

# PLAT OF CEDARWOODS

## PTN. OF THE SW<sup>1</sup>/<sub>4</sub> OF THE NW<sup>1</sup>/<sub>4</sub> OF SEC. 19, TWP. 39 N., RGE. 2 E. OF W.M. CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

**LEGAL DESCRIPTION**  
LOT 4 OF "VROMAN'S SHORT PLAT," RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 179, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1220825, RECORDS OF WHATCOM COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., EXCEPT ANY PORTION WITHIN THE PLAT OF VALLEY VIEW HEIGHTS, DIVISION 2, AND EXCEPT THOSE PORTIONS THEREOF AS CONVEYED PER WHAT. CO. A. F. NOS. 960124116, 960124117 AND 960124118.  
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS OF RECORD.

**DECLARATION & DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS: 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 CEDARWOODS, AND DEDICATE THE ROADS AND OPEN SPACE AREAS AS FOLLOWS:

THE ROADS AND OPEN SPACE AREAS 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 ROAD AND OPEN SPACE AREAS.

*[Signature]*  
MAYFLOWER EQUITIES INC.

*[Signature]*  
LLOYD ROBERT MANTHEY

*[Signature]*  
HOWARD L. VROMAN

*[Signature]*  
MARY M. VROMAN

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON ) SS 534-34-8252  
COUNTY OF Whatcom  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Lloyd Robert Manthey 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) his FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18 DAY OF December 1996

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ferndale

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON ) SS 534-34-8252  
COUNTY OF Whatcom  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Mary M. Vroman 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) her FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18 DAY OF December 1996

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ferndale

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON ) SS 534-34-8252  
COUNTY OF Whatcom  
ON THIS DAY PERSONALLY APPEARED BEFORE ME Howard L. Vroman 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) his FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19 DAY OF December 1996

*[Signature]*  
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 Abdul P. Bhatti 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) his FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 DAY OF January 1997

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ferndale

**ACKNOWLEDGEMENT**  
STATE OF WASHINGTON ) SS  
COUNTY OF \_\_\_\_\_  
ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_

**CITY PLANNING COMMISSION APPROVAL**  
EXAMINED AND APPROVED BY THE FERNDAL PLANNING COMMISSION THIS 7<sup>th</sup> DAY OF JAN 1997

*[Signature]*  
FERNDAL PLANNING COMMISSION

**CITY COUNCIL APPROVAL**  
APPROVED BY ORDER OF THE FERNDAL CITY COUNCIL THIS 27<sup>th</sup> DAY OF January 1997

*[Signature]* CITY MANAGER      *[Signature]* ATTEST CITY CLERK

**PUBLIC WORKS APPROVAL**  
EXAMINED AND APPROVED BY THE FERNDAL PUBLIC WORKS DIRECTOR THIS 27<sup>th</sup> DAY OF January 1997

*[Signature]*  
PUBLIC WORKS DIRECTOR

**FERNDAL 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 7<sup>th</sup> DAY OF January 1997.

*[Signature]*  
TREASURER, CITY OF FERNDAL

**NOTE:** THE LOTS OF THIS PLAT ARE SUBJECT TO THOSE COVENANTS AND RESTRICTIONS FILED UNDER WHATCOM COUNTY AUDITOR FILE NO. 970110008

**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 TO 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 THE PLAT OF CEDARWOODS 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.

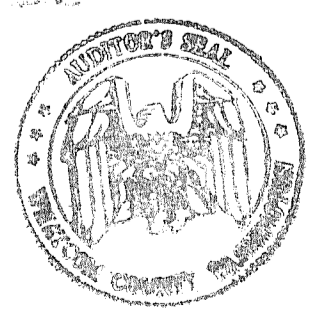
DALE D. UNDERHILL      DATE  
P.L.S. NO. 18927

**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 7 DAY OF Jan 1997

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 \_\_\_\_\_ ON THIS 6 DAY OF \_\_\_\_\_ 1997 AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGE \_\_\_\_\_ OF THE RECORDS OF SAID COUNTY.

