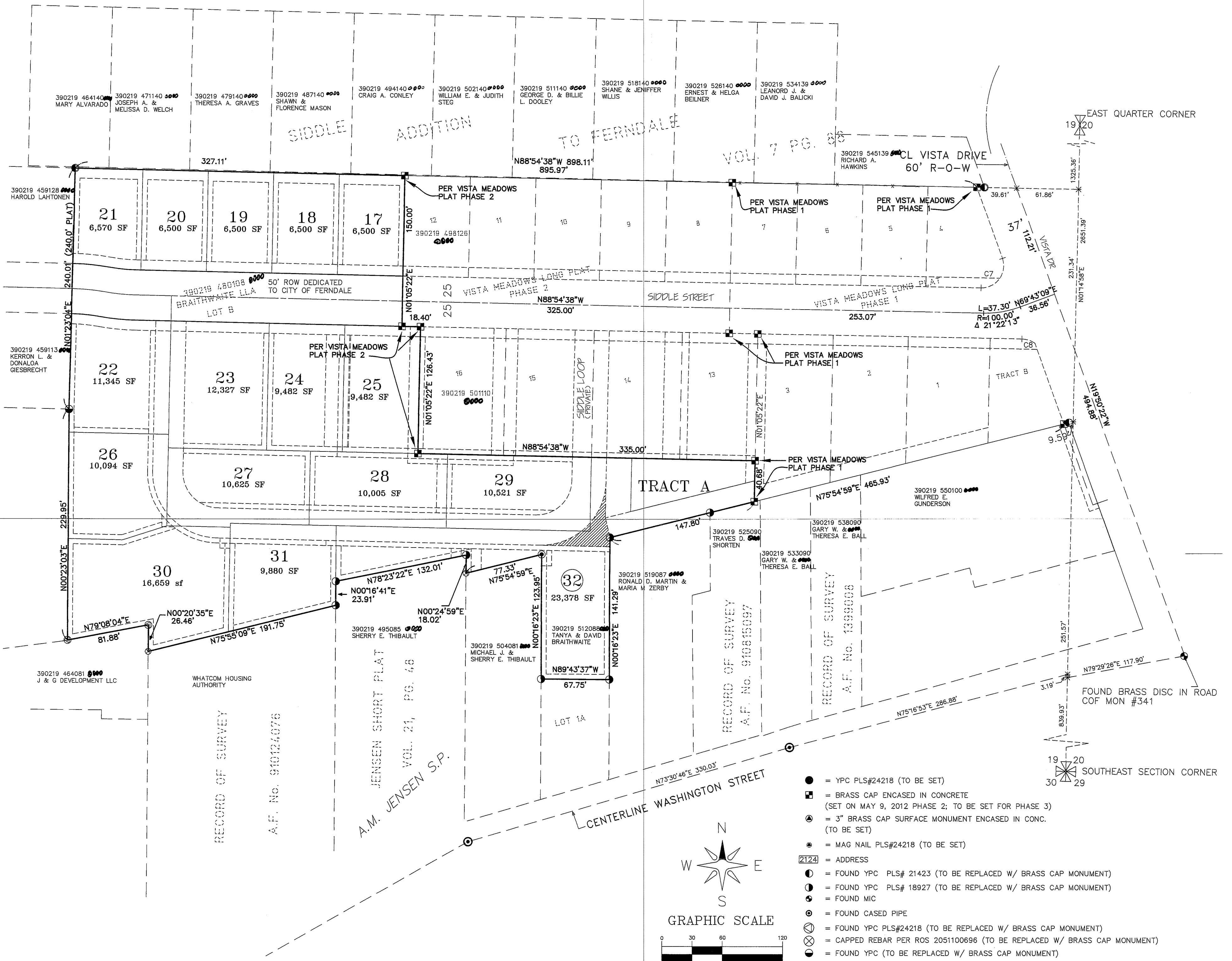
JOB No. 4603	DWG No. 4603-PLAT-PHASE 3.DWG	DATE: 07/08/13
DRN BY: SR	CHK BY: K.T.H.	SHEET 1 of 3

