

**PLAT OF ARIEL COURT**

SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M., CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON.

**LEGAL DESCRIPTION**

PER CHICAGO TITLE SUBDIVISION GUARANTEE NUMBER 180812:

PARCEL A:

THE SOUTH 952 FEET OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., LYING SOUTH OF OLD MOUNTAIN VIEW ROAD, NOW DOUGLAS ROAD;

EXCEPT THE EAST 801 FEET THEREOF; EXCEPT IMHOF ROAD ALONG THE WEST LINE THEREOF AND EXCEPT THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE SOUTHEAST BOUNDARY OF THE RIGHT OF WAY OF DOUGLAS ROAD WHICH POINT IS 190 FEET SOUTHWESTERLY ALONG SAID BOUNDARY FROM THE INTERSECTION OF SAID BOUNDARY WITH THE WEST LINE OF THE EAST 801 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE FROM SAID POINT OF BEGINNING, CONTINUE SOUTHWESTERLY ALONG SAID BOUNDARY TO ITS INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF IMHOF ROAD; THENCE SOUTH ALONG SAID IMHOF ROAD BOUNDARY TO A POINT ON SAID BOUNDARY WHICH IS 40 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE AT RIGHT ANGLES EAST, 125 FEET; THENCE NORTH AND NORTHEASTERLY AND PARALLEL WITH THE SAID EAST BOUNDARIES OF THE IMHOF AND DOUGLAS ROADS TO A POINT WHICH IS 125 FEET SOUTHEAST AT RIGHT ANGLES FROM THE POINT OF BEGINNING; THENCE NORTHWESTERLY AT RIGHT ANGLES 125 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEAST BOUNDARY OF THE RIGHT OF WAY OF DOUGLAS ROAD, WHICH POINT IS 357.23 FEET SOUTHWESTERLY ALONG SAID BOUNDARY FROM THE INTERSECTION OF SAID BOUNDARY WITH THE WEST LINE OF THE EAST 801 FEET OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE RUNNING AT RIGHT ANGLES TO SAID BOUNDARY LINE, 125 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID BOUNDARY LINE 50.00 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO SAID BOUNDARY LINE 125 FEET; THENCE NORTHEASTERLY ALONG SAID BOUNDARY LINE 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR UTILITIES OVER, UNDER AND ACROSS THE NORTHEAST 5 FEET OF THE PARCEL ABUTTING THE SOUTHWESTERLY PROPERTY LINE THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

**DECLARATION AND DEDICATION**

KNOW BY ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THE PLAT OF ARIEL COURT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, WALKS, EASEMENTS, AND OTHER PUBLIC SITES AS SHOWN ON THE FACE OF THE PLAT, TOGETHER WITH ALL PUBLIC WATER, SEWER, AND STORMWATER FACILITIES THAT FALL WITHIN OR BELOW THESE DEDICATED AREAS, INCLUDING BUT NOT LIMITED TO THE SEWER PUMP STATION. NOTWITHSTANDING THE ABOVE, ANY EASEMENTS SPECIFICALLY INDICATED ON THE FACE OF THE PLAT TO BE FOR THE BENEFIT OF ARIEL COURT COMMUNITY ASSOCIATION OR OTHERS (E.G. PUGET SOUND ENERGY) SHALL BE EXCLUDED FROM THIS DEDICATION TO THE PUBLIC. THE UNDERSIGNED ALSO DECLARE AND ACKNOWLEDGE THE RIGHT TO MAKE NECESSARY SLOPES FOR CUT AND FILL UPON LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF THE ROADS, ALLEYS, EASEMENTS, WALKS AND PUBLIC SITES, AND HEREBY WAIVE AND DISCLAIM ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD, ALLEYS, EASEMENTS, WALKS, AND PUBLIC SITES, ETC. THE STORMWATER FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

MARK K. YOUNG, PRESIDENT, ARIEL COURT DEVELOPMENT, INC.

