

2110101245

DOUGLAS PLACE LONG PLAT DIV. 1

A PTN. OF THE W 1/2 OF THE NW 1/4 OF SEC. 30, TWP. 39N, R2E OF W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "DOUGLAS PLACE LONG PLAT DIV. 1 - A PLANNED RESIDENTIAL COMMUNITY" AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL ROADS, ALLEYS, EASEMENTS, AND PUBLIC SITES SHOWN ON THIS PLAT; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILL UPON LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF THE ROADS, ALLEYS, EASEMENTS AND PUBLIC SITES, 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.

Douglas S. Marr

DOUGLAS PLACE LLC - A WASHINGTON LIMITED LIABILITY COMPANY
DOUGLAS S. MARR - MANAGER

Joan M. Marr

DOUGLAS PLACE LLC - A WASHINGTON LIMITED LIABILITY COMPANY
JOAN M. MARR - MANAGER

ACKNOWLEDGMENTS:

(STATE OF WASHINGTON)
(COUNTY OF WHATCOM)

THIS IS TO CERTIFY THAT ON THE 9 DAY OF December, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED DOUGLAS S. MARR OF DOUGLAS PLACE, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID COMPANY WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Terry A. Unger
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Bellingham.

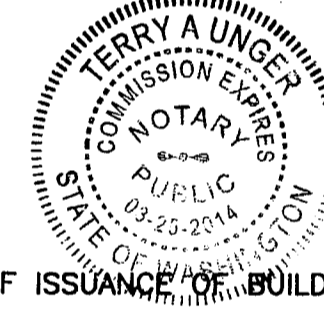


ACKNOWLEDGMENTS:

(STATE OF WASHINGTON)
(COUNTY OF WHATCOM)

THIS IS TO CERTIFY THAT ON THE 9 DAY OF December, 2010, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED JOAN M. MARR OF DOUGLAS PLACE, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID COMPANY WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Terry A. Unger
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Bellingham.



NOTES:

- ONE-HALF OF THE TRAFFIC MITIGATION FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- WATER AND SEWER CONNECTION FEES MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- SCHOOL IMPACT FEES WILL BE PAID IN ACCORDANCE WITH THE REQUIREMENTS OF THE FERNDAL SCHOOL DISTRICT.
- EASEMENT NOTE: A 5' UTILITY EASEMENT SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL LOTS PER CITY OF FERNDAL STANDARDS AND 10' UTILITY EASEMENT IS ADOPTED OVER THE FRONT OF ALL LOTS STREET FRONTAGE.
- ALL UTILITY, DRAINAGE, AND ACCESS EASEMENTS SHALL BE WRITTEN IN FAVOR OF THE CITY OF FERNDAL IN ADDITION TO THE OTHER PARTIES REFERENCED.
- THE SOUTHWEST SEWER BYPASS FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- LOTS #1 AND #2 WITHIN THIS PLAT WILL UTILIZE A BIORETENTION FACILITY (RAINGARDEN) TO ENSURE STORMWATER RUNOFF IS TREATED, DETAINED, AND INFILTRATED.
- RONALD T. JEPSON, THE ENGINEER OF RECORD, HAS PERFORMED DETAILED BIORETENTION ANALYSIS ON THE SITE, AND HAS IDENTIFIED MEASURES TO PREVENT SURFACE RUNOFF AND NON-POINT-SOURCE POLLUTION FROM EXITING THE SITE. DOCUMENTATION TO ASSIST IN DESIGN OF INDIVIDUAL BIORETENTION FACILITIES SHALL BE PROVIDED BY THE ENGINEER OF RECORD FOR EACH BUILDING PERMIT REQUESTED ON THE PLAT.

COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE REFERENCED ON ANY CONVEYANCES OR AGREEMENTS OF USAGE FOR THE LOTS SHOWN. FILED UNDER

AF# 2110101246

AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

STORMWATER FACILITY ACCESS

ACCESS TO STORMWATER FACILITIES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT PRIOR CITY OF FERNDAL APPROVAL.

PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE PLAT ADMINISTRATOR OF FERNDAL THIS 23RD DAY OF December, 2010.

J.C. Rex

PLAT ADMINISTRATOR, FERNDAL, WASHINGTON

PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS THIS 21ST DAY OF December, 2010.

J. Malaga

DIRECTOR OF PUBLIC WORKS, FERNDAL, WASHINGTON

CITY CLERK'S APPROVAL

EXAMINED AND APPROVED BY THE FERNDAL CITY CLERK, THIS 21ST DAY OF December, 2010.

