PIONEER MEADOWS - DIVISION

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.

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:

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 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 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 1

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY THENCE SOUTH O' 40' 37" WEST PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28 FOR A DISTANCE OF 549.25 FEET THENCE NORTH 89"9'23" WEST FOR A DISTANCE OF 144.45 FEET; THENCE SOUTH 36° 20' 37" WEST FOR A DISTANCE OF 88.75 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 0° 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 NORTH 1' 46' 15" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 125.02 FEET; THENCE NORTH 17° 40' 06" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 556.71 FEET TO A POINT ON THE SOUTH MARGIN OF COUNTY ROAD NO. 56; THENCE SOUTH 75' 42' 05" WEST ALONG THE SOUTH MARGIN OF SAID ROAD FOR A DISTANCE OF 23.37 FEET TO A POINT OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 409 32 FEET: THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35' 48' 38" AND A ARC LENGTH OF 255.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 6 4 ACRES MORE OR LESS.

SITUATE IN WHATCOM COUNTY, WASHINGTON

COUNTY AUDITOR'S OFFICE:

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF TINC Properties L.C. ON THIS DAY OF DAY OF OCHOBER 2004 AT 12.22 PM MINUTES PAST 12. O'CLOCK PM., AND THAT IT IS RECORDED UNDER AUDITOR'S FILE NO. OF THE RECORD OF WHATCOM COUNTY, _OF THE RECORD OF WHATCOM COUNTY,



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 1 " 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.

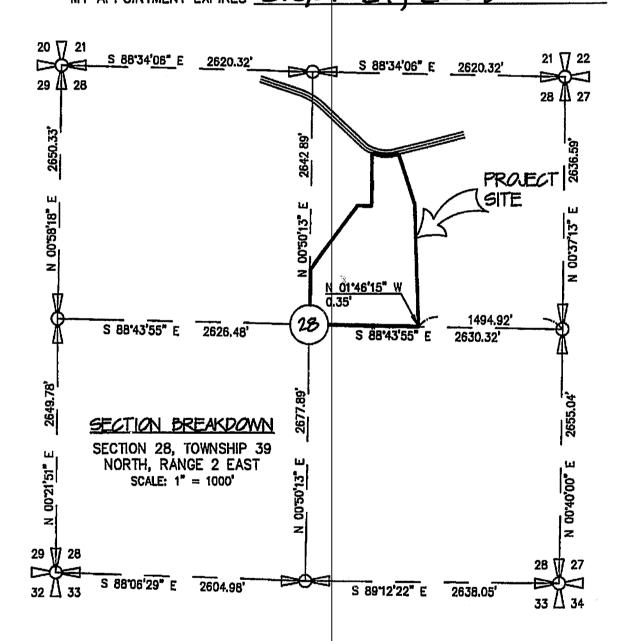
CALYX HOAG AGMENTER JNC BEOPERTIES LLC

ACKNOWLEDGEMENT:

STATE OF WASHINGTON COUNTY OF WHATCOM

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 COMPANY FOR THE USES AND PURPOSES MENTIONED IN THIS

B DAY OF AUGUST , 2004 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT BRUINS HAM, WA MY APPOINTMENT EXPIRES SRIT 27, 2005



NOTES:

ALL ACCESS AND FIRE PROTECTION INFRASTRUCTURE SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE FIRE DISTRICT.

BUILDING SETBACKS SHALL BE A MINIMUM OF 5 FEET FROM PROPERTY LINES, 20 FEET FROM PUBLIC OR PRIVATE ROADWAY R.O.W., AND 30 FEET FROM ANY EXTERIOR BOUNDARY LINE. NO BUILDING MAY BE LOCATED WITHIN A DESIGNATED BUFFER AREA.

CONSERVATION EASEMENTS HAVE BEEN PLACED WITHIN LOTS 4, 6, 7, 11, 12, 13, 17, 18, AND 25 OVER DELINEATED WETLAND AREAS. NO FILLING OR OTHER LAND DISTURBANCE ACTIVITY MAY OCCUR WITHIN THE CONSERVATION EASEMENTS. THE EASEMENTS MAY ONLY BE EXTINGUISHED BY THE CITY OF FERNDALE UPON CONFIRMATION THAT AN APPROPRIATE PERMIT HAS BEEN ISSUED BY THE ARMY CORPS OF ENGINEERS WHICH ENCOMPASSES THE ENTIRE PROJECT SITE.