FRANK JERETZKY, SENIOR VP, HORIZON BANK

**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
COUNTY OF WHATCOM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Mark K. Young SIGNED THIS INSTRUMENT, ON OATH STATE THAT he is AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF Ariel Court Development Inc. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham  
MY APPOINTMENT EXPIRES: November 2, 2009

3/6/06 Angela M. Nelson

**ACKNOWLEDGMENT**

STATE OF WASHINGTON  
COUNTY OF WHATCOM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Frank Jeretzky SIGNED THIS INSTRUMENT, ON OATH STATE THAT he is AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Vice President OF Horizon Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Bellingham  
MY APPOINTMENT EXPIRES: November 2, 2009

3/6/06 Angela M. Nelson

**COUNTY AUDITORS 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 ARIEL COURT DEVELOPMENT, INC., ON THIS 17th DAY OF May, 2006, AT 25 MINUTES PAST 12 O'CLOCK P. M. AND THAT THIS IS RECORDED UNDER AUDITOR FILE NUMBER 2060302795 OF RECORDS OF WHATCOM COUNTY, WASHINGTON.

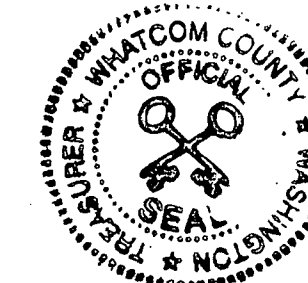
Smiley L. Holt  
AUDITOR, WHATCOM COUNTY, WASHINGTON.



**COUNTY TREASURER'S CERTIFICATE**

I, BARBARA J. CORY, TREASURER OF 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 OF "ARIEL COURT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THE 13 DAY OF March, 2006.

Barbara J. Cory  
TREASURER, WHATCOM COUNTY, WASHINGTON.



**CITY CLERKS APPROVAL**

THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERNDAL, WASHINGTON, THIS 13th DAY OF March, 2006.

Shirley Kruttschnitt  
FERNDAL CITY CLERK

**PUBLIC WORKS DIRECTOR'S APPROVAL**

EXAMINED AND APPROVED BY CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & OTHER RIGHT-OF-WAYS THIS 13th DAY OF March, 2006.

Robert Cole  
PUBLIC WORKS DIRECTOR, CITY OF FERNDAL, WASHINGTON

**PLAT ADMINISTRATOR'S APPROVAL**

EXAMINED AND APPROVED BY CITY OF FERNDAL PLAT ADMINISTRATOR THIS 14th DAY OF March, 2006.

Michael J. Jones  
PLAT ADMINISTRATOR, CITY OF FERNDAL, WASHINGTON

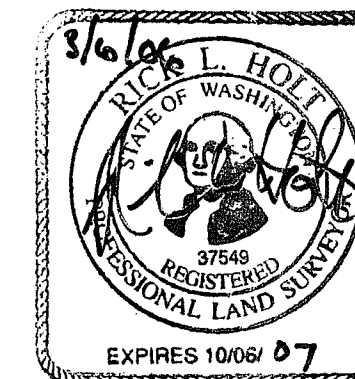
**MAINTENANCE AGREEMENT**


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 BORNE BY THE HOMEOWNERS ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT OF ARIEL COURT, AS RECORDED UNDER AF NO. 2060302795, AUDITORS OFFICE, WHATCOM COUNTY, WASHINGTON.

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT OF "ARIEL COURT" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M., AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF STATE AND CITY OF FERNDAL PLATTING REGULATIONS.

