

2060101893

PLAT OF
LIBERTY PARK
PTN. OF THE SW1/4 SE1/4 SEC. 28, TWP. 39 N., RGE. 2 E. W.M.
CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON

LEGAL DESCRIPTION

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
THAT PORTION LYING NORTH OF A LINE DRAWN WEST AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER FROM A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 744 FEET NORTH FROM THE CENTERLINE OF SMITH ROAD ESTABLISHED DECEMBER 1980 AND EXCEPT PORTION TO STATE OF WASHINGTON FOR HIGHWAY (A.F. NO. 784367) AND EXCEPT PORTION TO STATE OF WASHINGTON UNDER CIVIL #45992 AND EXCEPT FROM LINE OF RIGHT-OF-WAY AND PORTIONS LYING SOUTH AND WEST THEREOF AS SHOWN UPON THAT CERTAIN PLAN ENTITLED "SR 5 BELLINGHAM TO SMITH ROAD VICINITY" NOW OF RECORD AND ON FILE WITH THE DIRECTOR OF HIGHWAYS AT OLYMPIA, WASHINGTON AND EXCEPT THE EAST 20 FEET FOR SHIELDS ROAD.

AND
THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION 744 FEET NORTH FROM THE CENTERLINE OF SMITH ROAD ESTABLISHED DECEMBER 1980 AND THENCE WEST PARALLEL TO THE NORTH LINE THEREOF 659 FEET MORE OR LESS TO THE WEST LINE OF SAID SUBDIVISION AND TERMINUS OF HEREIN DESCRIBED LINE AND EXCEPT THE WEST 20 FEET FOR SHIELDS ROAD.

AND
LOT A, MEDEARIS LOT LINE ADJUSTMENT AS FILED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2000101751

AND
LOT 2, AS DELINEATED ON SHARON'S SHORT PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 1352373, RECORDS OF WHATCOM COUNTY, WASHINGTON, BEING A PORTION OF THE WEST 5 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.

TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

NOTE


THE LOTS OF THIS PLAT ARE SUBJECT TO THOSE COVENANTS AND RESTRICTIONS FILED UNDER WHATCOM COUNTY A.F. NO. 2060101894


EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO: CITY OF FERDALE, 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.

DECLARATION & DEDICATION

KNOW BY ALL THESE MEN PRESENT THAT WE THE UNDERSIGNED OWNERS HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF THE ROADS AND EASEMENTS; AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD; AND MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

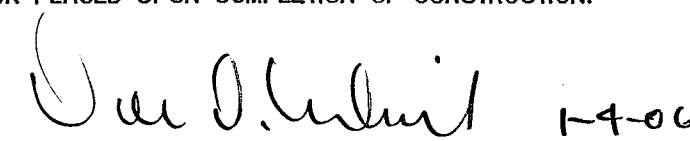

ROGER ROOSEDAAL, MEMBER
LIBERTY PARK, L.L.C.


GARY HANCOOP, MEMBER
LIBERTY PARK, L.L.C.

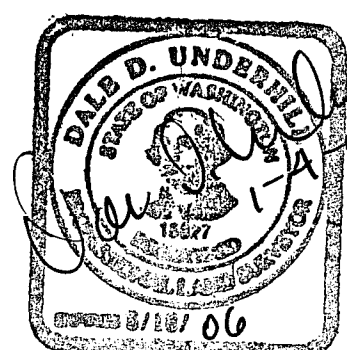

FRANK MEDEARIS

SURVEYOR'S CERTIFICATE

I, DALE D. UNDERHILL, DO HEREBY CERTIFY THAT LIBERTY PARK 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.

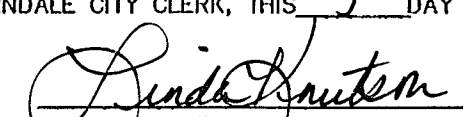

DALE D. UNDERHILL
P.L.S. NO. 18927

DATE



APPROVAL

EXAMINED BY THE FERDALE CITY CLERK, THIS 5TH DAY OF JANUARY, 2006.


