

LAKERIDGE ESTATES

SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST, W.M.
CITY OF FERDALE, WASHINGTON

LEGAL DESCRIPTION:

THE WEST 8 ACRES OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST, W.M.

AND:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 24, 2,140 FEET SOUTH AS MEASURED ON SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 24 TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24 TO A POINT WHICH IS WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING.

SUBJECT TO RESTRICTIVE COVENANTS RECORDED UNDER A.F. NO. 950628007

SITUATE IN WHATCOM COUNTY, WASHINGTON.

DEDICATION AND WAIVER OF CLAIMS:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE FEE SIMPLE OWNERS (AND CONTRACT PURCHASERS, WHERE APPLICABLE), DESCRIBED; ARE PERSONS AUTHORIZED BY ALL PARTIES HAVING ANY INTEREST IN THE LAND HEREON DESCRIBED TO OBTAIN THIS PLAT; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF FERDALE AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS-OF-WAY; AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED.

T. Jones
TREVOR JONES
PRESIDENT OF LAKERIDGE ESTATES, Inc.

CORPORATE ACKNOWLEDGEMENT

STATE OF Washington)
) SS.
COUNTY OF Whatcom)

ON THIS 13 DAY OF June, 1995 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Trevor Jones AND TO ME KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF LAKERIDGE ESTATES, INC., THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, 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 Trevor Jones AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.



Dawn Sinclair
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellingham, WA



Ayers Professional Group, Inc.
(FORMERLY WEDEN ENGINEERING, INC)

PUBLIC WORKS APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF FERDALE PUBLIC WORKS DIRECTOR THIS DAY 27th OF June, 1995.

John F. Elery
DIRECTOR OF PUBLIC WORKS

CITY COUNCIL APPROVAL:

I HEREBY CERTIFY THAT THIS PLAT IS DULY APPROVED BY THE FERDALE CITY COUNCIL THE 27 DAY OF June, 1995.

RD Sigurd Stacy R. Smith
ATTEST: CITY CLERK FERDALE CITY MANAGER

PLANNING COMMISSION APPROVAL:

EXAMINED AND APPROVED BY THE FERDALE PLANNING COMMISSION THIS 17th DAY OF MAY, 1995.

D. Linn
FERDALE PLANNING COMMISSION

CITY OF FERDALE 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 27 DAY OF June, 1995.

RD Sigurd
TREASURER, CITY OF FERDALE

SURVEYOR'S CERTIFICATE

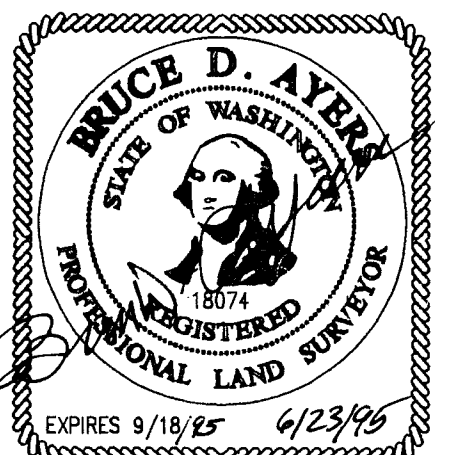
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF Lakeridge Estates, Inc., IN April-May, 1995, AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED, AND THAT PERMANENT CONTROL MONUMENTS HAVE BEEN ESTABLISHED AT EACH AND EVERY CONTROLLING CORNER OF THE LAND BEING SUBDIVIDED.

Bruce D. Ayers
BRUCE D. AYERS P.L.S. 18074

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 28th DAY OF JUNE, 1995.

Judy Beech Deputy
TREASURER, WHATCOM COUNTY, WASHINGTON



AUDITOR'S 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 Ayers Professional Group Inc. ON THIS 28th DAY OF June, 1995 AT 8:52 O'CLOCK A.M., AND THAT IT IS RECORDED IN BOOK 19 OF PLATS ON PAGE 21-40 OF THE RECORDS OF WHATCOM COUNTY.