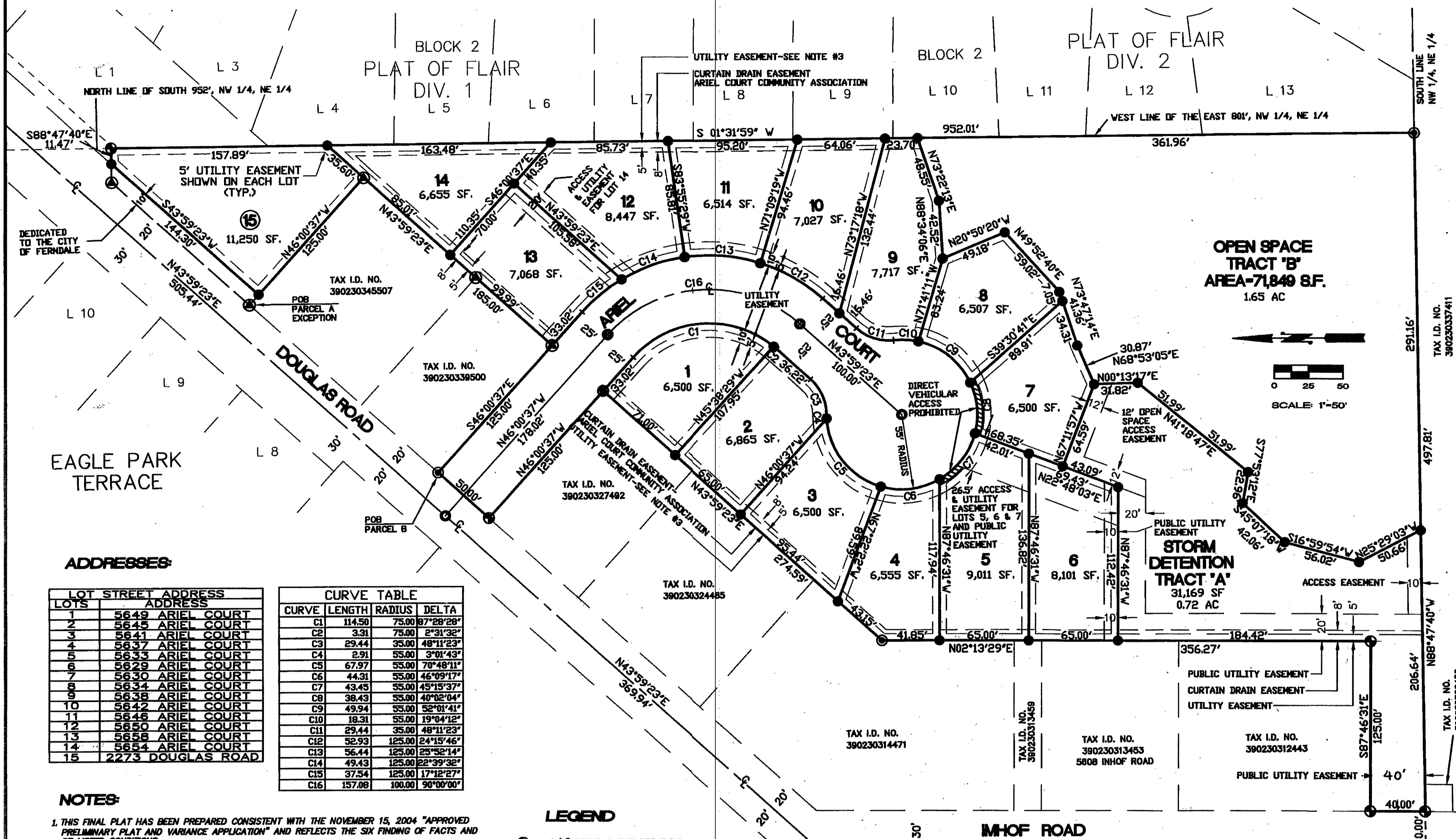
Rick L. Holt 3/6/06  
RICK L. HOLT, PLS, CERTIFICATE NO. 37549 DATE



<b>PLAT OF ARIEL COURT</b> FOR ARIEL COURT DEVELOPMENT, INC. SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M., CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON		
DRAWN BY: I. KASKO	 BAYVIEW SURVEYING & ENGINEERING INC. 130 Sharon Avenue Burlington WA 98233 Tel: 360-707-2880 Fax: 360-787-3978 rick@bayviewse.com	SHEET NO. 1 OF 2
DATE: 02/28/06		SCALE: NONE
FIELD BOOK: PAGE		JOB NO: 2005-39

# PLAT OF ARIEL COURT

SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M., CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON.