CITY CLERK

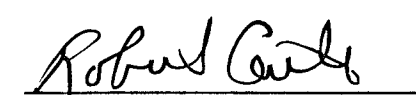
APPROVAL

EXAMINED BY THE FERDALE PLAT ADMINISTRATOR, THIS 5TH DAY OF JANUARY, 2006.


PLAT ADMINISTRATOR


APPROVAL

EXAMINED BY THE FERDALE PUBLIC WORKS DIRECTOR, THIS 5TH DAY OF JANUARY, 2006.


PUBLIC WORKS DIRECTOR

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 12 DAY OF JANUARY, 2006.


TREASURER, WHATCOM COUNTY



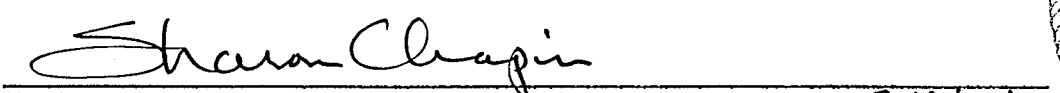
AUDITOR'S CERTIFICATE

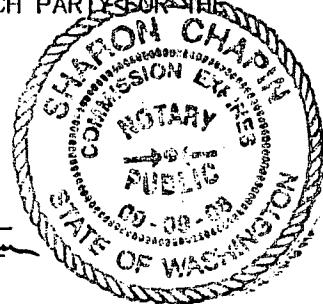
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF Liberty Park LLC ON THIS 13 DAY OF JANUARY, 2006, AT 32 MINUTES PAST 10 AM, AND RECORDED UNDER AUDITOR'S FILE NO. 2060101893.


AUDITOR, WHATCOM COUNTY

ACKNOWLEDGMENT


STATE OF WASHINGTON) SS
COUNTY OF WHATCOM)
I CERTIFY THAT Roger Roosendaal APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF Liberty Park LLC, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF JANUARY, 2006.

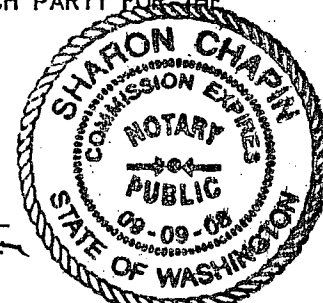

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham



ACKNOWLEDGMENT


STATE OF WASHINGTON) SS
COUNTY OF WHATCOM)
I CERTIFY THAT Gary Hancock APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member OF Liberty Park LLC, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF JANUARY, 2006.

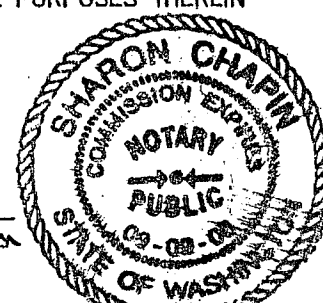

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham



ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF WHATCOM)
ON THIS DAY PERSONALLY APPEARED BEFORE ME Frank Medearis TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) SIGNED THE SAME AS (HIS/ HER/THEIR) FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF JANUARY, 2006.