Shirley Howell
DUPY

CITY CLERK, 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 BORN BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT DOUGLAS PLACE LONG PLAT DIV. 1, AS RECORDED UNDER AF #2090102034, AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

COUNTY TREASURER'S CERTIFICATE

I, STEVE OLIVER, TREASURER OF WHATCOM COUNTY, DO HEREBY CERTIFY THAT ALL FEES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT OF "DOUGLAS PLACE LONG PLAT DIV. 1 - A PLANNED RESIDENTIAL COMMUNITY" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 10TH DAY OF January, 2011.

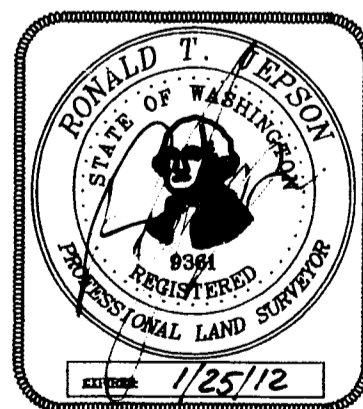
Steve Oliver

STEVE OLIVER TREASURER, WHATCOM COUNTY, WASHINGTON



LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT "DOUGLAS PLACE LONG PLAT DIV. 1 - A PLANNED RESIDENTIAL COMMUNITY" LONG PLAT WAS PREPARED UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF Douglas Marr ON October, 2010 THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS ARE SET.



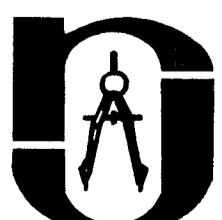
Ronald T. Jepson
RONALD T. JEPSON

L.S. NO. 9361

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LONG PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON THIS 10TH DAY OF JANUARY, 2011 AT 10:57 AM P.M. AT THE REQUEST OF DOUGLAS MARR AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 2110101245

Shirley Howell by Patti McAttee
AUDITOR OF WHATCOM COUNTY BY



RONALD T. JEPSON & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS 222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)647-8939

