

# PLAT OF ASHLEY MEADOWS

PTN. OF THE SW 1/4 OF THE NW 1/4 OF SEC. 20, TWP. 39 N., RGE. 2 E OF W.M.

**LEGAL DESCRIPTION**  
LOT 3 OF HOMESTEAD SHORT PLAT, AS FILED IN VOL. 15 OF SHORT PLATS, PAGE 67, UNDER WHATCOM CO. A.F. NO. 1584278, RECORDS OF THE AUDITOR OF WHAT. CO., WA.  
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND AGREEMENTS OF RECORD.

**DECLARATION & DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING OWNER(S) IN FEE SIMPLE, OR MORTGAGEES, OF THE LAND HEREIN BEING PLATTED, DO HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF ASHLEY MEADOWS, AND DEDICATE THE ROADS AS FOLLOWS:

THE ROADS ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

Terry L. Brauner-Pres  
COMPOSITE BUILDING SYSTEMS, INC.

Jean Larson  
JEAN LARSON

Patrick R. MacDonald  
PATRICK R. MACDONALD

Gail MacDonald  
GAIL MACDONALD

Kulshan Bay Co., Inc.  
KULSHAN BAY CO., INC.

Glen A. DeVore  
GLEN A. DEVORE

Madeline C. DeVore  
MADELINE C. DEVORE

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON } SS  
COUNTY OF Whatcom  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Terry L. Brauner - President TO BE KNOWN TO BE THE INDIVIDUAL/CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE) SIGNED THE SAME AS (HER/HIS) FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20th DAY OF January 1995

Linda Adrian  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON } SS  
COUNTY OF Whatcom  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Glen Whitfield - President TO BE KNOWN TO BE THE INDIVIDUAL/CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE) SIGNED THE SAME AS (HER/HIS) FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20th DAY OF January 1995

Linda Adrian  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON } SS  
COUNTY OF Whatcom  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Patrick R. MacDonald & Gail MacDonald TO BE KNOWN TO BE THE INDIVIDUAL/CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE) SIGNED THE SAME AS (HER/HIS) FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20th DAY OF January 1995

Linda Adrian  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON } SS 534-34-8252  
COUNTY OF Whatcom  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Jean Larson TO BE KNOWN TO BE THE INDIVIDUAL/CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE) SIGNED THE SAME AS (HER/HIS) FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 27th DAY OF January 1995

Arlene Hertz  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ferndale

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON } SS  
COUNTY OF Whatcom  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Glen A. DeVore & Madeline C. DeVore TO BE KNOWN TO BE THE INDIVIDUAL/CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE) SIGNED THE SAME AS (HER/HIS) FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 27th DAY OF January 1995

Linda Adrian  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham

**CITY PLANNING COMMISSION APPROVAL**  
EXAMINED AND APPROVED BY THE FERNDALE PLANNING COMMISSION THIS 5th DAY OF MAY 1995

[Signature]  
FERNDALE PLANNING COMMISSION

**CITY COUNCIL APPROVAL**  
APPROVED BY ORDER OF THE FERNDALE CITY COUNCIL THIS 5th DAY OF MAY 1995

[Signature] CITY MANAGER  
[Signature] ATTEST CITY CLERK

**PUBLIC WORKS APPROVAL**  
EXAMINED AND APPROVED BY THE FERNDALE PUBLIC WORKS DIRECTOR THIS 5th DAY OF MAY 1995

[Signature]  
PUBLIC WORKS DIRECTOR

**FERNDALE CITY TREASURER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR FOR OTHER PUBLIC USE, ARE PAID IN FULL, THIS 3 DAY OF MAY 1995

[Signature]  
TREASURER, CITY OF FERNDALE

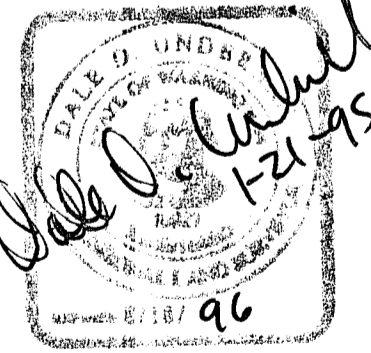
NOTE: THE LOTS OF THIS PLAT ARE SUBJECT TO THOSE COVENANTS AND RESTRICTIONS FILED UNDER WHATCOM COUNTY AUDITOR FILE NO. 950508039

**MITIGATION NOTE:**  
IN ORDER TO COMPLETE THE MITIGATION MEASURES IDENTIFIED IN THE ENVIRONMENTAL REVIEW UNDERTAKEN BY THE CITY OF FERNDALE IN ACCORDANCE WITH THE PROVISIONS OF THE STATE ENVIRONMENTAL POLICY ACT, FEES IN THE AMOUNT OF \$637.85 (FOR TRAFFIC) AND \$332.00 (FOR PARKS) MUST BE PAID AT THE TIME A RESIDENTIAL BUILDING PERMIT IS ISSUED FOR ANY LOT LOCATED WITHIN THIS SUBDIVISION.

