

2090402462

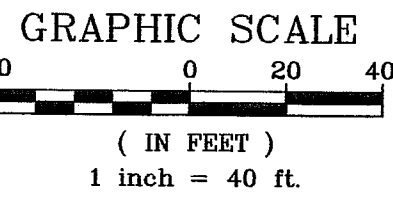
# PLAT OF ROSEBERRY HEIGHTS

BEING A PTN. OF THE NE 1/4, SW 1/4, SEC. 18, TWP. 39 N, RGE. 2 E, W.M., CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON



PARCEL #  
390218 070258

TRACT A  
OPEN SPACE  
70,382 SF  
1.616 AC  
(6292)



ROSEBERRY HEIGHTS L.L.A.

LOT 1

### BASIS OF BEARINGS

CITY OF FERNDAL SURVEY MONUMENT NETWORK, JUNE, 2001.

ALSO REFER TO THE FOLLOWING:

ROSEBERRY HEIGHTS L.L.A., A.F. NO. 2060604872

TYLER RIDGE, A.F. NO. 960508005

RECORD OF SURVEY, A.F. NO. 930129257

**SURVEY EQUIPMENT AND PROCEDURE NOTE**  
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE, USING A PENTAX PTS-V5 TOTAL STATION: CLOSURE GREATER THAN 1:5000.

### NOTE

ALL LOT CORNERS OF THIS PLAT HAVE BEEN SET (REBAR/CAP LS #18897) UNLESS OTHERWISE NOTED.

### LEGEND

● FOUND BRASS DISK MONUMENT

⊙ SET BRASS DISK MONUMENT

○ FOUND REBAR/CAP (LS #9947)

(XXXX) ADDRESS TYPICAL

UTILITY EASEMENTS

(5' INSIDE LOT PERIMETER EXCEPT LOT 12 AS SHOWN)  
(10' ALONG RIGHT-OF-WAY, ALL LOTS)  
(15' ALONG BACK OF LOTS 1 THROUGH 9, EXCEPT LOT 7)

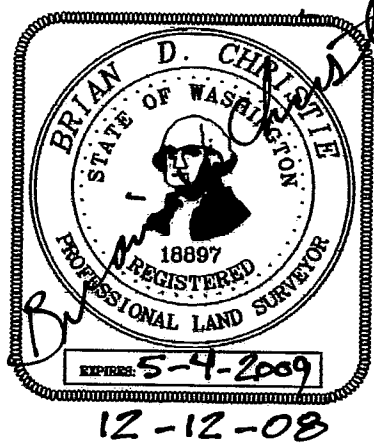
CURVE	LENGTH	RADIUS	DELTA
C1	43.98'	28.00'	90°00'00"
C2	43.98'	28.00'	90°00'00"
C3	59.47'	25.00'	136°18'13"
C4	22.31'	55.00'	23°14'17"
C5	40.00'	55.00'	41°40'11"
C6	40.00'	55.00'	41°40'11"
C7	40.00'	55.00'	41°40'11"
C8	40.00'	55.00'	41°40'11"
C9	40.00'	55.00'	41°40'11"
C10	39.38'	55.00'	41°01'16"
C11	59.47'	25.00'	136°18'13"

MONUMENT IS ON PROPERTY LINE,  
5.00' N88°08'48"W OF PLAT CORNER,  
ACTUAL CORNER IS OCCUPIED BY AN  
OLD CONCRETE POST

PARCEL #  
390218 058242

PARCEL #  
390218 059228

PARCEL #  
390218 059211



**EASEMENT NOTE**  
ALL UTILITY, DRAINAGE AND ACCESS EASEMENTS SHALL BE IN FAVOR OF THE CITY OF FERNDAL IN ADDITION TO THE HOME OWNER'S ASSOCIATION AND/OR SERVICE UTILITY COMPANIES.