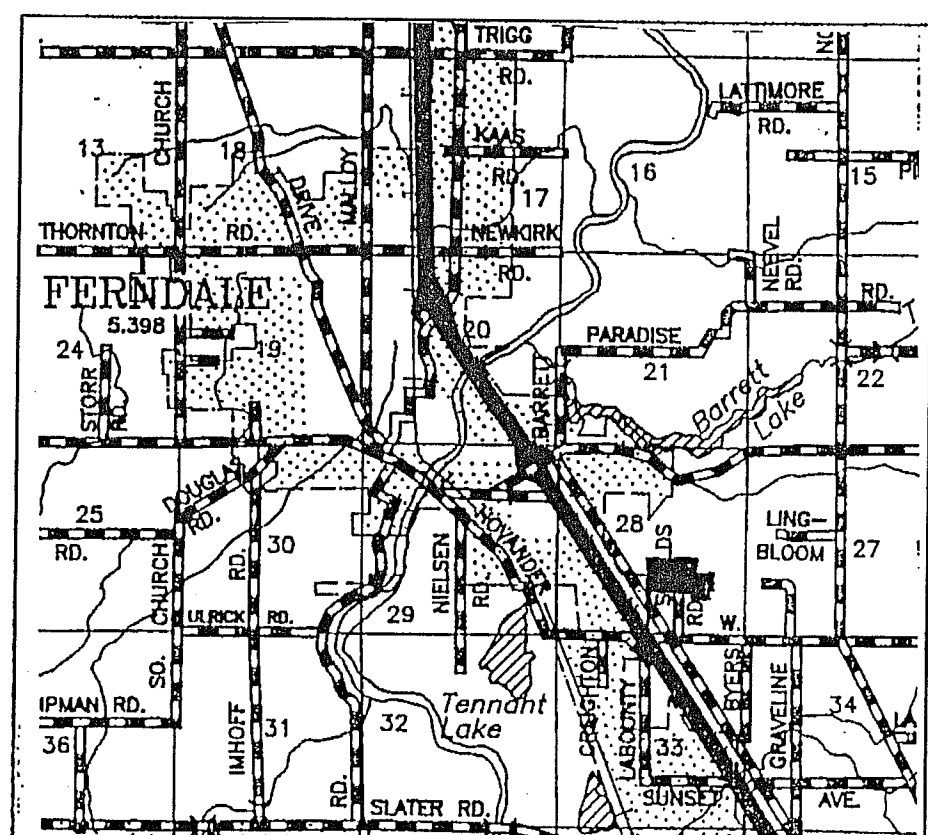

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham



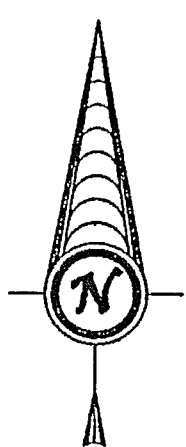
PLAT OF LIBERTY PARK

PTN. OF THE SW1/4 SE1/4 SEC. 28, TWP. 39 N., RGE. 2 E. W.M.
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

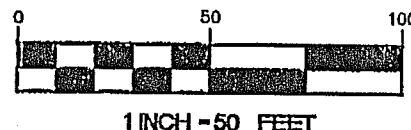
VICINITY MAP



NOT TO SCALE



GRAPHIC SCALE



BASIS OF BEARINGS:
CITY OF FERNDALE SURVEY MONUMENT NETWORK, JUNE 2001. DERIVED FROM TIES TO CONTROL MONUMENTS #364 AND #663 PER SAID NETWORK.

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

MITIGATION FEES:
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. STORM SEWER MITIGATION FEES SHALL BE PAID PRIOR TO RECORDING OF THE FINAL PLAT.

UTILITY CONNECTION FEES:
WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

IMPACT FEES:
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. SCHOOL IMPACT FEES SHALL BE PAID IN ACCORDANCE WITH THE REQUIREMENTS OF THE FERNDALE SCHOOL DISTRICT HALF AT THE TIME OF FINAL PLAT RECORDING, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.



28

THEO. CENTER
SEC. 28-39N-2E

FENCE COR. IS 2.0' N.
& 3.5' E. OF MON. POS.