LOTS 11-13 ARE DESIGNATED AS AN INTERIM PARK SITE AND SHALL BE DEVELOPED AS SUCH WITH PHASE 1 OF THE PUD. THE THREE LOTS MAY BE CONVERTED TO RESIDENTIAL USE AT SUCH TIME AS THE REQUIRED 1.4 ACRE PARK IS FULLY DEVELOPED; OR WHEN ANOTHER INTERIM PARK SITE IS IDENTIFIED, APPROVED BY THE CITY, AND DEVELOPED ACCORDING TO AN APPROVED PLAN.

ALL DEVELOPMENT WITHIN THE FEMA 100-YEAR FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY FLOODPLAIN MANAGEMENT REGULATIONS AND NATIONAL FLOOD INSURANCE PROGRAM.

COUNTY TREASURER'S CERTIFICATE

I, Barbara I Cord. TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF THE REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE

PUBLIC WORKS DIRECTOR'S APPROVAL EXAMINED AND APPROVED THIS 5TH DAY OF COTORS Robert

DIRECTOR OF PUBLIC WORKS, FERNDALE, WASHINGTON

PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDALE PLAT ADMINISTRATOR THIS 51 DAY OF OCTOBER 2004. PLAT ADMINISTRATOR

CITY CLERK'S APPROVAL

EXAMINED AND APPROVED BY THE FERNDALE CITY CLERK THIS DAY OF _______, 2004.

STANDARD EASEMENT PROVISION:

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO CITY OF FERNDALE, PUGET SOUND ENERGY. CASCADE NATURAL GAS COMPANY, GTE TELEPHONE COMPANY, TCI CABLEVISION OF WASHINGTON, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREETS, IF ANY, AND THE EXTERIOR (10) FEET OF ALL LOTS, TRACTS, AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THIS EASEMENT IS ALSO TO BE USED FOR PEDESTRIAN WALKWAYS.

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 BORNE BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT OF PIONEER MEADOWS, DIVISION 1, AS RECORDED UNDER A.F. # 2041000986 AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

SURVEY METHOD:

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A WILD T-1600 THEOMAT AND DISTOMAT.

BASIS OF BEARINGS:

ASSUMED BEARING USING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST. AS BEING SOUTH 88'43'55" EAST.

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT THIS PLAT OF "PIONEER MEADOWS - DIVISION 1" 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

PROFESSIONAL LAND SURVEYOR

WASHINGTON STATE LICENSE NO. 24225

8-17-04 DATE

NW 1/4, NE 1/4

SW 1/4, NE 1/4 SEC. 28, TWP. 39 N., RGE. 2 E.

CHECKED: CPSM

8/13/04

DAVID EVANS

SCALE: AS NOTED DESIGN: DRAWN: SLG AND ASSOCIATES INC. DWG: svPL01depd0001DATE:

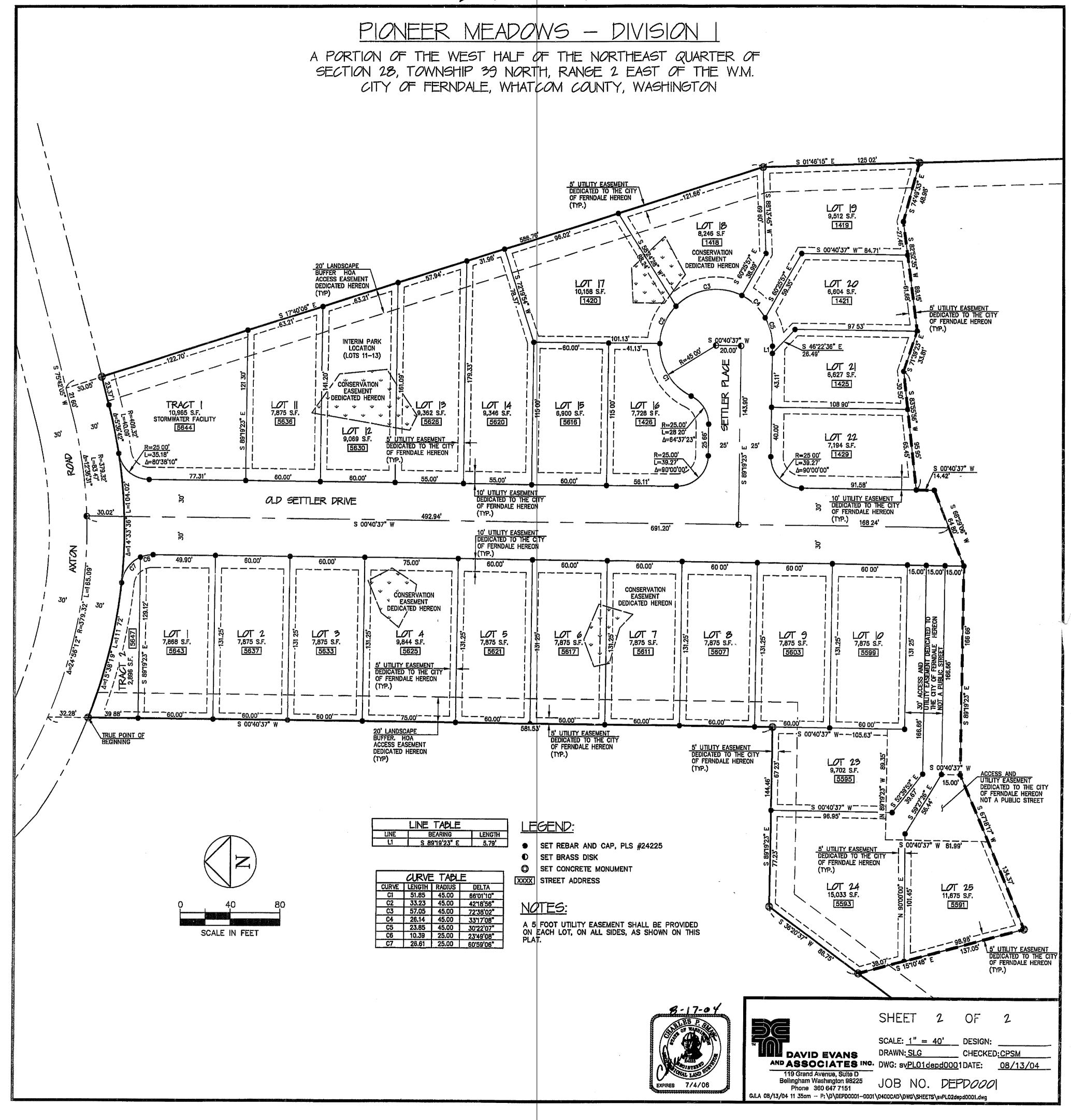
SHEET

119 Grand Avenue, Suite D JOB NO. DEPD*ooo*l Phone 360 647 7151

Beilingham Washington 98225

GJLA 08/13/04 11:33cm - P \D\DEPD0001-0001\0400CAD\DWG\SHEETS\evPL01depd0001.dwg





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 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 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 1510' 48" EAST, FOR A DISTANCE OF 137.05 FEET; THENCE NORTH 6718' 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.

PROFESSIONAL LAND SURVEYOR WASHINGTON STATE LICENSE NO. 24225

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 ON THIS DAY OF MINUTES PAST M., AND THAT IT IS RECORDED UNDER AUDITOR'S FILE NO. _OF THE RECORD OF WHATCOM COUNTY,



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.

CALYX HOAG, AS MEMBER

UNRUH, AS MEMBER

DECLARANTE INC PROPERTIES. LLC

KNOWLEDGMENT:

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.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT BELL IN 6 HM M

MY APPOINTMENT EXPIRES SEPT. 27, 2009

ACKNOWLEDGMENT:

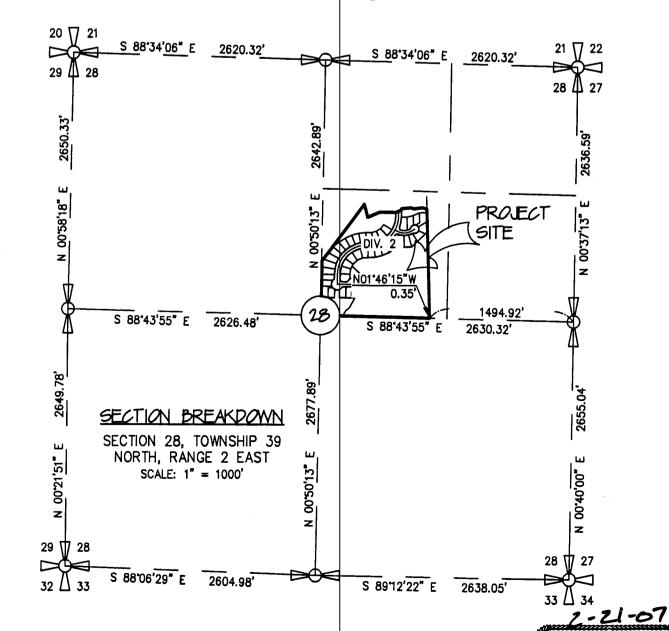
STATE OF WASHINGTON COUNTY OF WHATCOM

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.