**ADDRESSES:**

LOT	STREET ADDRESS
1	5649 ARIEL COURT
2	5645 ARIEL COURT
3	5641 ARIEL COURT
4	5637 ARIEL COURT
5	5633 ARIEL COURT
6	5629 ARIEL COURT
7	5630 ARIEL COURT
8	5634 ARIEL COURT
9	5638 ARIEL COURT
10	5642 ARIEL COURT
11	5646 ARIEL COURT
12	5650 ARIEL COURT
13	5658 ARIEL COURT
14	5654 ARIEL COURT
15	2273 DOUGLAS ROAD

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	114.50	75.00	87°28'28"
C2	3.31	75.00	2°31'32"
C3	29.44	35.00	48°11'23"
C4	2.91	55.00	3°01'43"
C5	67.97	55.00	70°48'11"
C6	44.31	55.00	46°09'17"
C7	43.45	55.00	45°15'37"
C8	38.43	55.00	40°02'04"
C9	49.94	55.00	52°01'41"
C10	18.31	55.00	19°04'12"
C11	29.44	35.00	48°11'23"
C12	52.93	125.00	24°15'46"
C13	56.44	125.00	25°32'14"
C14	49.43	125.00	22°39'32"
C15	37.54	125.00	17°12'27"
C16	157.08	100.00	90°00'00"

- NOTES:**
- THIS FINAL PLAT HAS BEEN PREPARED CONSISTENT WITH THE NOVEMBER 15, 2004 "APPROVED PRELIMINARY PLAT AND VARIANCE APPLICATION" AND REFLECTS THE SIX FINDING OF FACTS AND 27 LISTED CONDITIONS.
  - LOTS 5, 6, AND 7 SHALL TAKE VEHICULAR ACCESS FROM THE 26.5-FOOT EASEMENT ALONG THE EASTERLY SIDE OF LOTS 5 AND 6. NO DIRECT ACCESS TO ARIEL COURT SHALL BE ALLOWED.
  - A 5-FOOT UTILITY EASEMENT SHALL BE PROVIDED AROUND THE PERIMETER OF EACH LOT PER CITY STANDARDS. SHOWN ON MAP.
  - THERE SHALL BE NO ACCESS PERMITTED FROM LOTS 12 & 13 TO THE 20-FOOT EASEMENT SHOWN FOR LOT 14.
  - A 10 FOOT UTILITY EASEMENT IS GRANTED TO PUGET SOUND ENERGY, INC. AS DESCRIBED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2050803263 CENTERED 5 FEET ON EACH SIDE OF THE CENTERLINE OF THEIR UTILITY SYSTEMS AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED OR RELOCATED.