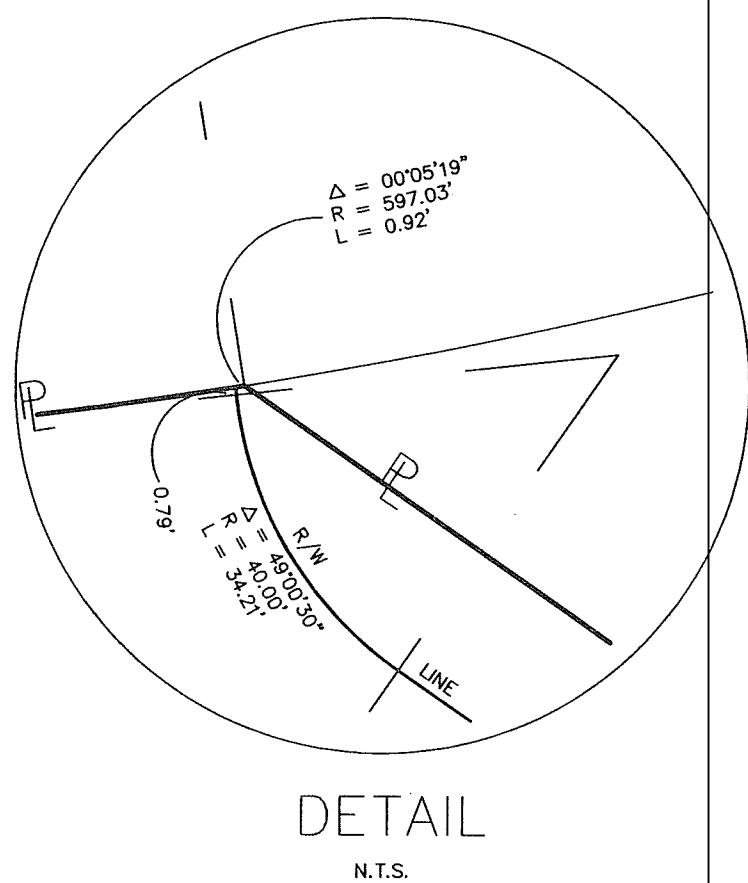
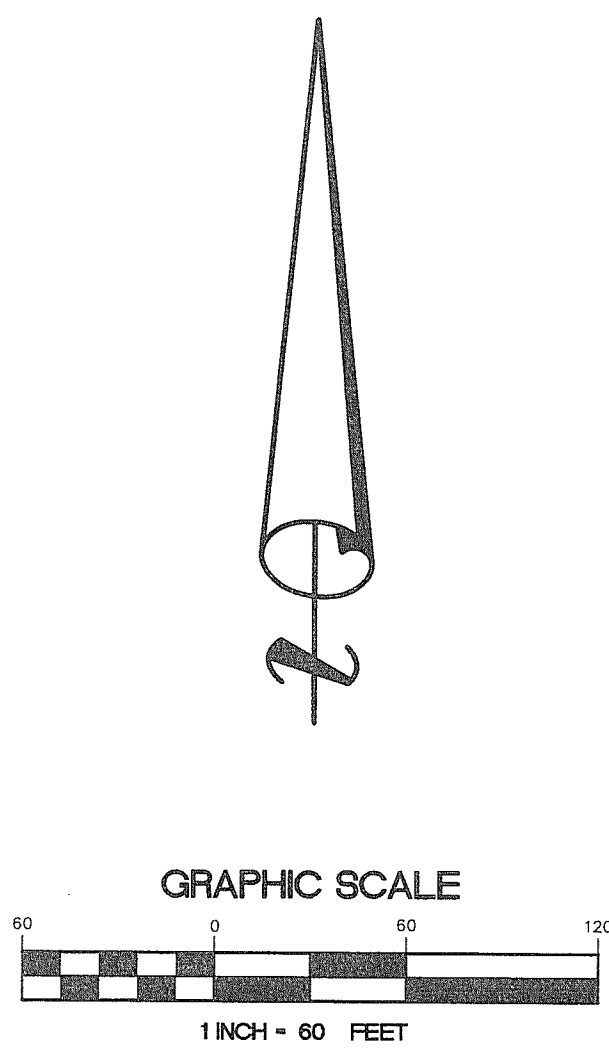
AUDITOR, WHATCOM COUNTY



970108008

# PLAT OF CEDARWOODS

PTN. OF THE SW 1/4 OF THE NW 1/4 OF SEC. 19, TWP. 39 N., RGE. 2 E. OF W.M.  
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON



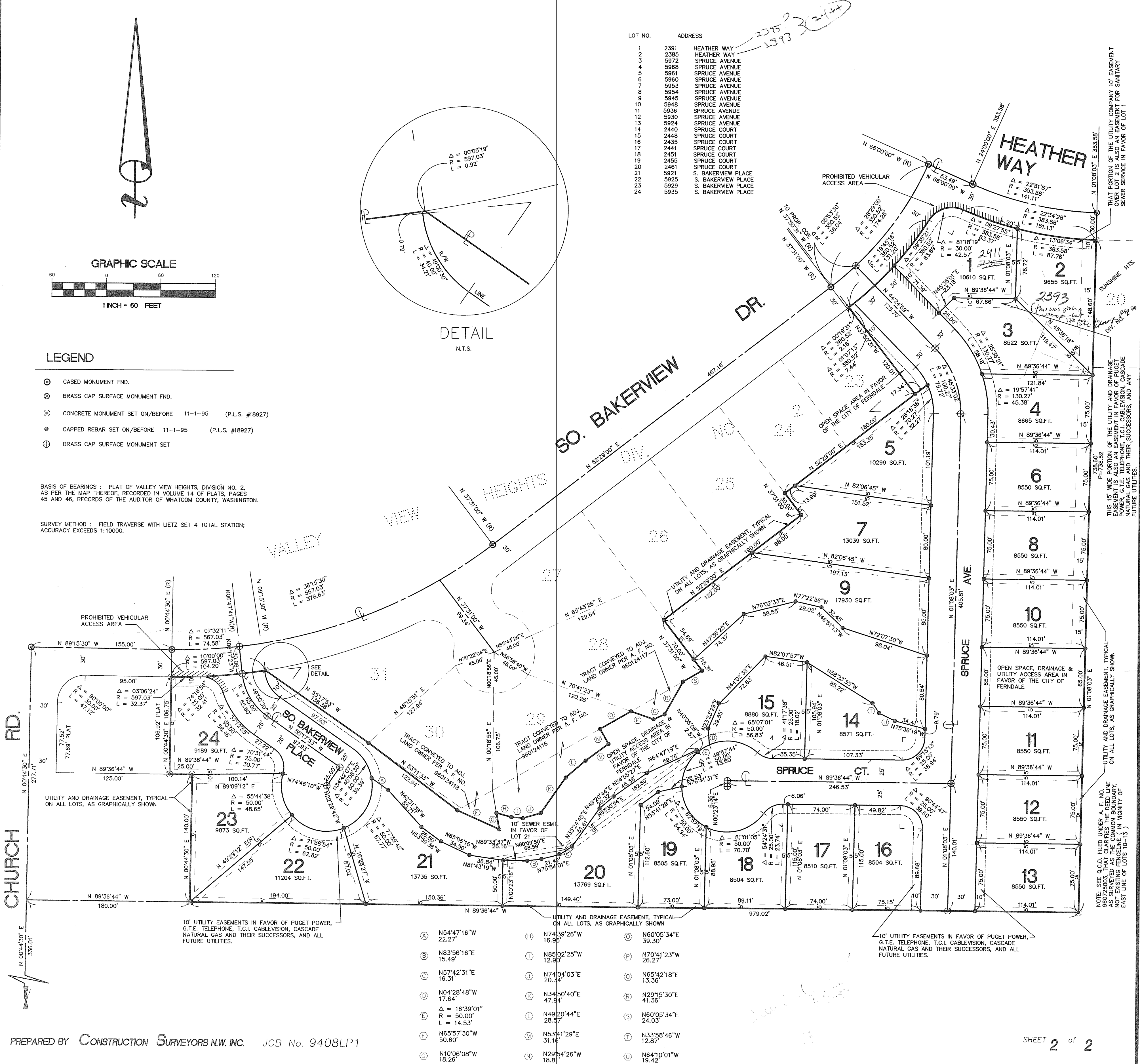
LOT NO.	ADDRESS
1	2391 HEATHER WAY
2	2385 HEATHER WAY
3	5972 SPRUCE AVENUE
4	5968 SPRUCE AVENUE
5	5961 SPRUCE AVENUE
6	5960 SPRUCE AVENUE
7	5953 SPRUCE AVENUE
8	5954 SPRUCE AVENUE
9	5945 SPRUCE AVENUE
10	5948 SPRUCE AVENUE
11	5936 SPRUCE AVENUE
12	5930 SPRUCE AVENUE
13	5924 SPRUCE AVENUE
14	2440 SPRUCE COURT
15	2448 SPRUCE COURT
16	2435 SPRUCE COURT
17	2441 SPRUCE COURT
18	2451 SPRUCE COURT
19	2455 SPRUCE COURT
20	2461 SPRUCE COURT
21	5921 S. BAKERVIEW PLACE
22	5925 S. BAKERVIEW PLACE
23	5929 S. BAKERVIEW PLACE
24	5935 S. BAKERVIEW PLACE

### LEGEND

- ⊙ CASED MONUMENT FND.
- ⊗ BRASS CAP SURFACE MONUMENT FND.
- ⊕ CONCRETE MONUMENT SET ON/BEFORE 11-1-95 (P.L.S. #18927)
- ⊙ CAPPED REBAR SET ON/BEFORE 11-1-95 (P.L.S. #18927)
- ⊕ BRASS CAP SURFACE MONUMENT SET

BASIS OF BEARINGS: PLAT OF VALLEY VIEW HEIGHTS, DIVISION NO. 2, AS PER THE MAP THEREOF, RECORDED IN VOLUME 14 OF PLATS, PAGES 45 AND 46, RECORDS OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON.

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



(A) N54°47'16"W 22.27'	(H) N74°39'26"W 16.95'	(V) N60°05'34"E 39.30'
(B) N83°56'16"E 15.49'	(I) N85°02'25"W 12.80'	(W) N70°41'23"W 26.27'
(C) N57°42'31"E 16.31'	(J) N74°04'03"E 20.34'	(X) N65°42'18"E 13.36'
(D) N04°28'48"W 17.64'	(K) N34°50'40"E 41.36'	(Y) N29°15'30"E 41.36'
(E) Δ = 16°39'01" R = 50.00' L = 14.53'	(L) N49°20'44"E 28.57'	(Z) N60°05'34"E 24.03'
(F) N65°57'30"W 50.60'	(M) N53°41'29"E 31.16'	(AA) N33°58'46"W 12.87'
(G) N10°06'08"W 18.26'	(N) N29°54'26"W 18.81'	(AB) N64°10'01"W 19.42'

V. 20 P. 37