**EASEMENT PROVISIONS**  
A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO: PUGET SOUND POWER AND LIGHT COMPANY, CASCADE NATURAL GAS COMPANY, GENERAL TELEPHONE & ELECTRONICS COMPANY, AND TCI CABLE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND TV CABLE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED.

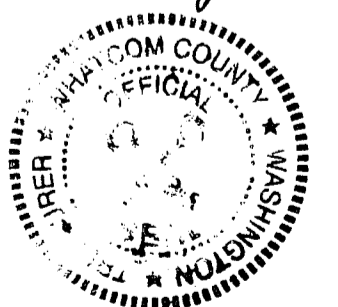
**SURVEYOR'S CERTIFICATE**  
I, DALE D. UNDERHILL, DO HEREBY CERTIFY THAT ASHLEY MEADOWS PLAT IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW; THAT ALL DISTANCES, COURSES, AND ANGLES ARE CORRECTLY SHOWN HEREON; THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND, OR PLACED UPON COMPLETION OF CONSTRUCTION.

Dale D. Underhill 1-21-95  
DALE D. UNDERHILL DATE  
P.L.S. NO. 18927



**WHATCOM COUNTY TREASURER'S CERTIFICATE**  
I HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 5th DAY OF MAY 1995

Judy Reed  
TREASURER, WHATCOM COUNTY



**AUDITOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AS THE REQUEST OF Composite Building Systems et al ON THIS 5 DAY OF May, 1995 AT 36 MINUTES PAST 4:00 AND RECORDED IN VOLUME 17 OF PLATS, PAGE 29-30 OF THE RECORDS OF SAID COUNTY.