Shirley Forstot by Onda Robinson
WHATCOM COUNTY AUDITOR



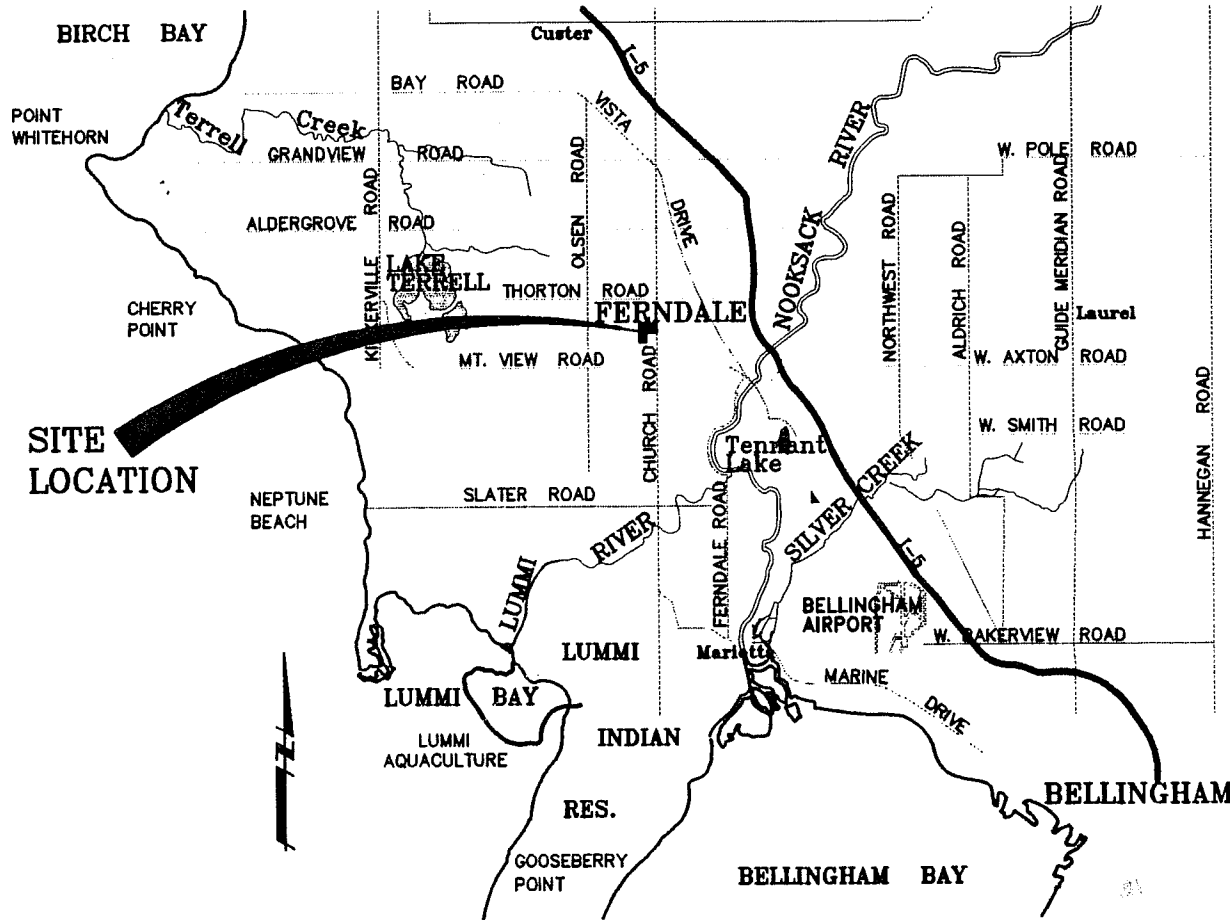
SHEET 1 OF 3

PHONE: (360) 671-8200
COUNTY: (360) 354-3723
FAX: (360) 738-8367
119 GRAND AVENUE
SUITE D
BELLINGHAM, WA 98225

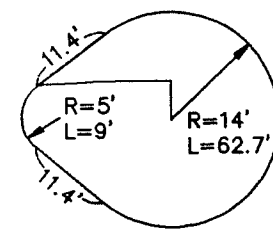
V19 P38

LAKERIDGE ESTATES

SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST, W.M.
CITY OF FERNDALE, WASHINGTON



VICINITY MAP



TYPICAL CUL-DE-SAC ISLAND
LANDSCAPE TRACT DIMENSIONS

LEGEND:

