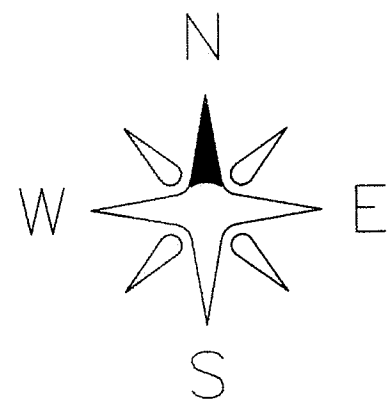


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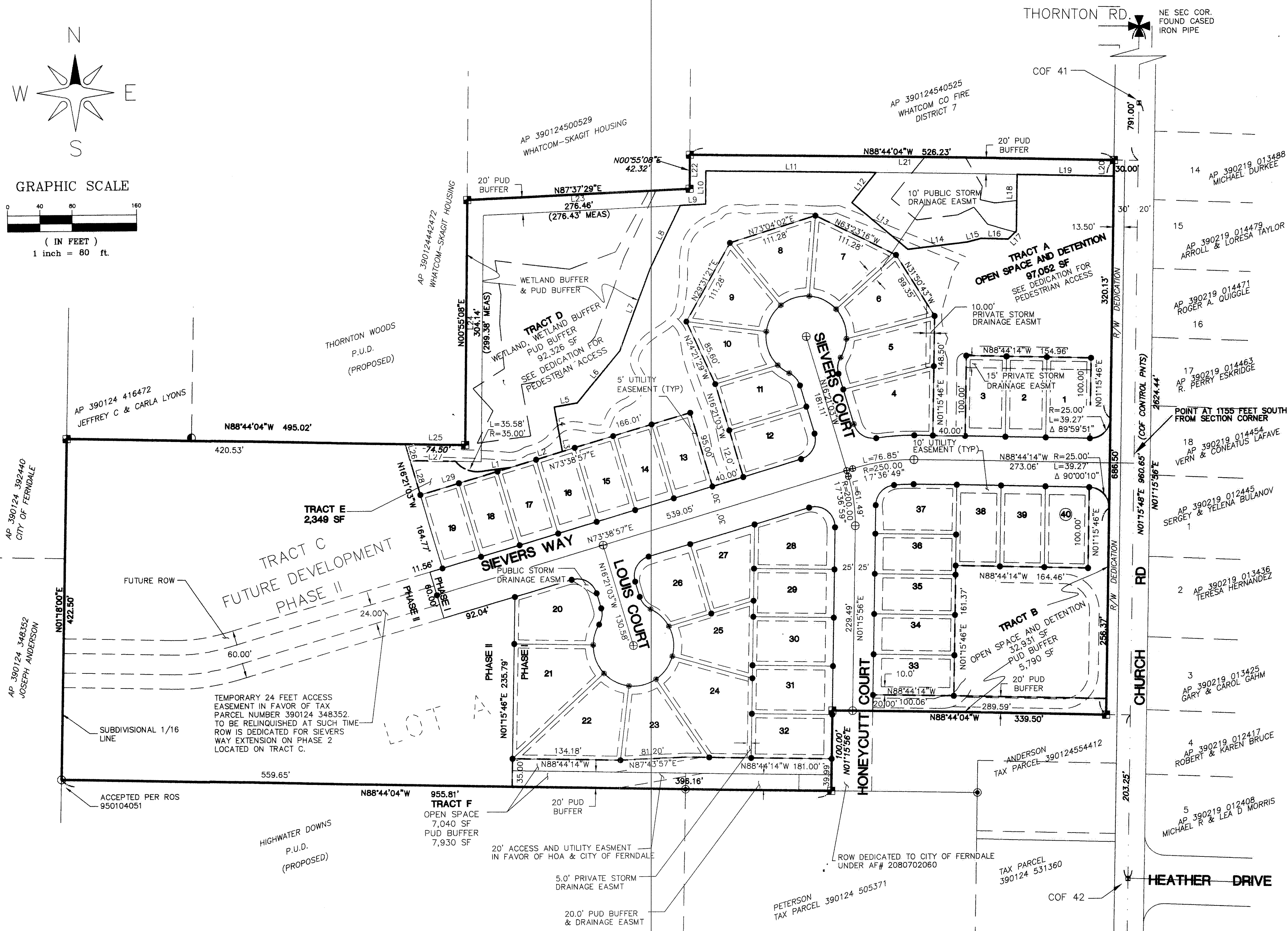
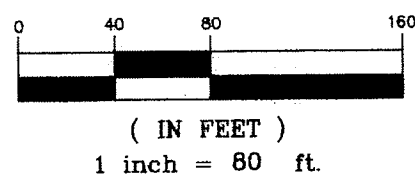
# LARSEN'S CHURCH HILL ESTATES