**CHRISTIE & CHRISTIE LAND SURVEYING INC.**  
222 GRAND AVE. SUITE 'D', PH. # 360.671.8855, FAX # 360.671.8823,  
BELLINGHAM, WASHINGTON 98225

# PLAT OF ROSEBERRY HEIGHTS

BEING A PTN. OF THE NE 1/4, SW 1/4, SEC. 18, TWP. 39 N, RGE. 2 E, W.M., CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

## LEGAL DESCRIPTION

LOT 2, AS DELINEATED ON THE FACE OF ROSEBERRY HEIGHTS LOT LINE ADJUSTMENT, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 27, 2006, UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2060604872, RECORDS OF WHATCOM COUNTY, WASHINGTON.

## DECLARATION AND DEDICATION

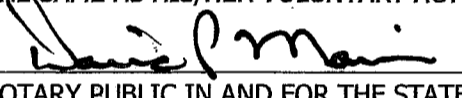
KNOW TO ALL PERSONS BY THESE PRESENTS THAT I THE UNDERSIGNED, BEING A REPRESENTATIVE OF THE OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "ROSEBERRY HEIGHTS" AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, SEWERS, WATER MAINS; AND PUBLIC EASEMENTS FOR UTILITIES AS SHOWN ON THIS PLAT; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUT AND FILL UPON LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, 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 ROADS AND EASEMENTS.

  
 AUTHORIZED AGENT OF SKAGIT STATE BANK,  
 A WASHINGTON CORPORATION

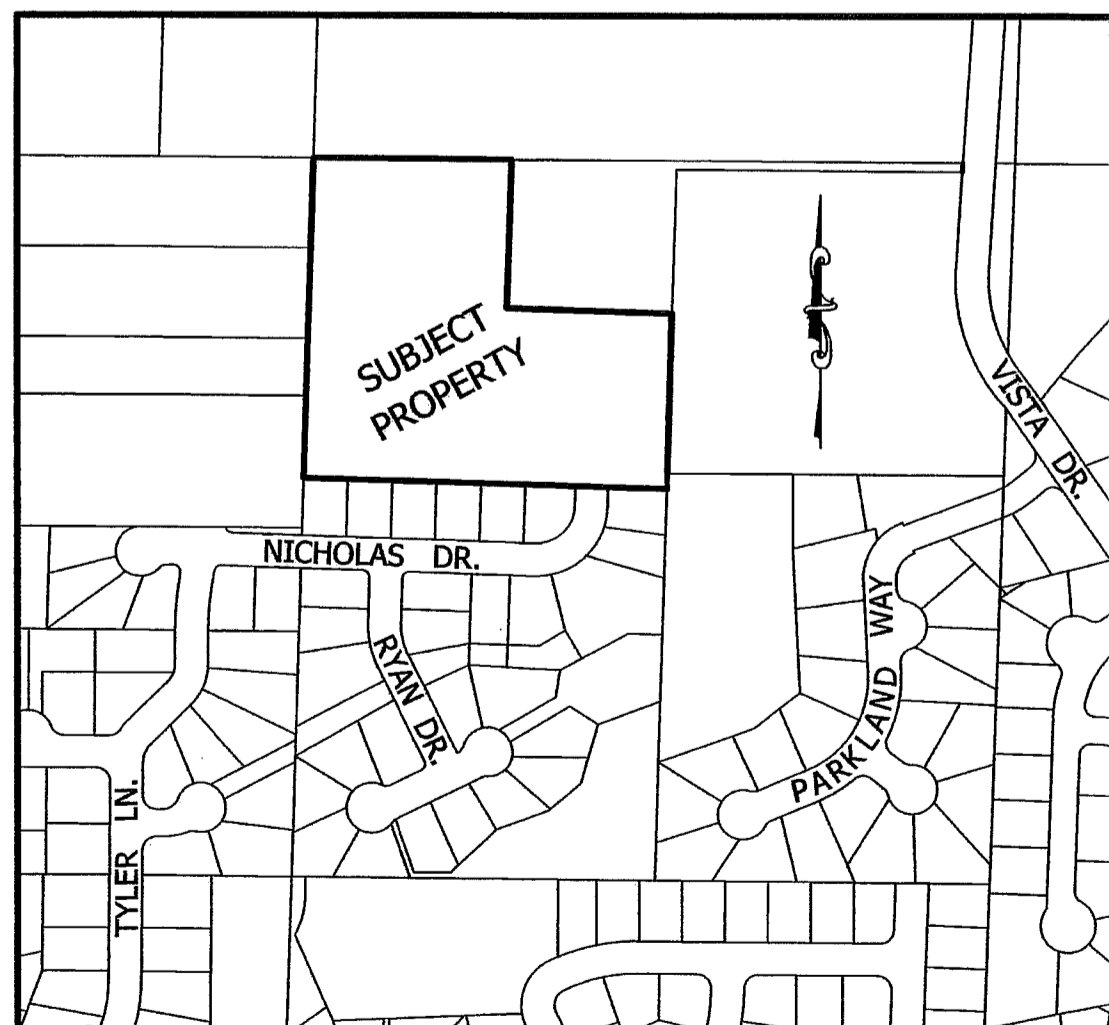
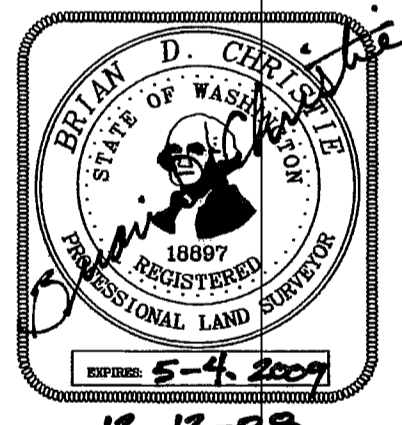
## ACKNOWLEDGEMENT