Shirley Foster By Lana Revoat  
AUDITOR, WHATCOM COUNTY



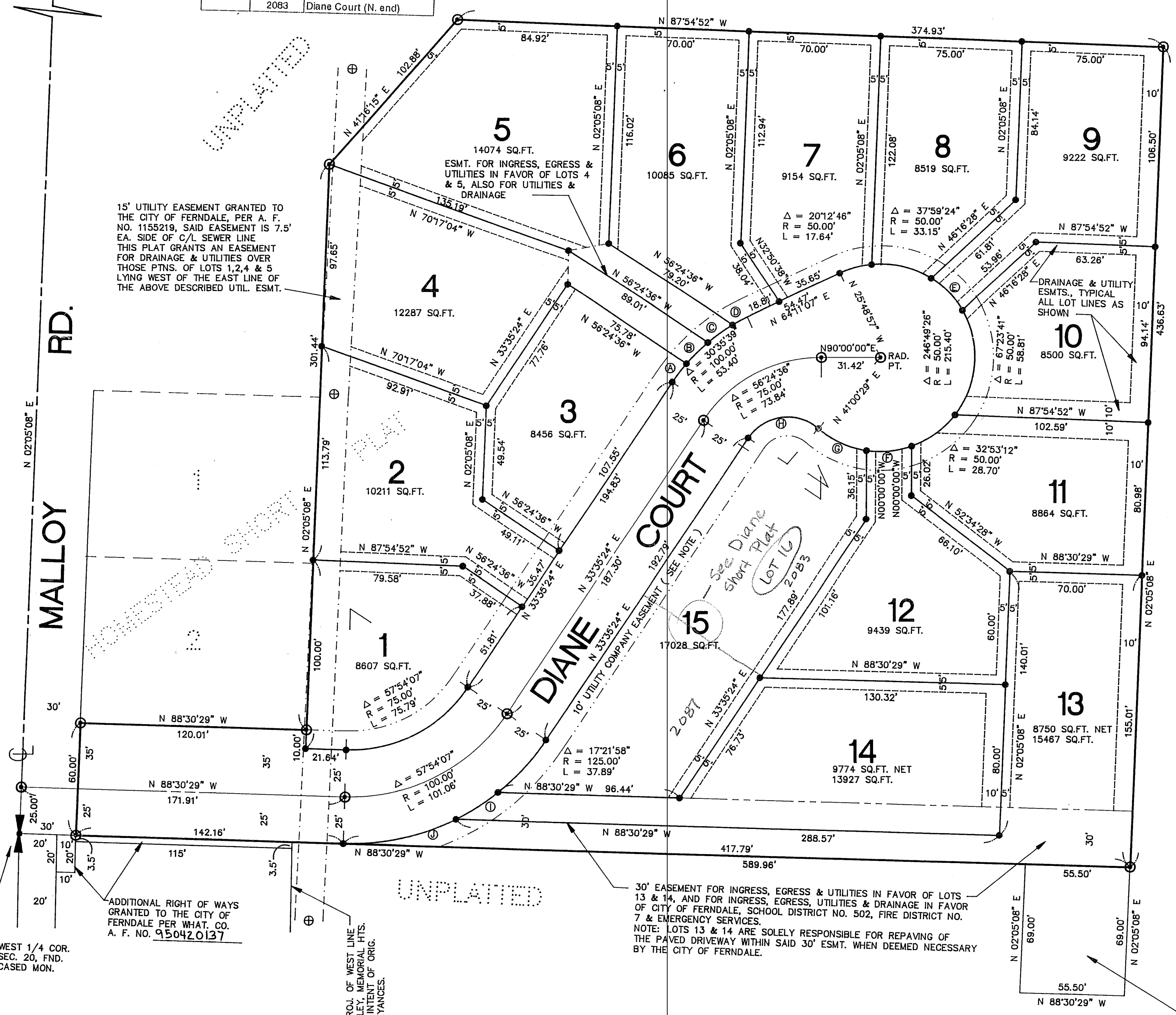
# PLAT OF ASHLEY MEADOWS

PTN. OF THE SW 1/4 OF THE NW 1/4 OF SEC. 20, TWP. 39 N., RGE. 2 E OF W.M.  
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

ASHLEY MEADOWS PLAT ADDRESS TABLE		
Lot No.	Number	Street
1	2092	Diane Court
2	2088	Diane Court
3	2084	Diane Court
4	2080	Diane Court
5	2076	Diane Court
6	2072	Diane Court
7	2068	Diane Court
8	2064	Diane Court
9	2060	Diane Court
10	2065	Diane Court
11	2067	Diane Court
12	2071	Diane Court
13	2095	Diane Court
14	2091	Diane Court
15	2087 or 2083	Diane Court (S. end) Diane Court (N. end)

NORTHWEST COR.  
SEC. 20, FND.  
CASED MON.

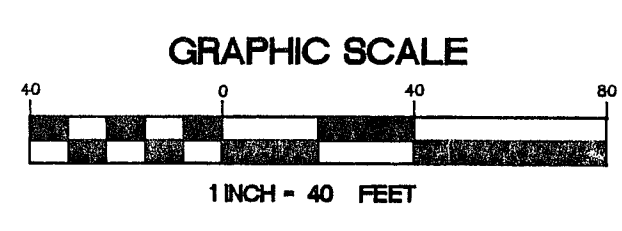
UNPLATED



15' UTILITY EASEMENT GRANTED TO THE CITY OF FERNDALE, PER A. F. NO. 1155219, SAID EASEMENT IS 7.5' EA. SIDE OF C/L SEWER LINE. THIS PLAT GRANTS AN EASEMENT FOR DRAINAGE & UTILITIES OVER THOSE PTNS. OF LOTS 1, 2, 4 & 5 LYING WEST OF THE EAST LINE OF THE ABOVE DESCRIBED UTIL. ESMT.

ADDITIONAL RIGHT OF WAYS GRANTED TO THE CITY OF FERNDALE PER WHAT. CO. A. F. NO. 950420137

30' EASEMENT FOR INGRESS, EGRESS & UTILITIES IN FAVOR OF LOTS 13 & 14, AND FOR INGRESS, EGRESS, UTILITIES & DRAINAGE IN FAVOR OF CITY OF FERNDALE, SCHOOL DISTRICT NO. 502, FIRE DISTRICT NO. 7 & EMERGENCY SERVICES. NOTE: LOTS 13 & 14 ARE SOLELY RESPONSIBLE FOR REPAVING OF THE PAVED DRIVEWAY WITHIN SAID 30' ESMT. WHEN DEEMED NECESSARY BY THE CITY OF FERNDALE.



BASIS OF BEARINGS AND TRACT DIMENSIONS DERIVED FROM THE HOMESTEAD SHORT PLATS FILED IN VOL. 15 OF SHORT PLATS AT PG. 67, RECORDS OF THE AUDITOR OF WHAT. CO., WA.

SURVEY METHOD: FIELD TRAVERSE WITH LIETZ SET 4 TOTAL STATION, ACCURACY EXCEEDS 1:10000.

- INDICATES CAPPED REBAR SET JAN 10<sup>th</sup> 95, PLS 1
- ⊙ CONC. OR BRASS CAP MON. SET, PLS 18
- ⊕ SAN. SEWER MANHOLE FOUND

TRACT GRANTED TO THE CITY OF FERNDALE FOR STORM DETENTION FACILITIES PER WHAT. COUNTY A. F. NO. 950109034

- Ⓐ Δ = 07°09'12" R = 100.00' L = 12.48'
- Ⓑ Δ = 09°09'37" R = 100.00' L = 15.99'
- Ⓒ Δ = 09°12'39" R = 100.00' L = 16.08'
- Ⓓ Δ = 05°04'11" R = 100.00' L = 8.85'
- Ⓔ Δ = 27°46'25" R = 50.00' L = 24.24'
- Ⓕ Δ = 27°54'33" R = 50.00' L = 24.36'
- Ⓖ Δ = 32°39'26" R = 50.00' L = 28.50'
- Ⓗ Δ = 97°25'05" R = 25.00' L = 42.51'
- Ⓚ Δ = 12°10'41" R = 125.00' L = 26.57'
- Ⓛ Δ = 28°21'27" R = 125.00' L = 61.87'

