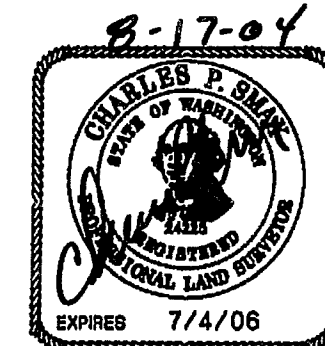
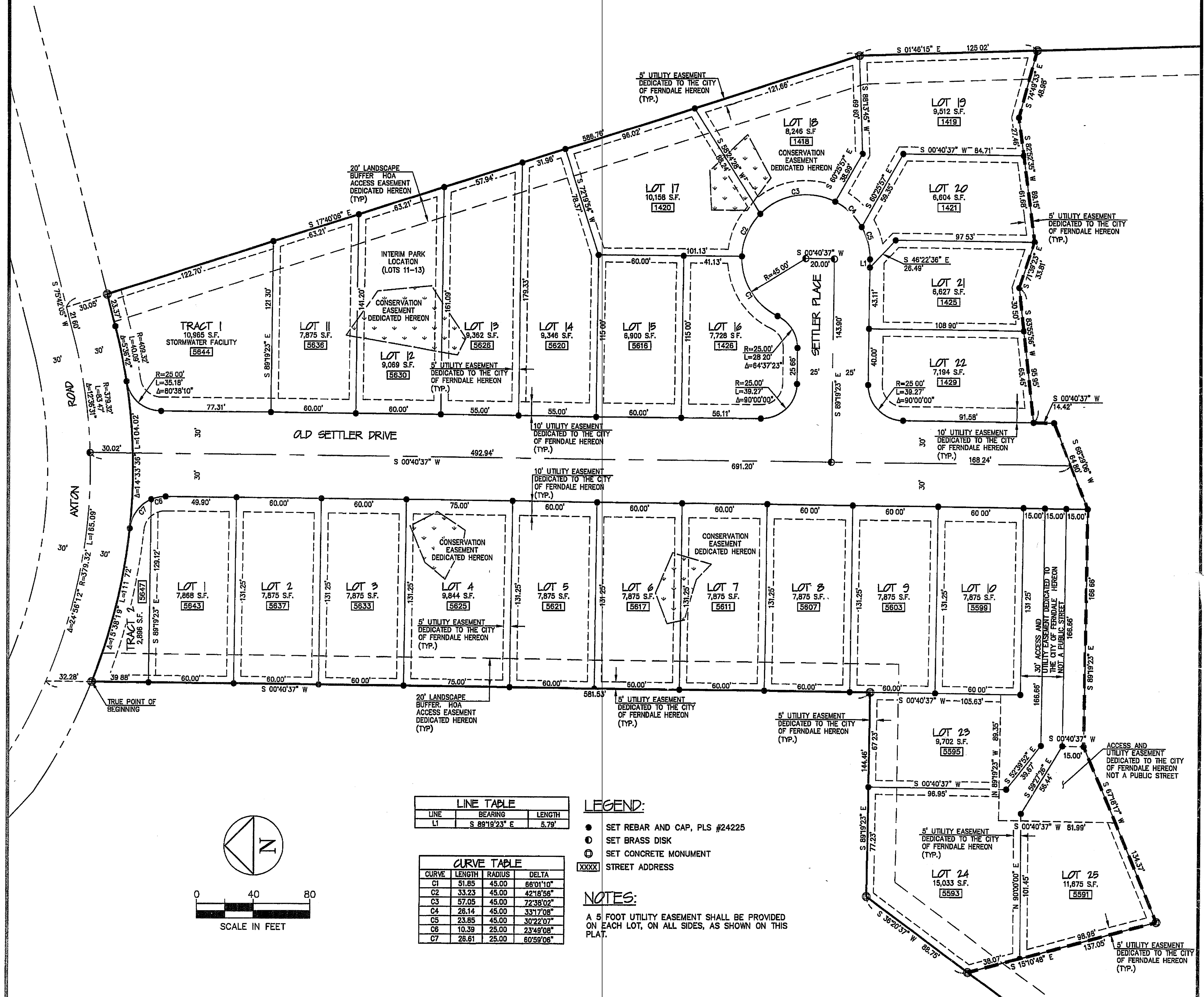




2041000985

## PIONEER MEADOWS - DIVISION I

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF  
SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M.  
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON



DAVID EVANS AND ASSOCIATES INC.  
119 Grand Avenue, Suite D  
Bellingham Washington 98225  
Phone 360 647 7151

SHEET 2 OF 2

SCALE: 1" = 40' DESIGN: \_\_\_\_\_

DRAWN: SLG CHECKED: CPSM

DWG: svPL01dep0001 DATE: 08/13/04

JOB NO. DEPD0001

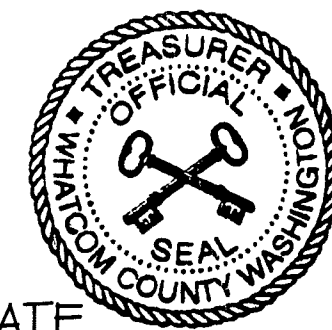
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2070300199

## PIONEER MEADOWS - DIVISION 2

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF  
SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M.  
CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON



## LEGAL DESCRIPTION:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

## TRACT 1:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WHATCOM COUNTY ROAD NO. 56 AND A LINE PARALLEL TO AND 644.8 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SAID SECTION 28, THE SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE 14 ACRE TRACT DEEDED BY JAMES CLARKSON AND WIFE TO FLORENCE J. MORRISON AND RECORDED IN VOLUME 272 OF DEEDS, PAGE 196, RECORDS OF WHATCOM COUNTY, WASHINGTON; THENCE SOUTH, PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, 623.6 FEET; THENCE EAST 177.3 FEET; THENCE NORTH 6°31' WEST 610.5 FEET MORE OR LESS TO THE SOUTHERLY LINE OF COUNTY ROAD NO. 56; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF COUNTY ROAD NO. 56, 110 FEET MORE OR LESS TO THE POINT OF BEGINNING; EXCEPT RIGHT-OF-WAY FOR AXTON ROAD LYING ALONG THE NORTHERLY LINE THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

TWO TRACTS OF LAND LOCATED IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## TRACT 2:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF COUNTY ROAD NO. 56, AND A LINE PARALLEL TO AND 644.8 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SAID SECTION 28; THENCE SOUTH, PARALLEL TO THE SAID WEST LINE OF THE NORTHEAST QUARTER, 623.6 FEET; THENCE EAST, 177.3 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 6°31' EAST, 1158.6 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF THE SAID NORTHEAST QUARTER, 179.75 FEET; THENCE NORTH 2°47' WEST, 1265.68 FEET; THENCE NORTH 18°30' WEST, 550.57 FEET TO THE SOUTHERLY LINE OF COUNTY ROAD NO. 56; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF COUNTY ROAD NO. 56, 147.47 FEET TO A POINT THAT BEARS NORTH 6°31' WEST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 6°31' EAST, TO THE TRUE POINT OF BEGINNING.

## TRACT 3:

A TRACT OF LAND IN SECTION 28 BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF COUNTY ROAD NO. 56 AND A LINE PARALLEL TO AND 644.8 FEET EAST OF THE WEST LINE OF THE NORTHEAST QUARTER OF THE SAID SECTION 28; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE SAID NORTHEAST QUARTER 623.6 FEET; THENCE EAST 177.3 FEET; THENCE SOUTH 6°31' EAST 1168.6 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE SAID NORTHEAST QUARTER; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF THE SAID NORTHEAST QUARTER 953.6 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER 566.9 FEET; THENCE NORTH 35° 40' EAST, 823.85 FEET; THENCE EAST 144.4 FEET TO AN INTERSECTION WITH A LINE PARALLEL TO AND 624.8 FEET EAST OF THE WEST LINE OF THE SAID NORTHEAST QUARTER; THENCE NORTH PARALLEL TO THE WEST LINE OF THE SAID NORTHEAST QUARTER, TO THE SOUTHERLY LINE OF THE COUNTY ROAD NO. 56; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF COUNTY ROAD NO. 56 TO THE POINT OF BEGINNING.