STATE OF WASHINGTON)  
 SS.)  
 COUNTY OF WHATCOM )

ON THIS 9th DAY OF January, 2009, BEFORE ME THE UNDERSIGNED, APPEARED Gary Medcalf AUTHORIZED AGENT OF SKAGIT STATE BANK, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT (S)HE IS DULY AUTHORIZED TO SIGN FOR SAID CORPORATION, ALSO DESCRIBED AND ACKNOWLEDGED TO ME THAT (S)HE SIGNED THE SAME AS HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Bellingham, WA  
 DATE TERM EXPIRES 10-13-2011



VICINITY MAP  
 (NOT TO SCALE)

## GENERAL NOTES

THE DECLARATION OF EASEMENT, RESERVATIONS, AND RESTRICTIVE COVENANTS ARE RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 2090402463

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.

WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT. THE SOUTHWEST SEWER BYPASS SURCHARGE APPLIES TO EACH LOT.

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, HALF AT THE TIME OF FINAL PLAT RECORDING AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

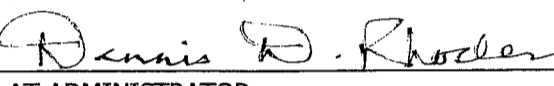
## PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED THIS 8th DAY OF April, 2009.

  
 DIRECTOR OF PUBLIC WORKS, FERNDALE, WASHINGTON

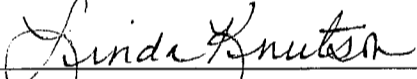
## PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDALE PLAT ADMINISTRATOR THIS 7th DAY OF APRIL, 2009.

  
 PLAT ADMINISTRATOR


## CITY CLERK'S APPROVAL

EXAMINED AND APPROVED BY THE FERNDALE CITY CLERK THIS 9th DAY OF APRIL, 2009.

  
 CITY CLERK

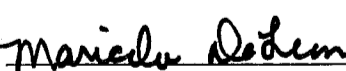
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY AND THAT THE COURSES AND DISTANCES ARE CORRECTLY SHOWN HEREON, AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND SUBDIVISION REGULATIONS OF THE CITY OF FERNDALE, COUNTY OF WHATCOM, AND THE STATE OF WASHINGTON.

CHRISTIE & CHRISTIE  
 LAND SURVEYING, INC.  12-12-08  
 BRIAN D. CHRISTIE, PLS DATE  
 STATE OF WASHINGTON LICENSE NO. 18897

## COUNTY TREASURER'S CERTIFICATE

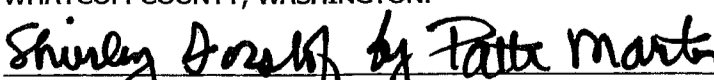
I STEVEN N. OLIVER, TREASURER OF WHATCOM COUNTY, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 15th DAY OF April, 2009.