2/3 07/01/203

VISTA MEADOWS LONG PLAT

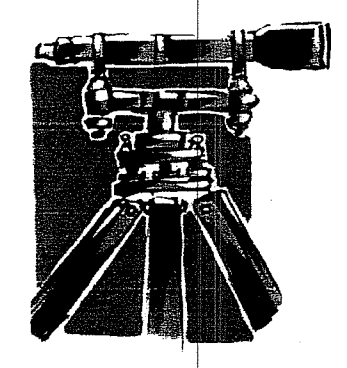
PHASE 3

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



- = YPC PLS#24218 (TO BE SET)
- = BRASS CAP ENCASED IN CONCRETE (SET ON MAY 9, 2012 PHASE 2; TO BE SET FOR PHASE 3)
- ⊙ = 3" BRASS CAP SURFACE MONUMENT ENCASED IN CONC. (TO BE SET)
- ⊛ = MAG NAIL PLS#24218 (TO BE SET)
- ④ = ADDRESS
- ⊕ = FOUND YPC PLS# 21423 (TO BE REPLACED W/ BRASS CAP MONUMENT)
- ⊖ = FOUND YPC PLS# 18927 (TO BE REPLACED W/ BRASS CAP MONUMENT)
- ⊙ = FOUND MIC
- ⊙ = FOUND CASED PIPE
- ⊕ = FOUND YPC PLS#24218 (TO BE REPLACED W/ BRASS CAP MONUMENT)
- ⊖ = CAPPED REBAR PER ROS 2051100696 (TO BE REPLACED W/ BRASS CAP MONUMENT)
- ⊙ = FOUND YPC (TO BE REPLACED W/ BRASS CAP MONUMENT)
- ⊕ = FOUND NAIL PLS# 18927
- ⊖ = CAPPED REBAR PER AF# 1990903202