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF THE NE 1/4 OF SECTION 24, T.39N., R.1E. OF THE W.M.  
CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON



GRAPHIC SCALE



| TRACT D LINE TABLE |        |             |
|--------------------|--------|-------------|
| LINE               | LENGTH | BEARING     |
| L1                 | 37.16  | N82°48'56"E |
| L2                 | 67.03  | N73°38'57"E |
| L3                 | 15.95  | N09°55'26"W |
| L4                 | 39.99  | N09°55'26"W |
| L5                 | 28.96  | N80°18'54"E |
| L6                 | 83.67  | N39°39'03"E |
| L7                 | 108.00 | N20°47'04"E |
| L8                 | 87.41  | N25°57'48"E |
| L9                 | 31.56  | N87°33'51"E |
| L10                | 41.07  | N00°55'08"E |
| L11                | 211.17 | N88°44'04"W |
| L12                | 47.67  | N39°23'34"E |
| L13                | 90.55  | N49°33'42"W |
| L14                | 73.38  | N83°37'48"E |
| L15                | 18.39  | N76°02'04"E |
| L16                | 33.73  | N88°44'14"W |
| L17                | 14.14  | N46°15'46"E |
| L18                | 70.11  | N01°15'46"E |
| L19                | 119.98 | N88°44'04"W |
| L20                | 20.00  | N01°15'56"E |
| L21                | 526.23 | N88°44'04"W |
| L22                | 42.31  | N00°55'08"E |
| L23                | 276.46 | N87°37'29"E |
| L24                | 304.14 | N00°55'08"E |
| L25                | 74.50  | N88°44'04"W |
| L26                | 20.98  | N16°21'03"W |
| L27                | 56.18  | N88°44'04"W |

| TRACT E LINE TABLE |        |             |
|--------------------|--------|-------------|
| LINE               | LENGTH | BEARING     |
| L28                | 44.03  | N16°21'03"W |
| L29                | 116.97 | N73°38'57"E |

**LEGEND:**

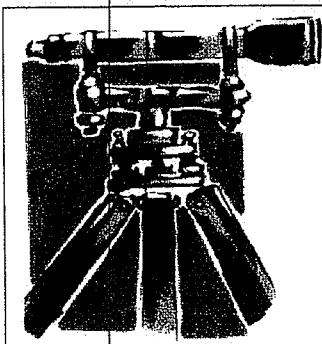
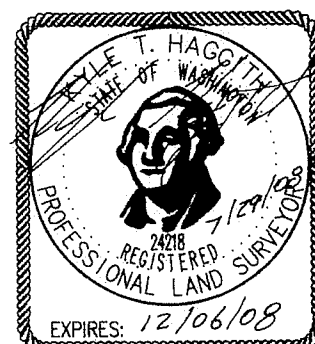
- = FOUND YPC PLS#24225
- = FOUND REBAR NO CAP
- ⊕ = FOUND CONC. MON. W/ BRASS NAIL (CITY OF FERDALE CONTROL POINTS)
- = FOUND YPC PLS#24218
- ⊙ = FOUND MIC
- ⊙ = FND YPC PLS# 18927
- = SET YPC (PLS #24218)
- ⊕ = SET BERNSTEIN MON W/ 2" ALUMN. CAP ENCASED IN CONC.
- ⊕ = SET BERNSTEIN MON W/ 2" B.C. ENCASED IN CONC.
- = SET PK NAIL AND TAG/SHINER
- = WETLAND DELINEATION
- HOA = HOME OWNER ASSOCIATION
- XXXX = ADDRESS

TOTAL PARCEL AREA: 790,778.59 SF 100%

PHASE 1:  
OPEN SPACE: 139,372 SF 17.62%

20' PUD BUFFER: 25,362 SF 3.20%

MINIMUM OPEN SPACE REQUIRED FOR PHASE 2 = 2.38%



LAND DEVELOPMENT  
ENGINEERING & SURVEYING INC.