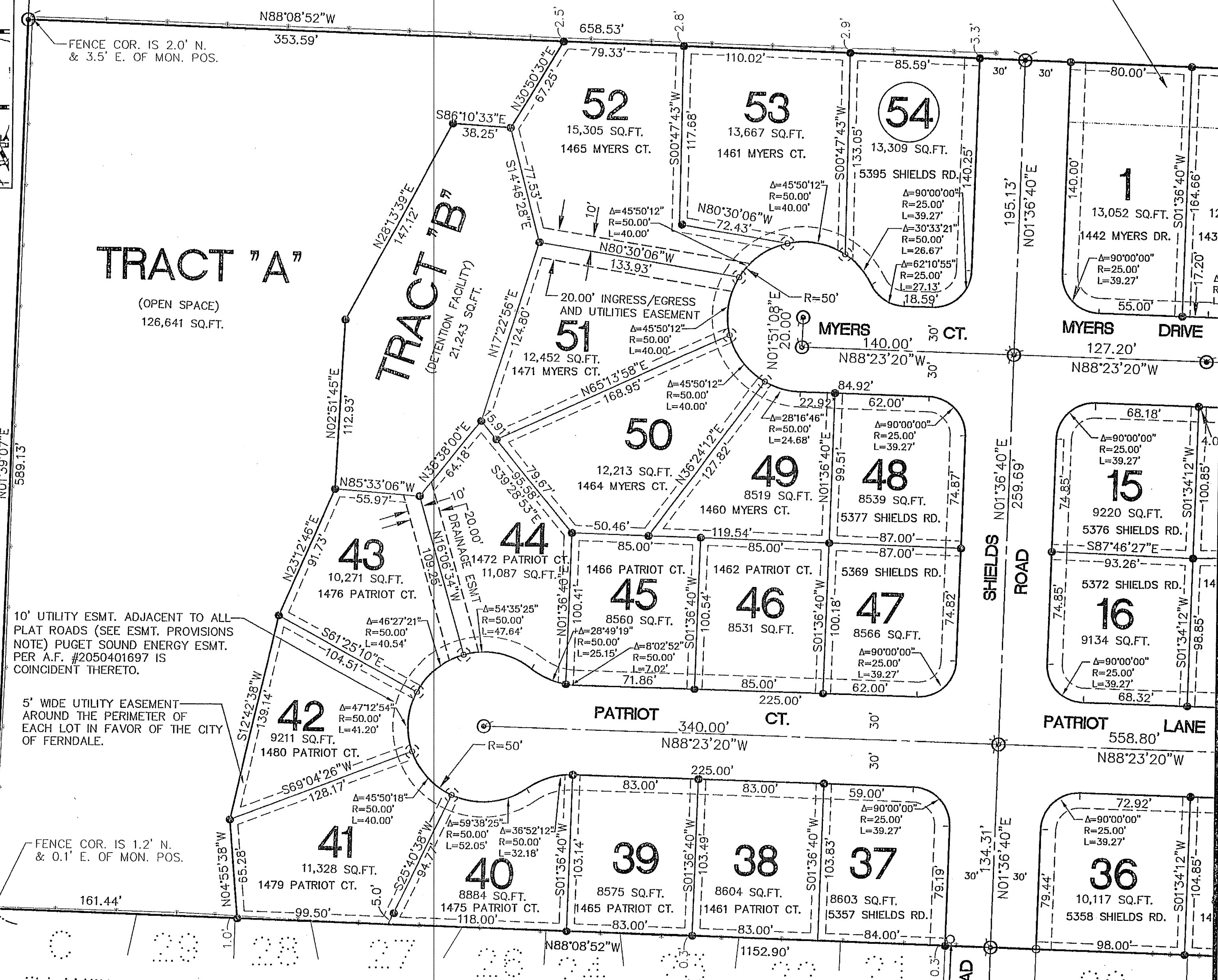
TRACT "A"

(OPEN SPACE)
126,641 SQ.FT.

TRACT "B"

(DETENTION FACILITY)

40' INGRESS, EGRESS & UTILITY ESMT. PER AF #2000303667 & AF #2000303260. LOTS 1-6 SHALL NOT BE PERMITTED ACCESS THEREFROM. ESMT. SHALL NOT BE USED AS A PUBLIC ROADWAY IN THE EVENT PROPERTY TO THE NORTH IS ANNEXED AND DEVELOPED.



FENCE COR. IS 1.2' N.
& 0.1' E. OF MON. POS.

SOUTH 1/4 COR.
SEC. 28-39N-2E
CASED MON. FROM
PRIOR SURVEY

LEGEND

- CAPPED REBAR SET OCTOBER 2005 (P.L.S. #18927)
- ⊙ LEAD AND TACK SET OCTOBER 2005 (P.L.S. #18927)
- CAPPED IRON PIPE FND. OCTOBER 2005 (P.L.S. #13138)
- ⊕ INDICATES CONC. PLAT BNDRY. MONUMENT OR BRASS CAP ROAD SURFACE MONUMENT FOUND OCTOBER 2005
- ⊙ INDICATES CONC. PLAT BNDRY. MONUMENT OR BRASS CAP ROAD SURFACE MONUMENT SET OCTOBER 2005