- ⊙ SET SURFACE BRASS CAP
- SET CONCRETE MONUMENT
- SET REBAR W/CAP #18074
- ▨ PROHIBITED ACCESS

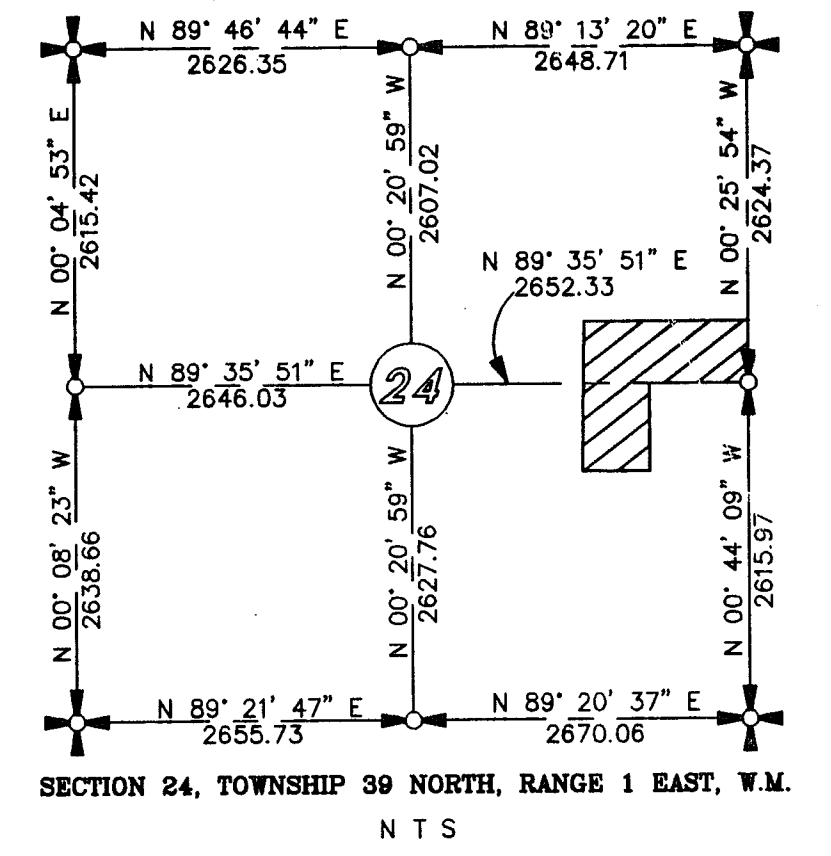
SURVEY NOTES:

BASIS OF BEARING & SUBDIVISION OF SECTION IS ASSUMED USING THE EAST LINE OF THE NE 1/4 OF SECTION 24 AS BEING N 00° 25' 54" W PER THAT R.O.S. AS FILED UNDER A.F.# 1270410

INSTRUMENT USED : TOPCON GTS-3C ELECTRONIC DISTANCE METER.
STANDARD FIELD TRAVERSE METHODS USED.