5160 INDUSTRIAL PL #108  
FERDALE, WA 98248  
Ph (360) 383-0620

LONG PLAT FOR:  
SKYVIEW LANDS, LLC.

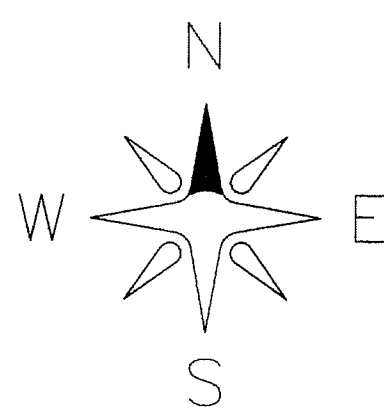
|                 |                          |                   |
|-----------------|--------------------------|-------------------|
| JOB No.<br>6010 | DWG No.<br>6010-PLAT.dwg | DATE:<br>07/29/08 |
| DRN BY:<br>SR   | CHK BY:<br>K.T.H.        | SHEET<br>2 of 3   |

*RBC 8/1/08*

# LARSEN'S CHURCH HILL ESTATES

(A PLANNED UNIT DEVELOPMENT)

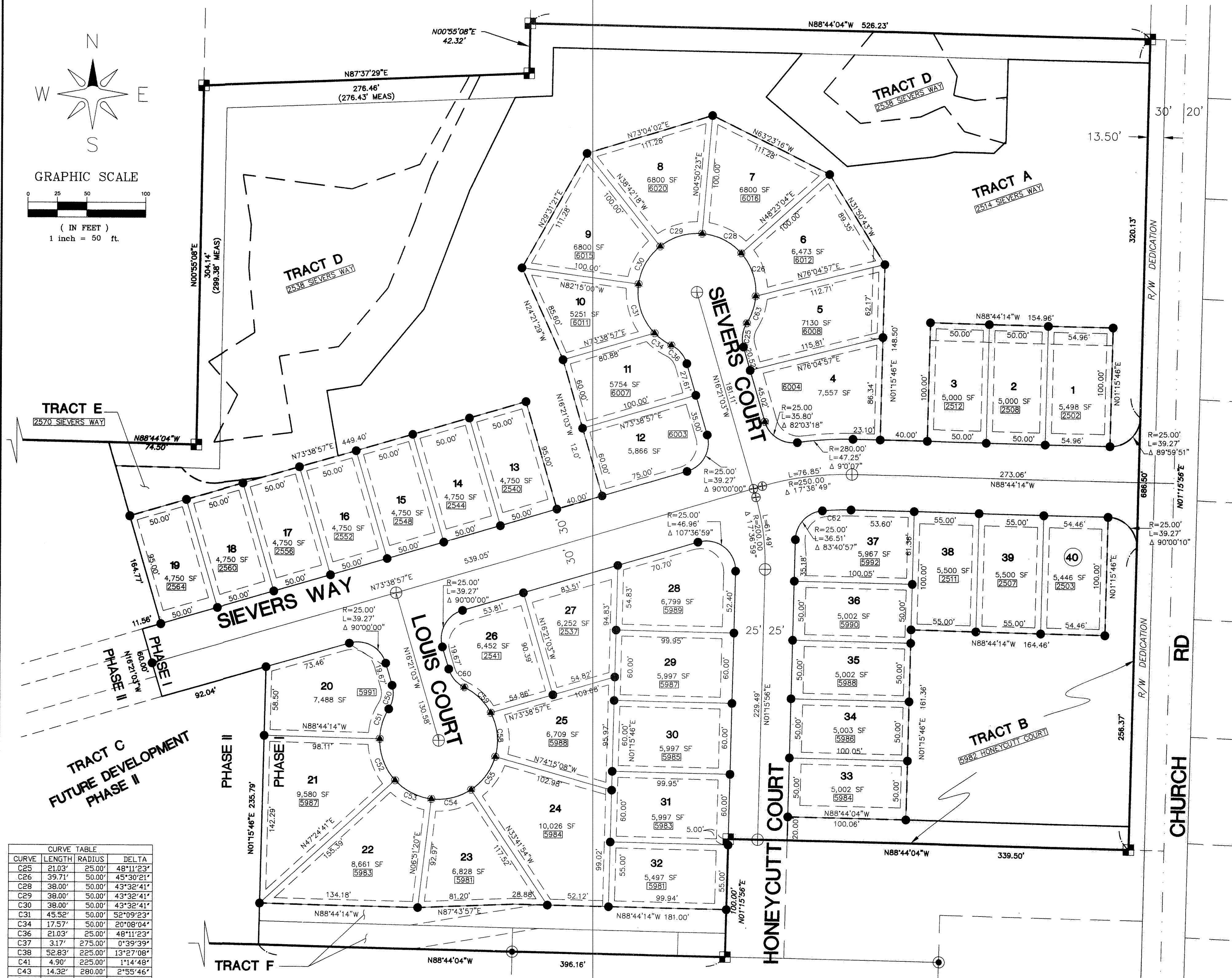
A PORTION OF THE NE 1/4 OF SECTION 24, T.39N., R.1E. OF THE W.M. CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON



GRAPHIC SCALE



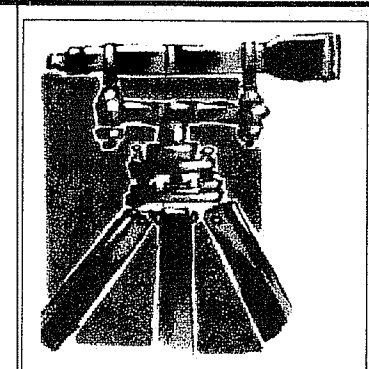
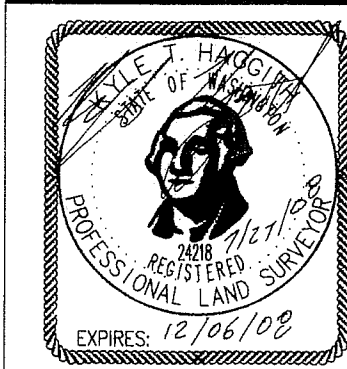
( IN FEET )  
1 inch = 50 ft.



| CURVE | LENGTH | RADIUS  | DELTA     |
|-------|--------|---------|-----------|
| C25   | 21.03' | 25.00'  | 48°11'23" |
| C26   | 39.71' | 50.00'  | 45°30'21" |
| C28   | 38.00' | 50.00'  | 43°32'41" |
| C29   | 38.00' | 50.00'  | 43°32'41" |
| C30   | 38.00' | 50.00'  | 43°32'41" |
| C31   | 45.52' | 50.00'  | 52°09'23" |
| C34   | 17.57' | 50.00'  | 20°08'04" |
| C36   | 21.03' | 25.00'  | 48°11'23" |
| C37   | 3.17'  | 275.00' | 0°39'39"  |
| C38   | 52.83' | 225.00' | 13°27'08" |
| C41   | 4.90'  | 225.00' | 1°14'48"  |
| C43   | 14.32' | 280.00' | 2°55'46"  |
| C44   | 42.41' | 280.00' | 8°40'42"  |
| C45   | 24.37' | 50.00'  | 27°55'49" |
| C46   | 35.40' | 50.00'  | 40°33'37" |
| C47   | 40.60' | 50.00'  | 46°31'22" |
| C48   | 37.67' | 50.00'  | 43°10'13" |
| C49   | 8.99'  | 50.00'  | 10°18'17" |
| C50   | 21.03' | 25.00'  | 48°11'23" |
| C51   | 26.68' | 50.00'  | 30°34'34" |
| C52   | 38.27' | 50.00'  | 43°51'04" |
| C53   | 35.39' | 50.00'  | 40°33'21" |
| C54   | 35.39' | 50.00'  | 40°33'14" |
| C55   | 35.39' | 50.00'  | 40°33'14" |
| C58   | 38.27' | 50.00'  | 43°51'15" |
| C59   | 31.79' | 50.00'  | 36°26'03" |
| C60   | 21.03' | 25.00'  | 48°11'23" |
| C62   | 24.25' | 220.00' | 6°18'52"  |
| C63   | 24.39' | 50.00'  | 27°56'54" |
| C64   | 39.27' | 25.00'  | 89°59'59" |
| C65   | 39.27' | 25.00'  | 90°00'00" |