WASHINGTON RESIDING AT SELLING HAW MY APPOINTMENT EXPIRES SEPT 29, 7007

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 120 2007, UNDER AUDITOR'S FILE NUMBER 2010 300 7.000



COUNTY TREASURER'S CERTIFICATE

I, BARRA O TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF THE REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE.

PUBLIC WORKS DIRECTOR'S APPROVAL EXAMINED AND APPROVED THIS 15T DAY OF MARCH . 2008.1

DIRECTOR OF PUBLIC WORKS, FERNDALE, WASHINGTON

PLAT ADMINISTRATOR'S APPROVAL

PLAT ADMINISTRATOR

S'AOTAP. E

---SOUBLICAS.

MBER 21: OF WASHING

ONOTAP A

••• SOUBLIC S. Z.

WASHING

CITY CLERK'S APPROVAL

EXAMINED AND APPROVED BY THE FERNDALE CITY CLERK THIS _______ DAY OF ________ 2006.7 _ DAY OF _MARCH_____, 2006.7

<u>STANDARD EASEMENT PR*O*VISI*O*N:</u>

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO CITY OF FERNDALE, PUGET SOUND ENERGY, CASCADE NATURAL GAS COMPANY, GTE TELEPHONE COMPANY, TCI CABLEVISION OF WASHINGTON, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREETS, IF ANY, AND THE EXTERIOR (10) FEET OF ALL LOTS, TRACTS, AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THIS EASEMENT IS ALSO TO BE USED FOR PEDESTRIAN WALKWAYS.

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 BORNE BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS. CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT OF PIONEER MEADOWS, DIVISION 2, AS RECORDED UNDER A.F. # 2076300200, AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

SURVEY METHOD:

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A LEICA TPS-1200 THEOMAT AND DISTOMAT.

BASIS OF BEARINGS:

ASSUMED BEARING USING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 2 EAST, AS BEING SOUTH 88°43'55" EAST.

NOTES:

ALL ACCESS AND FIRE PROTECTION INFRASTRUCTURE SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE FIRE DISTRICT.

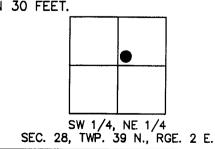
BUILDING SETBACKS SHALL BE A MINIMUM OF 5 FEET FROM PROPERTY LINES, 20 FEET FROM PUBLIC OR PRIVATE ROADWAY R.O.W., AND 30 FEET FROM ANY EXTERIOR BOUNDARY LINE. NO BUILDING MAY BE LOCATED WITHIN A DESIGNATED BUFFER AREA.

ALL DEVELOPMENT WITHIN THE FEMA 100-YEAR FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CITY FLOODPLAIN MANAGEMENT REGULATIONS AND NATIONAL FLOOD INSURANCE

NO DISTURBANCE OF GROUND VEGETATION OF ANY KIND IS PERMITTED WITH THE 20' LANDSCAPED BUFFER EASEMENT ON LOTS 34 THROUGH 41, 64, AND 65 WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF FERNDALE AND THE PIONEER MEADOWS HOMEOWNERS ASSOCIATION VIOLATION OF THIS CONDITION IS A VIOLATION OF CITY CODE.

WETLAND MITIGATION EASEMENT NOTE: THE DECLARANT RESERVES THE RIGHT TO PERFORM WETLAND MITIGATION WORK WITHIN THE OPEN SPACE DESCRIBED IN THE COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF THE PLAT OF PIONEER MEADOWS DIVISION 2. ALL WETLAND MITIGATION WORK SHALL BE APPROVED BY THE CITY OF FERNDALE AND, WHERE APPROPRIATE, THE U.S. ARMY CORPS OF ENGINEERS AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.

NO BUILDING ON LOTS 34-41, 64, AND 65 SHALL BE PLACED ANY CLOSER TO THE PUD PERIMETER BOUNDARY LINE THAN 30 FEET.





7/4/08

SHEET

SCALE: AS NOTED DESIGN: CHECKED: CPSM DRAWN: SLG AND ASSOCIATES INC. DWG: svPL01depd0001DATE: 2/21/2007

Bellingham Washington 98225 JOB NO. DEPDOOD Phone: 360.647.7151

gja 02/21/07 8:36am - P:\D\DEPD0001-0001\0400CAD\DWG\SHEETS\PHASE 2 PLAT\svPL01depd0001-2.dwg