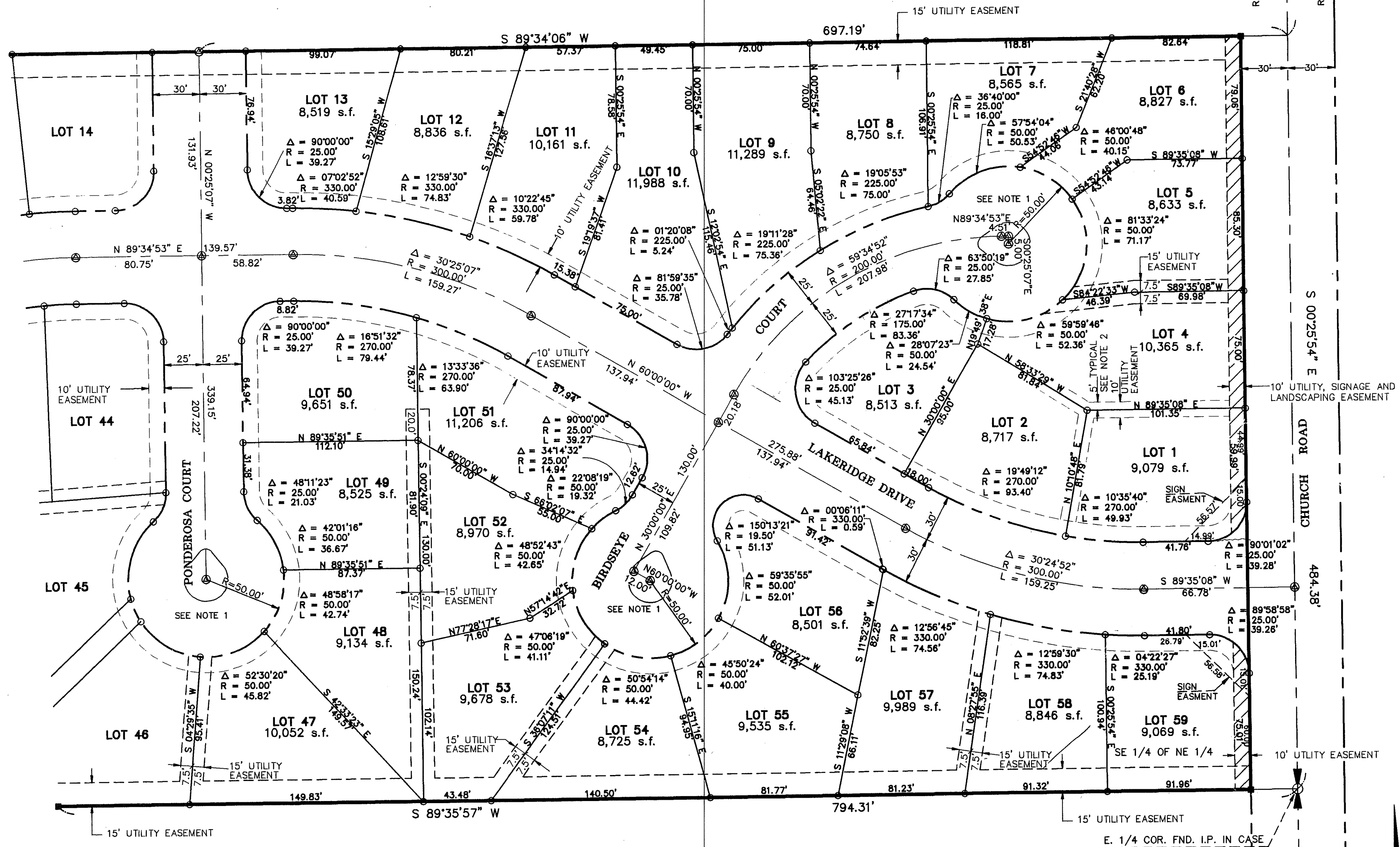
NOTES:

- 1) CUL-DE-SAC ISLANDS ARE DESIGNATED "LANDSCAPING TRACTS" AND ARE MAINTAINED BY LAKERIDGE ESTATES HOMEOWNERS ASSOCIATION.
- 2) ALL LOTS ARE SUBJECT TO A 5 FOOT UTILITY EASEMENTS PARALLEL TO ALL SIDE LOT LINES. SEE LOTS 1,2 AND 4 FOR TYPICAL LOCATION OF SAID 5' EASEMENT.



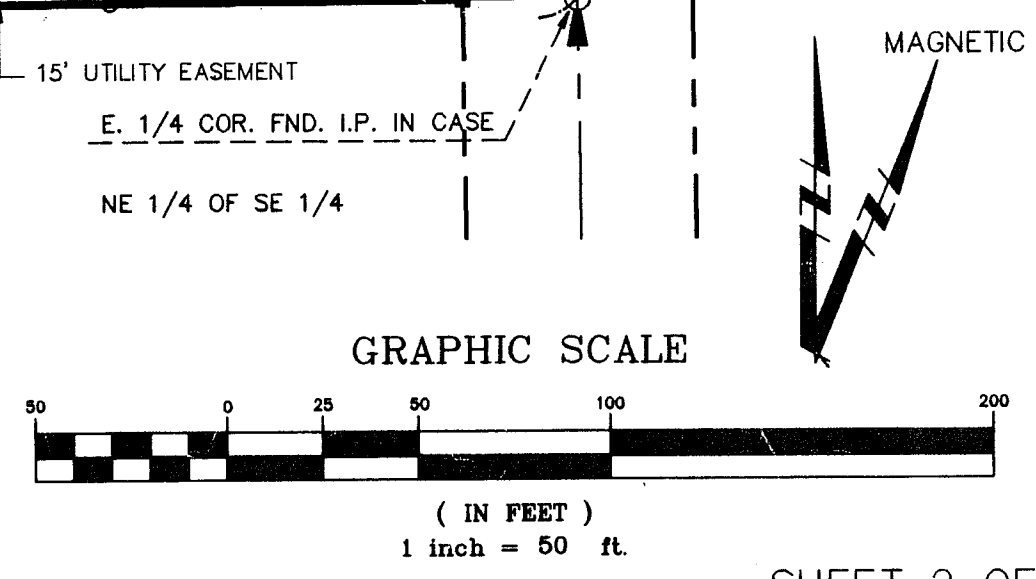
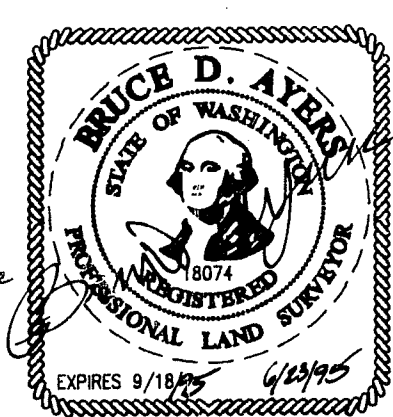
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N T S