**LEGEND:**

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LAND DEVELOPMENT  
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5160 INDUSTRIAL PL #108  
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LONG PLAT FOR:  
SKYVIEW LANDS, LLC.

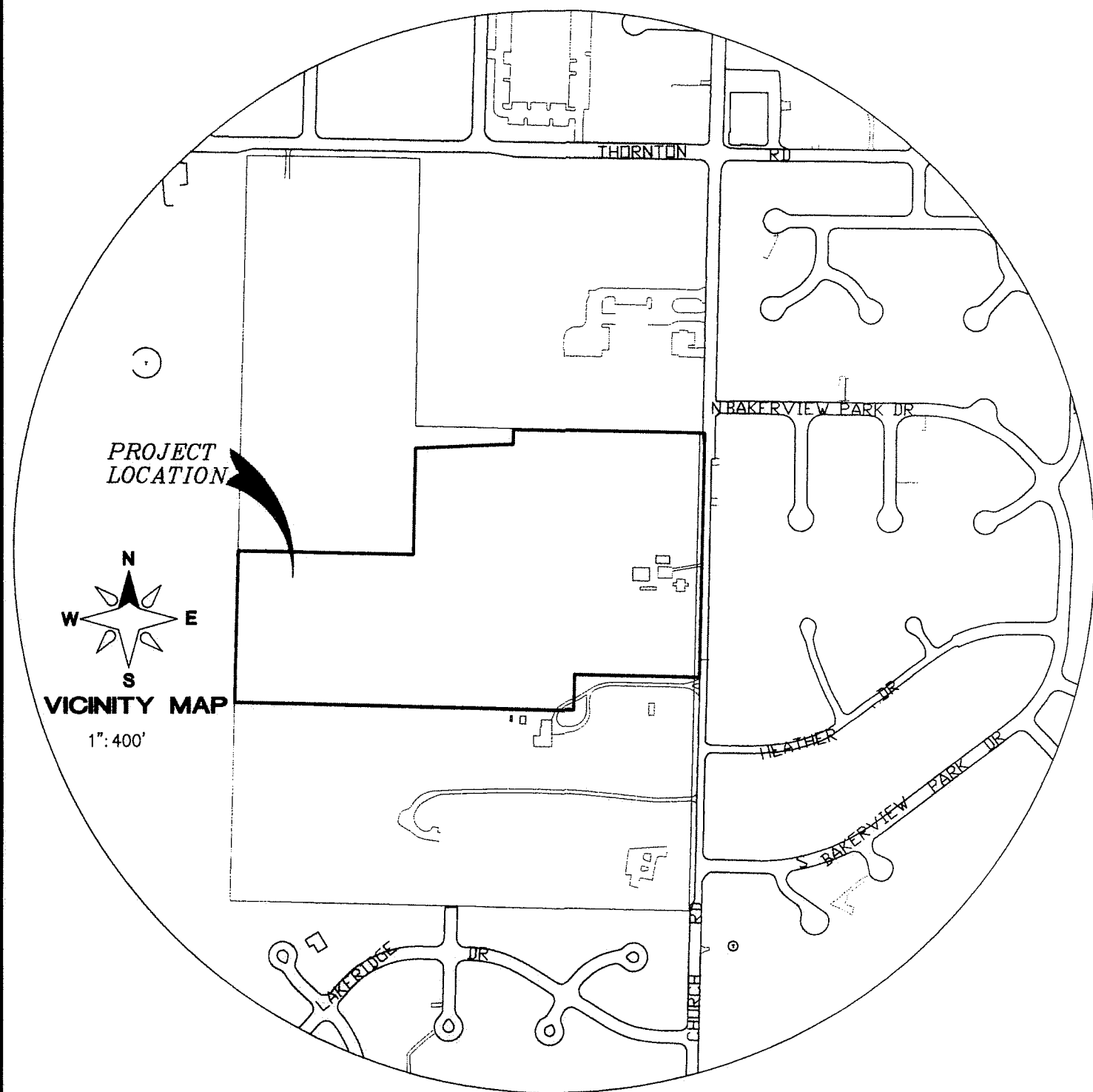
|                 |                          |                            |
|-----------------|--------------------------|----------------------------|
| JOB No.<br>6010 | DWG No.<br>6010-PLAT.dwg | DATE:<br>07/29/08          |
| DRN BY:<br>SR   | CHK BY:<br>K.T.H.        | SHEET <b>3</b> of <b>3</b> |