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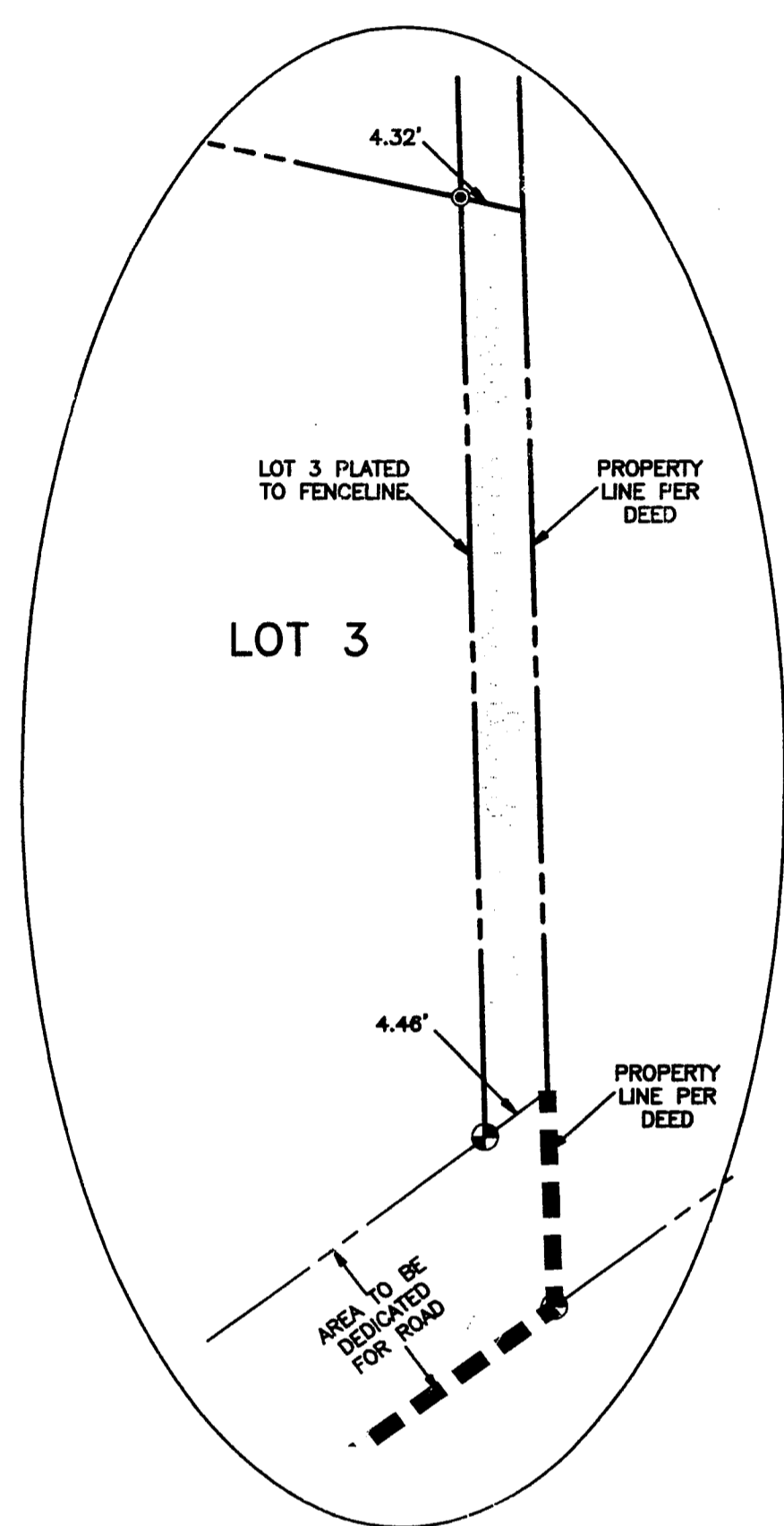
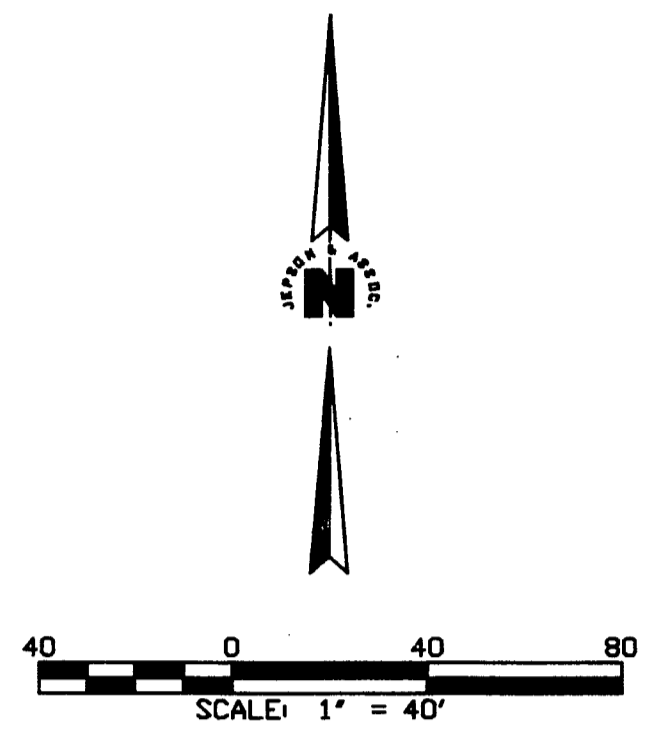
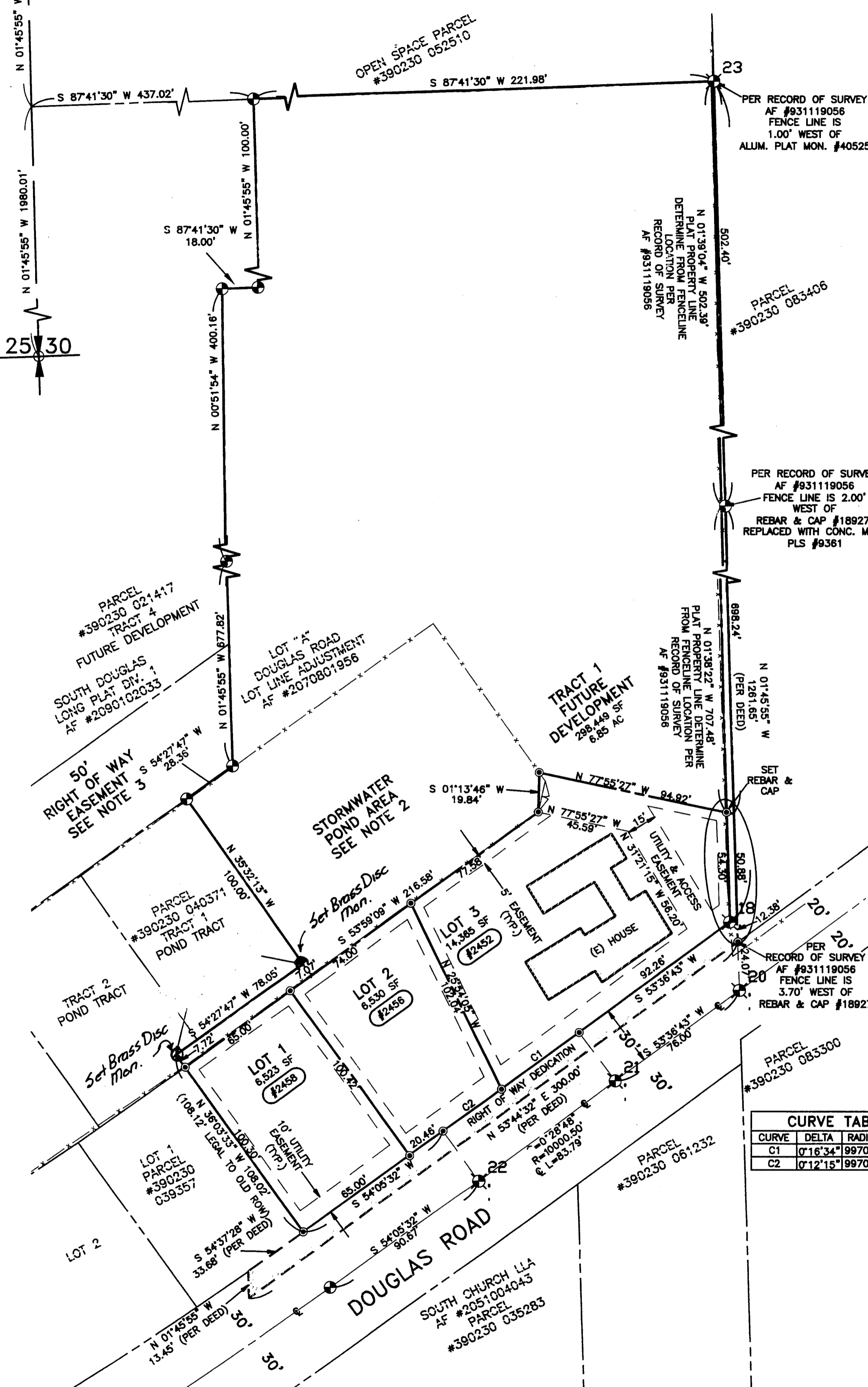
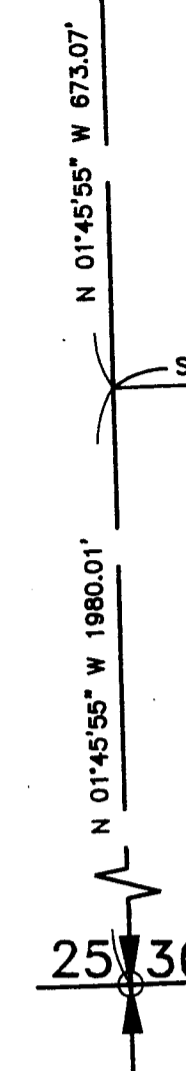
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DOUGLAS PLACE LONG PLAT DIV. 1