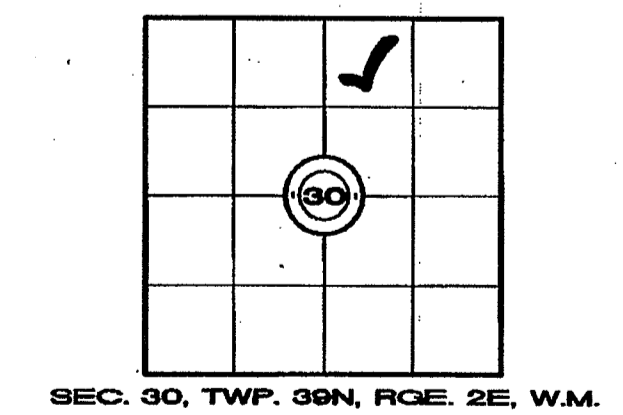
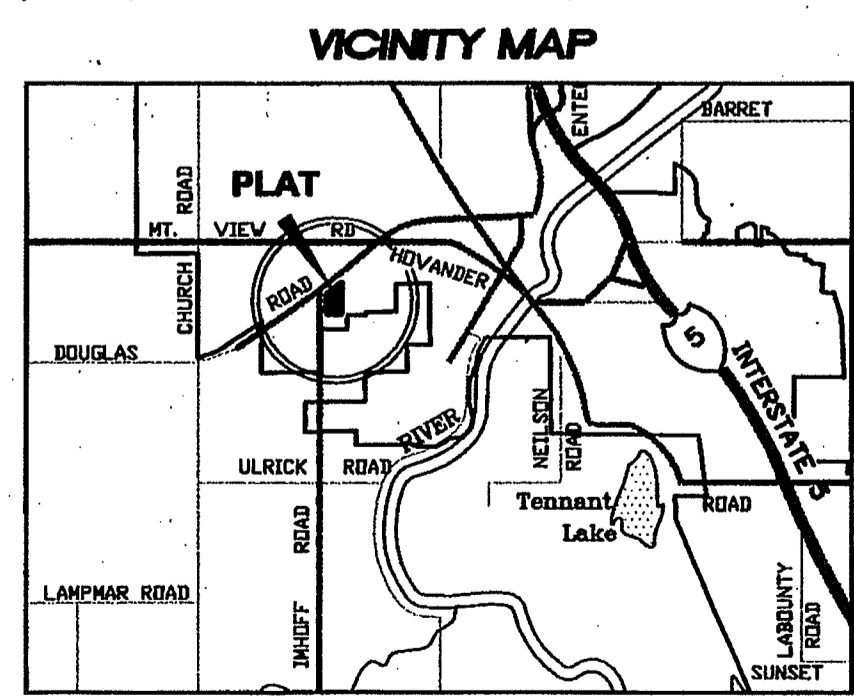
- LEGEND**
- 5/8" REBAR & CAP PER R.O.S. A.F.#2030800806; PLS #21423 & 32430
  - IRON PIPE & PLAS. CAP PER R.O.S. A.F.#2030800806; PLS #13138
  - IRON PIPE & PLAS. CAP PER R.O.S. A.F.#2030800806; PLS #17088
  - SET 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "B.V. LS 37549"
  - SET BRASS CAP SURFACE MONUMENT IN ARIEL COURT.

- REFERENCE SURVEYS:**
- RECORD OF SURVEY FILED UNDER AUDITORS FILE NO. 2030800806 RECORDS, OF WHATCOM COUNTY, WASHINGTON
  - RECORD OF SURVEY FILED UNDER AUDITORS FILE NO. 931214101 RECORDS, OF WHATCOM COUNTY, WASHINGTON.

**BASIS OF BEARINGS:**  
BASIS OF BEARINGS: RECORD OF SURVEY FILED UNDER AUDITORS FILE NO. 931214101, RECORDS OF WHATCOM COUNTY, WASHINGTON. ALSO THE CITY OF FERNDALE "SURVEY MONUMENT NETWORK."

**OCCUPATIONAL INDICATORS AND EXISTING FENCELINE NOTE:**  
ALL COURSES, MONUMENTS AND DISTANCES SHOWN ON FACE OF MAP HEREON ARE RECORDED DATA PER RECORD OF SURVEY FILED UNDER A.F.#2030800806. THERE ARE FENCE LINE OCCUPATIONAL INDICATORS SHOWN ON FACE OF SAID RECORD OF SURVEY. 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 FINAL PLAT.

**EQUIPMENT AND PROCEDURES NOTE:**  
THIS SURVEY PERFORMED IN DECEMBER, 2005 BY STANDARD FIELD TRAVERSE METHODS, USING A LEICA TCR4 1105 TOTAL STATION. (ELECTRONIC DISTANCE MEASURING THEODOLITE).



		<b>PLAT OF ARIEL COURT</b> FOR ARIEL COURT DEVELOPMENT, INC. SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M., CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON		DRAWN BY: I. KASKO	DATE: 02/28/06	FIELD BOOK: PAGE:	
		BAYVIEW SURVEYING & ENGINEERING INC. 130 Sharon Avenue Burlington WA 98233 Tel: 360-707-2880 Fax: 360-787-3978 rick@bayviewwa.com		SHEET NO. 2 OF 2	SCALE: 1" = 50'	JOB NO: 2005-39	
NO.	DATE	REVISIONS					