BOUNDARY PER "BRAITHWAITE LOT LINE ADJUSTMENT", RECORDED MAY 3, 2007, UNDER AUDITOR'S FILE No. 2070500522



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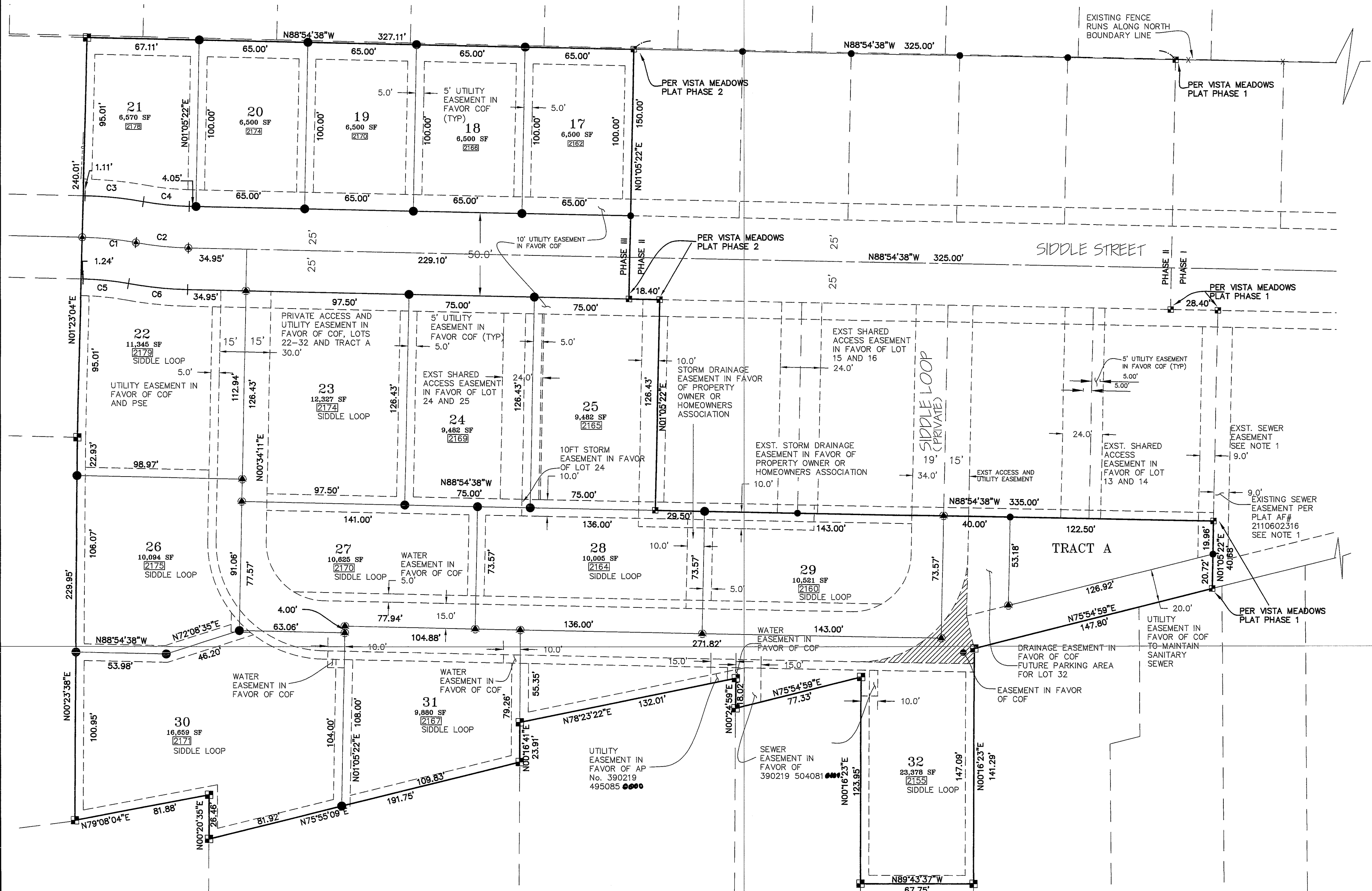
JOB No. 4603	DWG No. 4603-PLAT-PHASE 3.DWG	DATE: 07/08/13
DRN BY: SR	CHK BY: K.T.H.	SHEET 2 of 3