EXCEPT FROM THE ABOVE DESCRIBED TRACTS THE RIGHT-OF-WAY FOR WEST AXTON ROAD LYING ALONG THE NORTHERLY LINE THEREOF AND EXCEPT THAT PORTION DEED TO WHATCOM COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 917139.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

## PHASE 2

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY; THENCE NORTH 00°40'37" EAST, ALONG THE WESTERLY PROPERTY LINE, FOR A DISTANCE OF 566.90 FEET; THENCE NORTH 36°20'37" EAST, FOR A DISTANCE OF 735.08 FEET; THENCE SOUTH 15°10' 48" EAST, FOR A DISTANCE OF 137.05 FEET; THENCE NORTH 67°18' 17" EAST, FOR A DISTANCE OF 134.37 FEET; THENCE SOUTH 89°19' 23" EAST, FOR A DISTANCE OF 166.66 FEET; THENCE NORTH 68°29' 06" EAST, FOR A DISTANCE OF 64.80 FEET; THENCE NORTH 00°40' 37" EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 14.42 FEET; THENCE NORTH 83°55' 56" EAST, FOR A DISTANCE OF 95.95 FEET; THENCE SOUTH 71°39' 23" EAST, FOR A DISTANCE OF 33.81 FEET; THENCE NORTH 82°52' 35" EAST, FOR A DISTANCE OF 89.15 FEET; THENCE SOUTH 74°49' 33" EAST, FOR A DISTANCE OF 48.98 FEET, TO A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED PROPERTY; THENCE SOUTH 01°46' 15" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1139.07 FEET; THENCE NORTH 88°40'36" WEST, FOR A DISTANCE OF 1128.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 26 ACRES MORE OR LESS.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "PIONEER MEADOWS - DIVISION 2" IS BASED UPON ACTUAL SURVEY AND MONUMENT LOCATIONS IN SECTION 28, TOWNSHIP 39 N, RANGE 2 EAST, W.M., THAT COURSES AND DISTANCES ARE CORRECTLY SHOWN HEREON, AND THAT THE MONUMENTS HAVE BEEN SET, AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF THE STATUTES AND PLATTING REGULATIONS OF CITY ORDINANCES, AND STATE STATUTES.

CHARLES P. SMAY  
PROFESSIONAL LAND SURVEYOR  
WASHINGTON STATE LICENSE NO. 24225

2/21/07

## COUNTY AUDITOR'S OFFICE:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF JNC PROPERTIES LLC ON THIS 21 DAY OF MARCH, 2007, AT 11:46 AM MINUTES PAST 0 O'CLOCK M., AND THAT IT IS RECORDED UNDER AUDITOR'S FILE NO. 2070300199 OF THE RECORD OF WHATCOM COUNTY, WASHINGTON.

Shirley Jones by Patricia North 3-2-07  
WHATCOM COUNTY AUDITOR DATE

## DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "PIONEER MEADOWS - DIVISION 2" 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 NECESSARY SLOPES FOR CUT 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.

DECLARANT: JNC PROPERTIES, LLC

CALYX HOAG, AS MEMBER

JAMES UNRUH, AS MEMBER

## ACKNOWLEDGMENT:

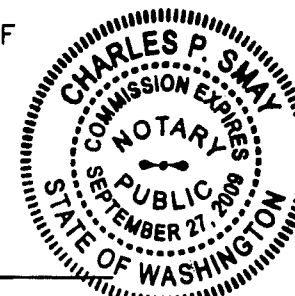
STATE OF WASHINGTON  
COUNTY OF WHATCOM

I CERTIFY THAT CALYX HOAG APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MEMBER OF JNC PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

21 DAY OF FEB. 2007

NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING AT BELLINGHAM

MY APPOINTMENT EXPIRES SEPT. 27, 2009



## ACKNOWLEDGMENT:

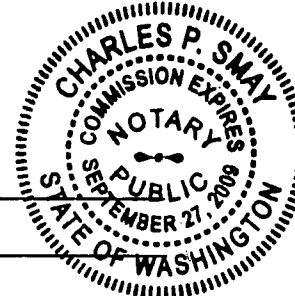
STATE OF WASHINGTON  
COUNTY OF WHATCOM

I CERTIFY THAT JAMES UNRUH APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MEMBER OF JNC PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