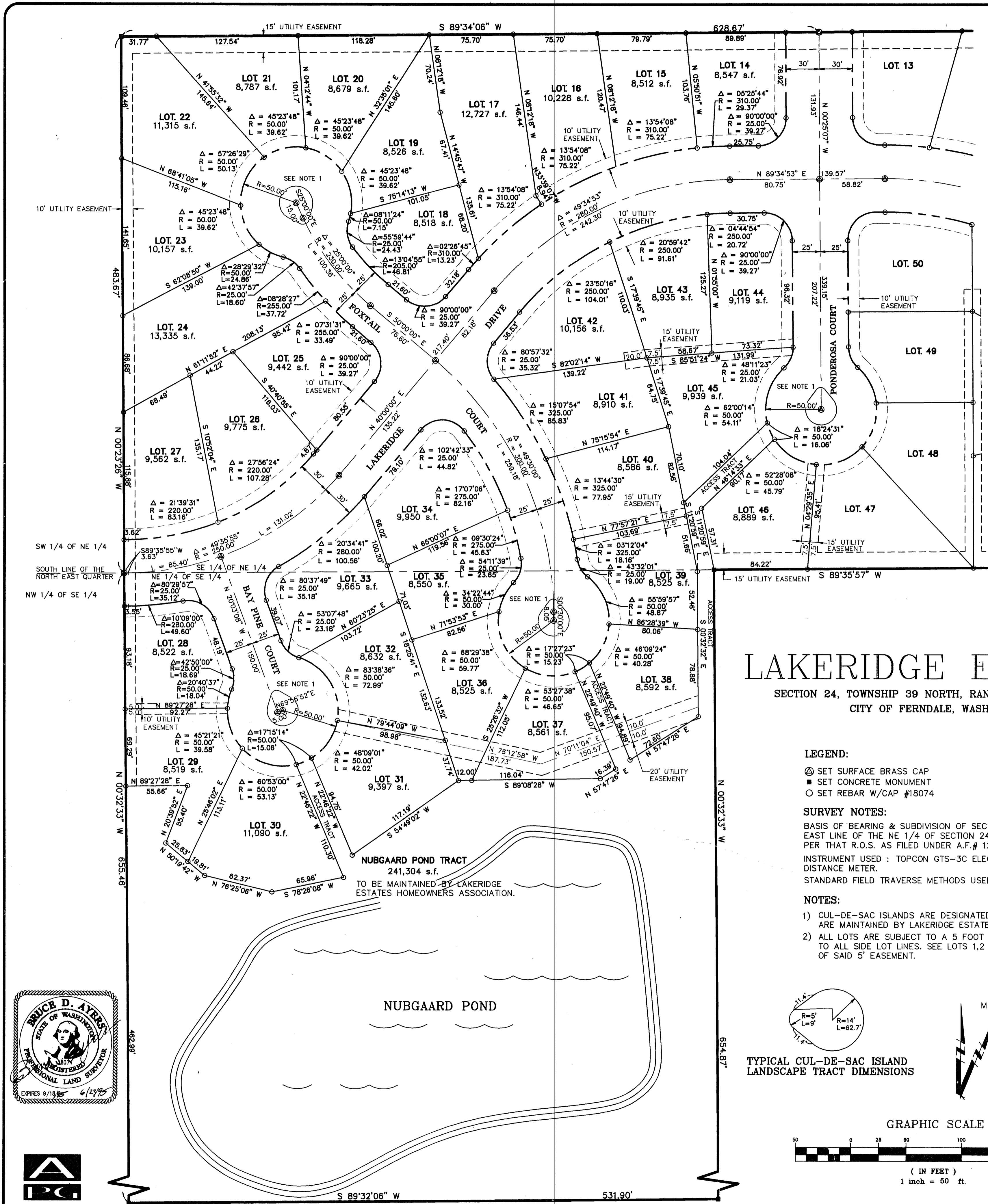
DESCRIPTION'S
N.W. SEC. COR. FND. I.P. IN CASE
N. 1/4 COR. FND. BRASS DISK
N.E. SEC. COR. FND. I.P. IN CASE
E. 1/4 COR. FND. I.P. IN CASE
S.E. SEC. COR. FND. I.P. IN CASE
S. 1/4 COR. FND. CASE MON.
S.W. SEC. COR. FND. CASE MON.
W. 1/4 COR. FND. I.P. IN CASE