RBS 8/1/08

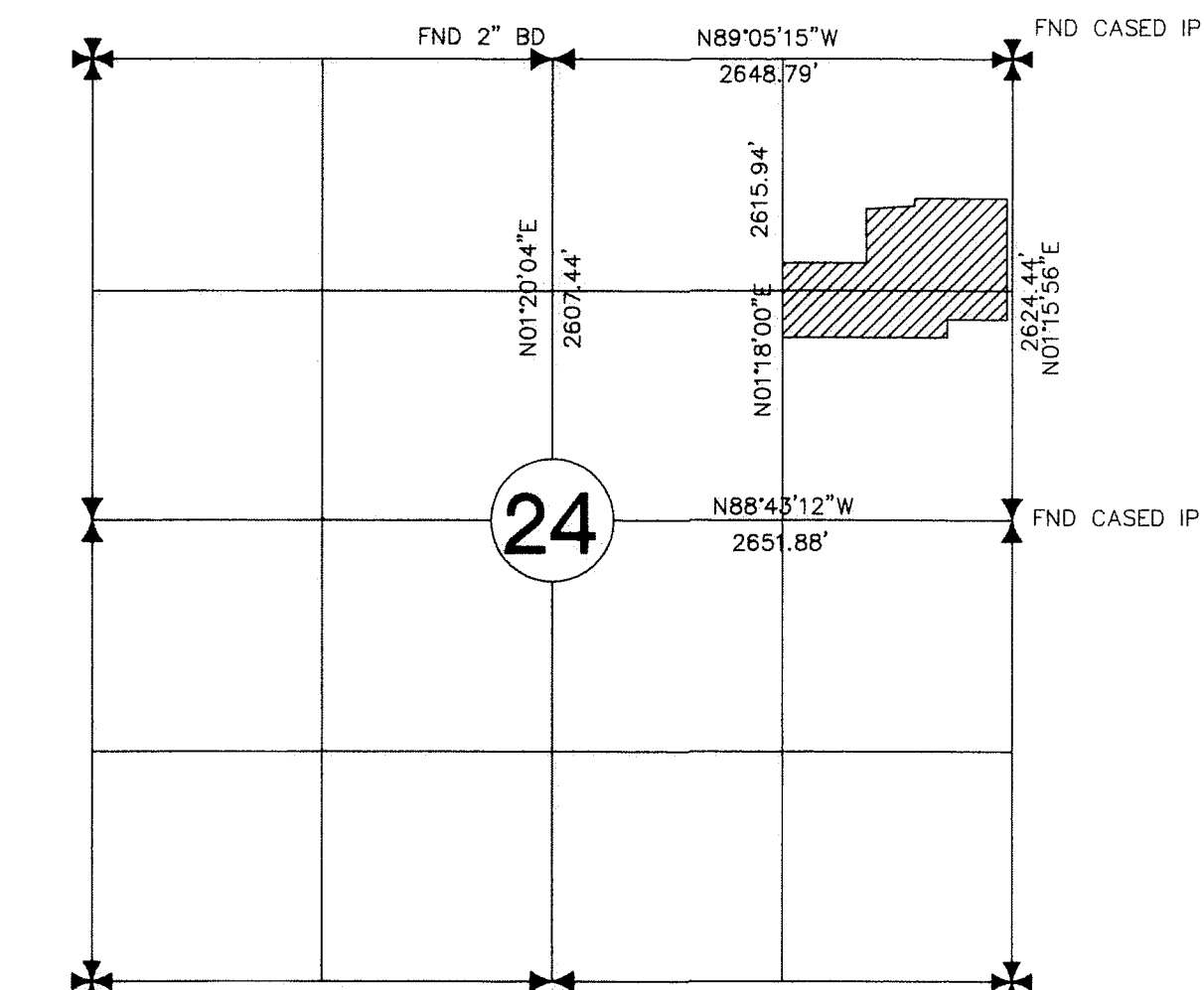


2080800257

# LARSEN'S CHURCH HILL ESTATES (A PLANNED UNIT DEVELOPMENT) A PORTION OF THE NE 1/4 OF SECTION 24, T.39N., R.1E. OF THE W.M. CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON



VICINITY MAP



SEC.24, TWP.39 N., RGE. 1E., W.M.

SECTION BREAKDOWN  
NTS

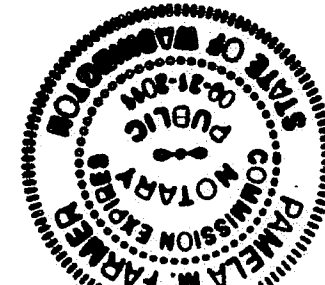
**LEGAL DESCRIPTION:**

LOT A, AS DELINEATED ON "B KRAMER LOT LINE ADJUSTMENT", ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 25, 2006, UNDER AUDITOR'S FILE No. 2060903655 BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST OF THE W.M.

**DECLARATION & DEDICATION:**

THE UNDERSIGNED OWNER(S), HEREBY DECLARE THIS LONG PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD RIGHT-OF-WAYS, TOGETHER WITH A PEDESTRIAN ACCESS TRAIL EASEMENT OVER OPEN SPACE TRACT A AND TRACT D DEDICATED TO THE CITY OF FERDALE AND ACCESS EASEMENT OVER TRACT C AS SHOWN ON THIS LONG PLAT; AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD, AND MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

*William E. Kramer*  
SKYVIEW LANDS, LLC



**ACKNOWLEDGMENT**

STATE OF WASHINGTON }  
COUNTY OF WHATCOM } SS