21 DAY OF FEB. 2007

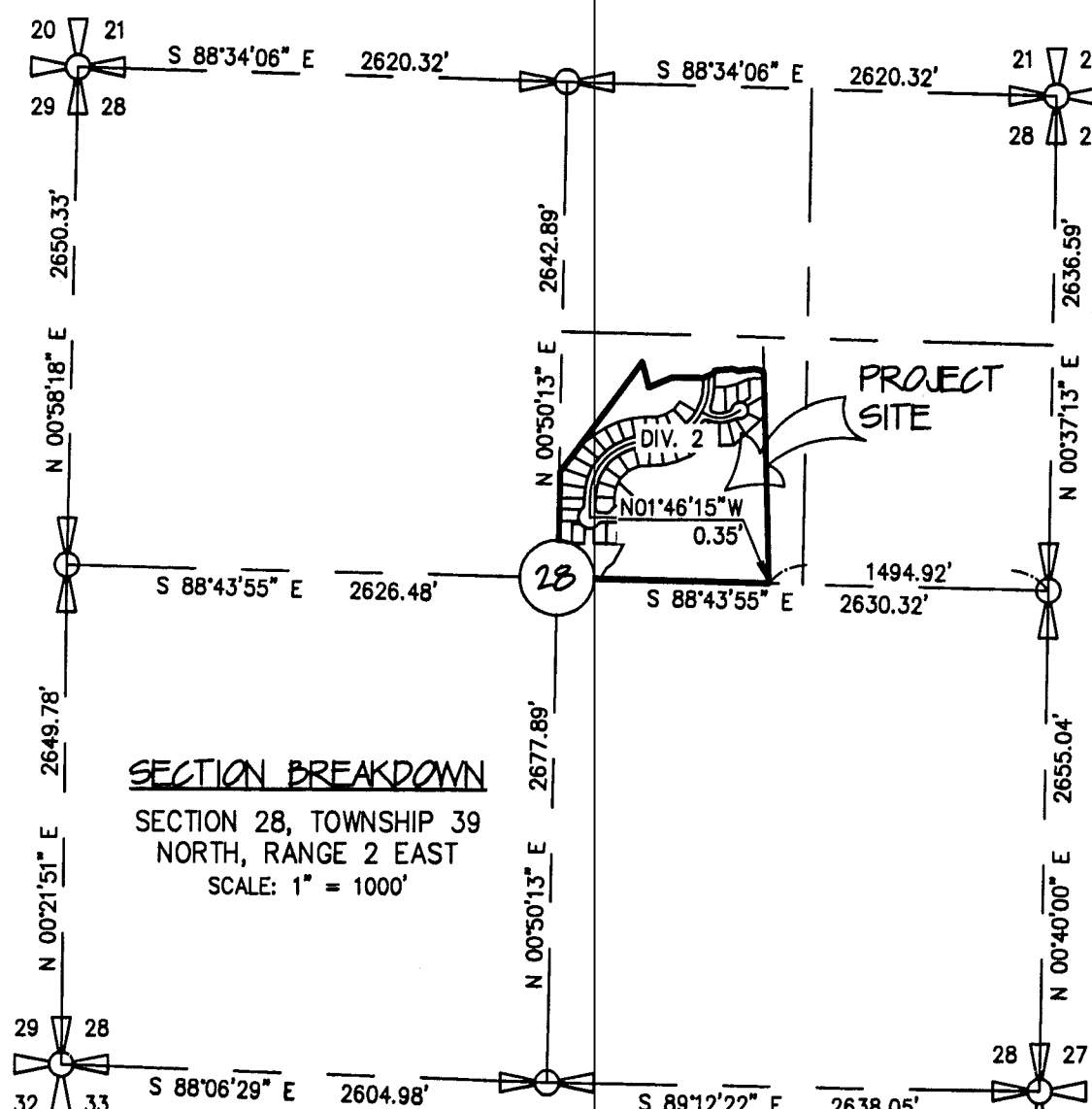
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING AT BELLINGHAM