— INDICATES FENCE LINE

CAPPED IRON PIPE FND. IS 0.54' N.
& 0.05' E. OF CAPPED REBAR SET

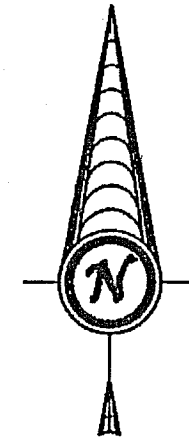
ST HELENS LN



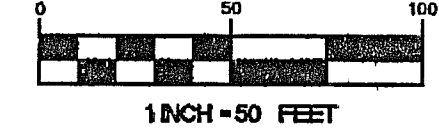
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CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON



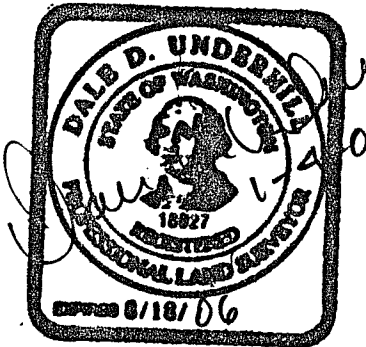
GRAPHIC SCALE



LEGEND

- CAPPED REBAR SET OCTOBER 2005 (P.L.S. #18927)
- ⊙ LEAD AND TACK SET OCTOBER 2005 (P.L.S. #18927)
- CAPPED IRON PIPE FND. OCTOBER 2005 (P.L.S. #13138)
- ⊕ INDICATES CONC. PLAT BNDRY. MONUMENT OR BRASS CAP ROAD SURFACE MONUMENT FOUND OCTOBER 2005
- ⊙ INDICATES CONC. PLAT BNDRY. MONUMENT OR BRASS CAP ROAD SURFACE MONUMENT SET OCTOBER 2005
- +—+—+— INDICATES FENCE LINE

EASEMENT NOTE:
THAT PTN. OF A PRIOR 30' ESMT. FOR
INGRESS, EGRESS AND UTILITIES WITHIN
LOT 2 OF SHARON'S SHORT PLAT NO. 4
PER A.F. #1352373, IS RESCINDED BY THIS
PLAT.



40' INGRESS, EGRESS & UTILITY ESMT. PER AF #2000303667 & AF #2000303260.
LOTS 1-6 SHALL NOT BE PERMITTED ACCESS THEREFROM. ESMT. SHALL NOT BE
USED AS A PUBLIC ROADWAY IN THE EVENT PROPERTY TO THE NORTH IS ANNEXED
AND DEVELOPED.

5' WIDE UTILITY EASEMENT AROUND THE
PERIMETER OF EACH LOT IN FAVOR OF THE
CITY OF FERNDALE.

20' INGRESS, EGRESS & UTILITY
ESMT PER AF #2000303667.
LOT 8 SHALL TAKE VEHICULAR
ACCESS FROM ESMT.

10' UTILITY ESMT. ADJACENT TO ALL
PLAT ROADS (SEE ESMT. PROVISIONS
NOTE) PUGET SOUND ENERGY ESMT.
PER A.F. #2050401697 IS
COINCIDENT THERETO.

FENCE COR. IS 0.6' N.
& 0.7' E. OF MON. POS.
N88°23'32"W 164.69'

FENCE COR. IS 0.4' E.
& 0.3' S. OF MON. POS.

BASIS OF BEARINGS:
CITY OF FERNDALE SURVEY
MONUMENT NETWORK, JUNE
2001. DERIVED FROM TIES TO
CONTROL MONUMENTS #364 &
#663 PER SAID NETWORK.

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

MITIGATION FEES:
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. STORM
SEWER MITIGATION FEES SHALL BE
PAID PRIOR TO RECORDING OF THE
FINAL PLAT.

UTILITY CONNECTION FEES:
WATER AND SEWER CONNECTION
FEES SHALL BE PAID AT THE TIME
OF BUILDING PERMIT ISSUANCE
FOR EACH LOT

IMPACT FEES:
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.
SCHOOL IMPACT FEES SHALL BE
PAID IN ACCORDANCE WITH THE
REQUIREMENTS OF THE FERNDALE
SCHOOL DISTRICT HALF AT THE
TIME OF FINAL PLAT RECORDING,
AND HALF AT THE TIME OF
BUILDING PERMIT ISSUANCE FOR
EACH LOT.