2130701203

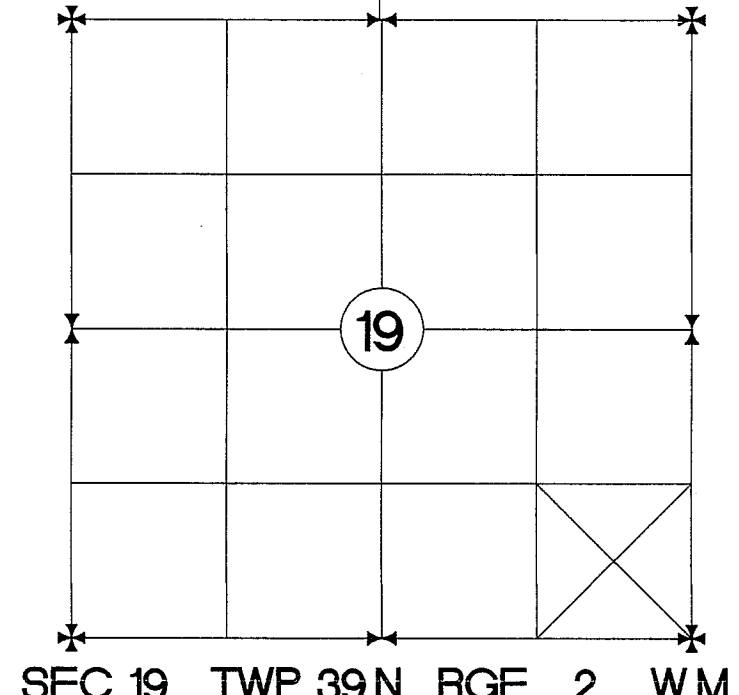
VISTA MEADOWS LONG PLAT

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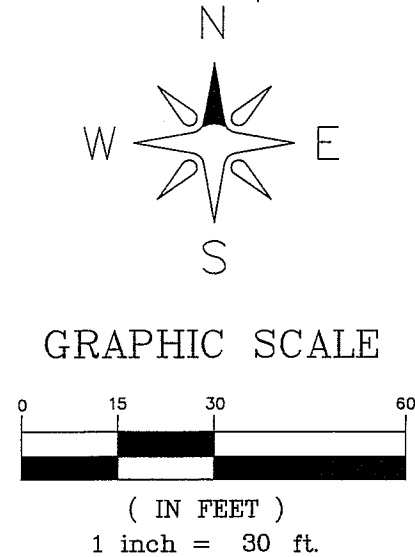


- = YPC PLS#24218 (TO BE SET)
- = BRASS CAP ENCASED IN CONCRETE (SET ON MAY 9, 2012 PHASE 2; TO BE SET FOR PHASE 3)
- ▲ = 3" BRASS CAP SURFACE MONUMENT ENCASED IN CONC. (TO BE SET)
- = MAG NAIL PLS#24218 (TO BE SET)
- 2124 = ADDRESS
- = FOUND YPC PLS# 21423 (TO BE REPLACED W/ BRASS CAP MONUMENT)
- = FOUND YPC PLS# 18927 (TO BE REPLACED W/ BRASS CAP MONUMENT)
- = FOUND MIC
- = FOUND CASSED PIPE
- ⊙ = FOUND YPC PLS#24218 (TO BE REPLACED W/ BRASS CAP MONUMENT)
- ⊗ = CAPPED REBAR PER ROS 2051100696 (TO BE REPLACED W/ BRASS CAP M)
- = FOUND YPC (TO BE REPLACED W/ BRASS CAP MONUMENT)
- ▲ = FOUND NAIL PLS# 18927
- ⊙ = CAPPED REBAR PER AF# 1990903202



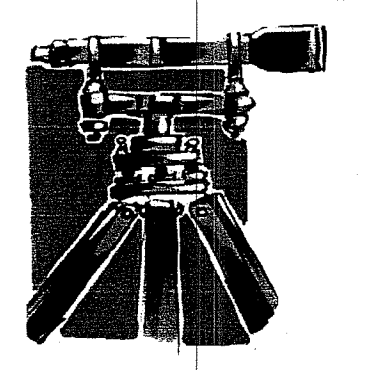
SEC. 19, TWP. 39N., RGE. 2., W.M.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.13'	200.00'	8°55'08"
C2	31.64'	225.00'	8°55'08"
C3	35.02'	200.00'	8°01'43"
C4	27.68'	175.00'	9°03'47"
C5	27.24'	175.00'	8°55'08"
C6	35.59'	225.00'	9°03'47"



- SURVEY NOTE:**
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTOR
 - EQUIPMENT USED:
LEICA TCRA1103+: 00'01.5" ± 2 PPM, ± 2 MM
NIKON DTM520: 00'01.5" ± 2 PPM, ± 2 MM
 - HORIZONTAL DATUM:
WASHINGTON STATE NORTH ZONE NAD 83/91
 - BASIS OF BEARING:
CITY OF FERNDAL EXISTING MONUMENT LOCATION SURVEY
WASHINGTON STATE NORTH ZONE NAD 83/91
MONUMENT NUMBERS 338, 341, BEARING= N56°10'27"E
 - IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON AUTHORITY 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.

NOTE 1:
THE CITY SHALL NOT BE RESPONSIBLE FOR COSTS ASSOCIATED WITH RESTORATION OF ANY STRUCTURE OR LANDSCAPING LOCATED WITHIN THE SANITARY SEWER EASEMENT LOCATED OUTSIDE THE CITY RIGHT OF WAY OTHER THAN BACKFILLING AND EXCAVATION REQUIRED TO MAKE REPAIRS AND/OR MAINTAIN THE SEWER MAIN.



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