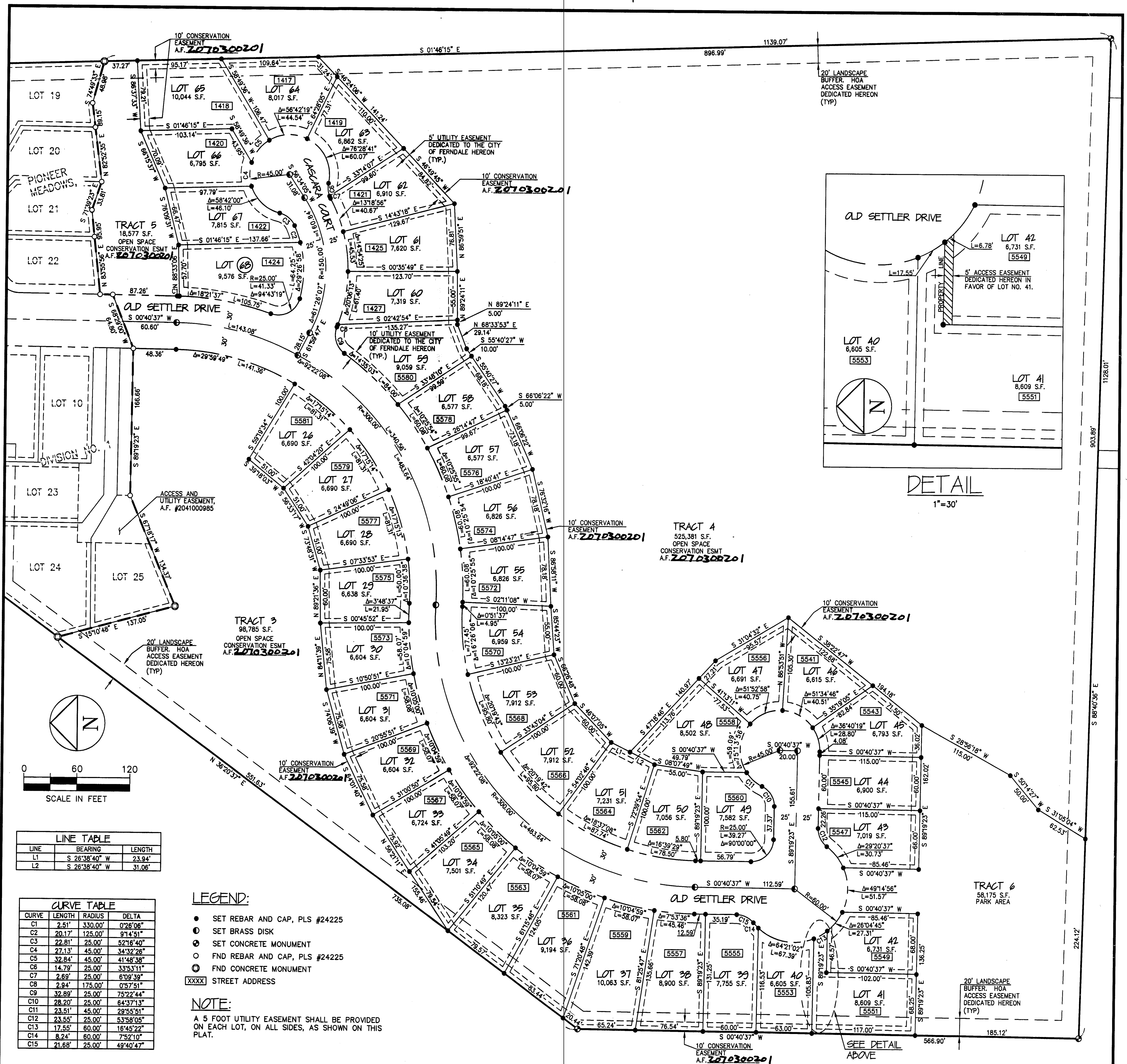
MY APPOINTMENT EXPIRES SEPT 29, 2007



## COVENANTS, CONDITIONS AND RESTRICTIONS:

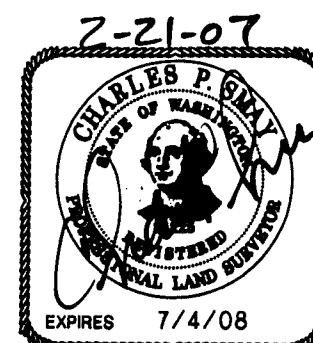
THE PLAT OF "PIONEER MEADOWS - DIVISION 2", IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED WITH THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, ON MARCH 2, 2007 UNDER AUDITOR'S FILE NUMBER 2070300200





## PIONEER MEADOWS - DIVISION 2

A PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M. CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON



DAVID EVANS AND ASSOCIATES INC.  
119 Grand Avenue, Suite D  
Bellingham Washington 98225  
Phone: 360.647.7151

SHEET 2 OF 2

SCALE: 1" = 60' DESIGN: \_\_\_\_\_  
DRAWN: SLG CHECKED: CPSM  
DWG: svPL01depd0001 DATE: 2/21/2007

JOB NO. DEP0001

gjo 02/21/07 8:40am - P:\D\DEP0001-0001\0400CAD\DWG\SHEETS\PHASE 2 PLAT\svPL02depd0001-2.dwg