LAKERIDGE ESTATES
STREET ADDRESSES

LOT NO.	ADDRESS NO.	STREET NAME	LOT NO.	ADDRESS NO.	STREET NAME	LOT NO.	ADDRESS NO.	STREET NAME
1	2502	Lakeridge Drive	10	2526	Lakeridge Drive	52	5913	Birdseye Court
2	2510	Lakeridge Drive	11	2534	Lakeridge Drive	53	5907	Birdseye Court
3	2518	Lakeridge Drive	12	2540	Lakeridge Drive	54	5904	Birdseye Court
4	5926	Birdseye Court	13	2548	Lakeridge Drive	55	5908	Birdseye Court
5	5930	Birdseye Court	47	5908	Ponderosa Court	56	5912	Birdseye Court 2521 Lakeridge C.S.
6	5935	Birdseye Court	48	5912	Ponderosa Court	57	2515	Lakeridge Drive
7	5931	Birdseye Court	49	5916	Ponderosa Court	58	2509	Lakeridge Drive
8	5927	Birdseye Court	50	5922	Ponderosa Court	59	2503	Lakeridge Drive
9	5923	Birdseye Court	51	5917	Birdseye Court			





LAKERIDGE ESTATES STREET ADDRESSES

LOT NO.	ADDRESS NO.	STREET NAME
14	2554	Lakeridge Drive
15	2560	Lakeridge Drive
16	2566	Lakeridge Drive
17	2572	Lakeridge Drive
18	5924	Foxtail Court
19	5928	Foxtail Court
20	5930	Foxtail Court
21	5932	Foxtail Court
22	5929	Foxtail Court
23	5925	Foxtail Court
24	5923	Foxtail Court
25	5921	Foxtail Court
26	2592	Lakeridge Drive
27	2598	Lakeridge Drive
28	5895	Bay Pine Court
29	5891	Bay Pine Court
30	5887	Bay Pine Court
31	5888	Bay Pine Court
32	5894	Bay Pine Court
33	2581	Lakeridge Drive
34	5911	Foxtail Court
35	5905	Foxtail Court
36	5897	Foxtail Court
37	5895	Foxtail Court
38	5892	Foxtail Court
39	5902	Foxtail Court
40	5906	Foxtail Court
41	5912	Foxtail Court
42	2575	Lakeridge Drive
43	2561	Lakeridge Drive
44	5923	Ponderosa Court
45	5915	Ponderosa Court
46	5909	Ponderosa Court

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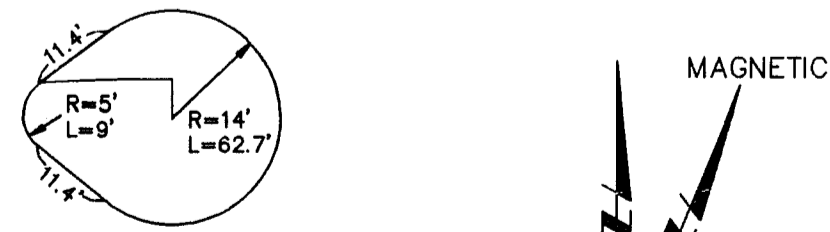
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TYPICAL CUL-DE-SAC ISLAND LANDSCAPE TRACT DIMENSIONS

GRAPHIC SCALE