ON THIS 29th DAY OF July, 2008, BEFORE ME PERSONALLY APPEARED William E. Kramer TO ME KNOWN TO BE THE GENERAL PARTNER OF THE LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Pamela M. Farmer*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN Ferndale  
MY COMMISSION EXPIRES: 09-21-2011

**PUBLIC WORKS DIRECTOR'S APPROVAL**

EXAMINED AND APPROVED BY THE CITY OF FERDALE DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & AND OTHER RIGHT-OF-WAYS THIS 13th DAY OF August, 2008.

*[Signature]*  
PUBLIC WORKS DIRECTOR, CITY OF FERDALE, WASHINGTON

**PLAT ADMINISTRATOR APPROVAL**

EXAMINED AND APPROVED BY THE CITY OF FERDALE PLAT ADMINISTRATOR THIS 13th DAY OF August, 2008.

*[Signature]*  
PLAT ADMINISTRATOR, CITY OF FERDALE, WASHINGTON

**CITY CLERK'S APPROVAL**

THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERDALE, WASHINGTON, THIS 13th DAY OF AUGUST, 2008.

*[Signature]*  
CITY CLERK, CITY OF FERDALE, WASHINGTON

**COUNTY TREASURER'S CERTIFICATE**

I, STEVEN OLIVER TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THE REAL ESTATE EMBRACED WITHIN THIS PLAT OF "LARSEN'S CHURCH HILL ESTATES" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 4th DAY OF AUG, 2008.