A PTN. OF THE W 1/2 OF THE NW 1/4 OF SEC. 30, TWP. 39N, R2E OF W.M.
CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON

24
19
25
30

25
30



LEGEND

- SET REBAR & CAP #9361
- ⊕ FOUND SECTION CORNER
- ⊙ FOUND 1/4 SEC CORNER
- ⊙ SET BRASS DISK IN CONC. MON.

BASIS OF BEARING

THAT RECORD OF SURVEY FILED UNDER WHATCOM COUNTY AF #931119056 BEARING BEING N 01°45'55" W WEST LINE OF SECTION 30

DATUM

HORIZONTAL: NAD 83/91
VERTICAL: NGVD 29

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-521 TOTAL STATION IN JAN 2008.

LEGAL DESCRIPTION

LOT "A" DOUGLAS ROAD LLA AF #2070801956

NOTES

1. SUBJECT TO COVENANTS AND RESTRICTIONS FILED UNDER AF # 2110101246
2. SUBJECT TO RECIPROCAL STORMWATER FACILITIES EASEMENT FILED UNDER AF #2090102035.
3. RIGHT OF WAY & UTILITY EASEMENT FILED UNDER AF #2090604157

CURVE	DELTA	RADIUS	LENGTH
C1	0°16'34"	9970.00	48.05
C2	0°12'15"	9970.00	35.54

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