 Deputy Treas.  
 STEVEN N. OLIVER, TREASURER, WHATCOM COUNTY, WASHINGTON



## WHATCOM 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 SKAGIT STATE BANK, ON THIS 15th DAY OF APRIL, 2009, AT 4:03 P.M., AND IS RECORDED UNDER AUDITOR'S FILE NO. 2090402462 RECORDS OF WHATCOM COUNTY, WASHINGTON.

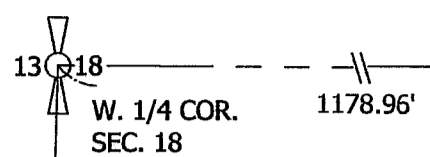
  
 SHIRLEY FORSLOF  
 AUDITOR, WHATCOM COUNTY, WASHINGTON

CHRISTIE & CHRISTIE LAND SURVEYING INC.  
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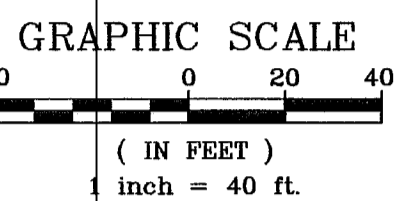
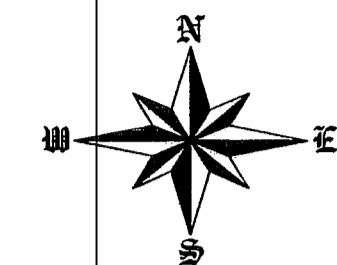
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390218 070258

TRACT A  
OPEN SPACE  
70,382 SF  
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ROSEBERRY HEIGHTS L.L.A.  
LOT 1

**BASIS OF BEARINGS**  
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ALSO REFER TO THE FOLLOWING:  
ROSEBERRY HEIGHTS L.L.A., A.F. NO. 2060604872  
TYLER RIDGE, A.F. NO. 960508005  
RECORD OF SURVEY, A.F. NO. 930129257

**SURVEY EQUIPMENT AND PROCEDURE NOTE**  
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**NOTE**  
ALL LOT CORNERS OF THIS PLAT HAVE BEEN SET (REBAR/CAP LS #18897) UNLESS OTHERWISE NOTED.

**LEGEND**

- FOUND BRASS DISK MONUMENT
- SET BRASS DISK MONUMENT
- FOUND REBAR/CAP (LS #9947)
- (XXXX) ADDRESS TYPICAL

**UTILITY EASEMENTS**  
(5' INSIDE LOT PERIMETER EXCEPT LOT 12 AS SHOWN)  
(10' ALONG RIGHT-OF-WAY, ALL LOTS)  
(15' ALONG BACK OF LOTS 1 THROUGH 9, EXCEPT LOT 7)

CURVE	LENGTH	RADIUS	DELTA
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MONUMENT IS ON PROPERTY LINE,  
5.00' N88°08'48"W OF PLAT CORNER,  
ACTUAL CORNER IS OCCUPIED BY AN  
OLD CONCRETE POST  
300.01' (295.01' MON. TO MON.)

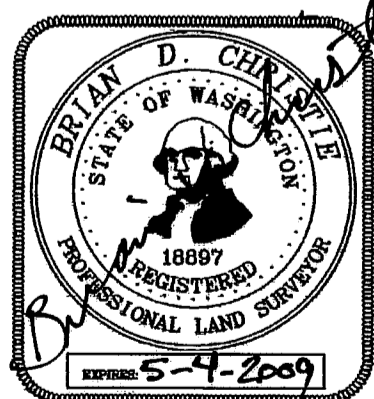
MONUMENT IS ON CENTERLINE,  
10.00' N88°12'18"W OF INTERSECTION,  
DUE TO SAN. SEWER MANHOLE AT INTX.

PARCEL #  
390218 058242

PARCEL #  
390218 059228

PARCEL #  
390218 059211

10' NON-EXCLUSIVE UTILITY EASEMENT  
(SEE EASEMENT NOTE BELOW)



12-12-08

**EASEMENT NOTE**  
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SHEET 2 of 2

JOB # 2508222