*[Signature]*  
TREASURER, WHATCOM COUNTY, WASHINGTON



**PLAT NOTES AND CONDITIONS**

1. IN ACCORDANCE WITH THE CITY SUBDIVISION STANDARDS, THERE IS HEREBY DEDICATED TO THE CITY OF FERDALE, A FIVE FOOT UTILITY EASEMENT AROUND THE PERIMETER OF EACH LOT HEREIN.
2. PHASE 1, LOT 33 SHALL HAVE AN INCREASED SETBACK THAT MEETS THE 30-FOOT MINIMUM SETBACK FROM THE PLAT BOUNDARY.
3. TRAFFIC MITIGATION FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
4. WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE SOUTHWEST SEWER SURCHARGE APPLIES TO EACH LOT.
5. PARK IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
6. SCHOOL IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.
7. STORM SEWER MITIGATION FEES SHALL BE PAID PRIOR TO PLAT RECORDING OF THE FINAL PLAT.
8. A BAKERVIEW PUMP STATION SERVICES AREA FEE SHALL BE PAID AT THE TIME OF BUILDING PERMIT FOR EACH LOT.

**MAINTENANCE AGREEMENT**

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR COST OTHERWISE CONNECTED WITH ANY STORMWATER FACILITY, DESIGNATED WETLAND, EQUIPMENT, OPEN SPACE TRACT, OR OTHER COMMON FACILITIES OR OPEN SPACE ELEMENTS SHALL BE BORNE BY THE HOMEOWNER'S ASSOCIATION TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT OF LARSEN'S CHURCH HILL ESTATES, AS RECORDED UNDER AF# 2080800339, AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE ON-SITE TRAIL SYSTEM TO THE SATISFACTION TO THE CITY.

**WETLAND BUFFER NOTE:**

A WETLAND BUFFER IS ESTABLISHED ON TRACT D IN THE LARSEN'S CHURCH HILL ESTATES PLANNED UNIT DEVELOPMENT. THE PURPOSE OF THE WETLAND BUFFER IS TO PROTECT AND PRESERVE IN A NATURAL RIPARIAN CONDITION, IN PERPETUITY THE PORTION OF THE PROPERTY CONTAINED WITHIN TRACT D, AS REPRESENTED ON THE FINAL PLAT FOR PHASE 1 OF THE LARSEN'S CHURCH HILL ESTATES PLANNED UNIT DEVELOPMENT.

NO GRADING, DUMPING, CONSTRUCTION OF PERMANENT STRUCTURES, LOGGING, HEAVY EQUIPMENT OR OTHER SIMILAR USES SHALL BE ALLOWED IN THE WETLAND BUFFER. REMOVAL OF NONNATIVE PLANT SPECIES AND/OR PLANTING OF NATIVE PLANT SPECIES TO ENHANCE THE RIPARIAN FUNCTION MAY BE REQUIRED BY THE CITY OF FERDALE, OR MAY BE PROPOSED BY THE PROPERTY OWNERS AND MAY BE PERMITTED, PROVIDED SUCH REMOVAL AND/OR PLANTING IS PART OF A COORDINATED PLAN THAT HAS BEEN SIGNED BY A QUALIFIED BIOLOGICAL PROFESSIONAL AND APPROVED BY THE CITY OF FERDALE.



**AUDITOR'S CERTIFICATE**

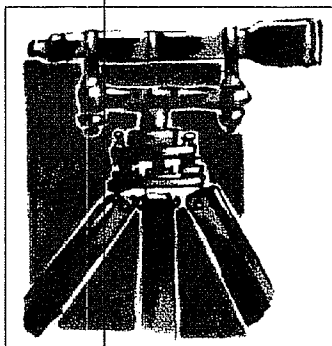
Filed for record this 4th day of Aug, 2008, at 3:48pm  
in official records under Auditor's File Number  
2080800257

at the request of William E. Kramer  
Shirley Forslof by [Signature]  
County Auditor

**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 SKYVIEW LLC in JUN 2008.

*[Signature]*  
Certificate No.: 24218



**LAND DEVELOPMENT  
ENGINEERING & SURVEYING INC.**

5160 INDUTRIAL PL #108  
FERDALE, WA 98248  
Ph (360) 383-0620

LONG PLAT FOR:  
SKYVIEW LANDS, LLC.

|                 |                          |                            |
|-----------------|--------------------------|----------------------------|
| JOB No.<br>6010 | DWG No.<br>6010-PLAT.dwg | DATE:<br>07/29/08          |
| DRN BY:<br>SR   | CHK BY:<br>K.T.H.        | SHEET <b>1</b> of <b>3</b> |