

SEA-VUE ADDITION

SITUATE IN A PORTION OF THE NORTHEAST QUARTER, SECTION 19,
TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.
WITHIN THE CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

LAND DESCRIPTION:

THE WEST 764 FEET OF THE SOUTH 313.5 FEET OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., EXCEPT THE WEST 157 FEET THEREOF, LESS ROADS.

TOGETHER WITH THE WEST 24.40 FEET OF TRACT B, GARDINER TERRACE SHORT PLAT No. 3 AS PER THE MAP THEREOF RECORDED IN VOLUME 21 OF SHORT PLATS, PAGES 33 AND 34, UNDER AUDITOR'S FILE No. 900611044, RECORDS OF WHATCOM COUNTY, WASHINGTON.

EXCEPT A TRACT OF LAND COMMENCING AT THE NORTHWEST CORNER OF THE PLAT SEAMOUNT, RECORDED IN VOLUME 8 OF PLATS, PAGE 27, RECORDS OF WHATCOM COUNTY WASHINGTON, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M.; THENCE NORTH 89°47'55" EAST ALONG THE NORTHERLY LINE OF SAID PLAT AND SAID SUBDIVISION, 170.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°47'55" EAST, 170.00 FEET; THENCE NORTH 0°42'35" EAST PARALLEL WITH THE WESTERLY LINE OF SAID PLAT AND SAID SUBDIVISION, 132.00 FEET; THENCE SOUTH 89°47'55" WEST PARALLEL WITH NORTHERLY LINE OF SAID PLAT AND SAID SUBDIVISION, 108.28 FEET TO THE BEGINNING OF A CURVE; THENCE WESTERLY AND SOUTHERLY THROUGH A CURVE TO THE LEFT AND HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 70°51'27" AN ARC DISTANCE OF 61.83 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY THROUGH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°08'33" AN ARC DISTANCE OF 100.23 FEET TO THE NORTHERLY LINE OF SAID PLAT AND SAID SUBDIVISION AND THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD.

PUBLIC WORKS DEPARTMENT:

EXAMINED AND APPROVED THIS 12 DAY OF Feb., 2002.

RD Leggett, City Administrator
PUBLIC WORKS DIRECTOR, CITY OF FERNDAL

PLAT ADMINISTRATOR APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF FERNDAL PLAT ADMINISTRATOR, ON THIS 12TH DAY OF FEBRUARY, 2002.

JM Bell
PLAT ADMINISTRATOR, CITY OF FERNDAL

CITY COUNCIL APPROVAL:

APPROVED BY THE ORDER OF THE CITY COUNCIL OF THE CITY OF FERNDAL, WASHINGTON ON THIS 12 DAY OF Feb., 2002.

RD Leggett
MANAGER, CITY OF FERNDAL

CITY CLERK APPROVAL:

I, LINDA KULTSOV, CLERK OF THE CITY OF FERNDAL, WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS LEVIED BY THE CITY OF FERNDAL ON ALL LAND EMBRACED IN THIS PLAT AND THAT ALL ASSESSMENTS FOR WHICH THE PROPERTY EMBRACED IN THIS PLAT AND THAT ALL ASSESSMENTS DATE AND THAT ALL SPECIAL ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT WHICH UNDER SAID PLAT BECOMES STREETS, AND OTHER PUBLIC PLACES HAVE BEEN PAID.

DATED THIS 12TH DAY OF FEBRUARY, 2002.

Linda Knutson
CLERK, CITY OF FERNDAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL SURVEY MADE IN COMPLIANCE WITH STATE LAWS.

Scott Harknell DATE 02-22-02
SCOTT HARKSELL, P.L.S. CERTIFICATE No. 32430
NORTHWEST SURVEYING & GPS, 407 5th STREET, LYNDEN, WA 98264



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 14TH DAY OF February
2002 AT 11:34 P.M.

AT THE REQUEST OF HEATHER J. RETTMER, WENDI J. LARSON AND LISA J. BECK
UNDER AUDITOR'S FILE NUMBER 2020202060

Shirley Forsb Becky Moulton
COUNTY AUDITOR BY DEPUTY

WHATCOM COUNTY TREASURER'S CERTIFICATE:

I, Jenean M Alexander, WHATCOM COUNTY TREASURER, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT ENTITLED "SEA-VUE ADDITION" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED AS SHOWN IN THE RECORDS OF MY OFFICE.

DATED THIS 14TH DAY OF February, 2002.

Jenean M Alexander
TREASURER, WHATCOM COUNTY, WASHINGTON



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS HEREBY DECLARE THIS PLAT ENTITLED "SEA-VUE ADDITION" 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 ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF SAID RIGHT-OF-WAYS; 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 ROADS AND IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

Heather J. Rettmere Wendi J. Larson Lisa J. Beck
HEATHER J. RETTMER WENDI J. LARSON LISA J. BECK
LAND OWNERS

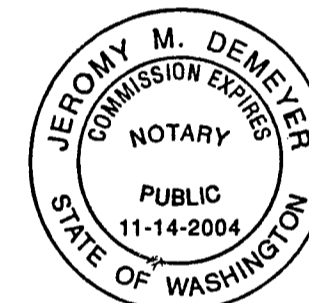
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HEATHER J. RETTMER, WENDI J. LARSON, AND LISA J. LARSON ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS 17TH DAY OF JANUARY, 2002.

Jeromy M. Demeyer
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.
RESIDING AT LYNDEN, WASHINGTON
MY COMMISSION EXPIRES 11-19-2004



PLAT NOTES AND CONDITIONS:

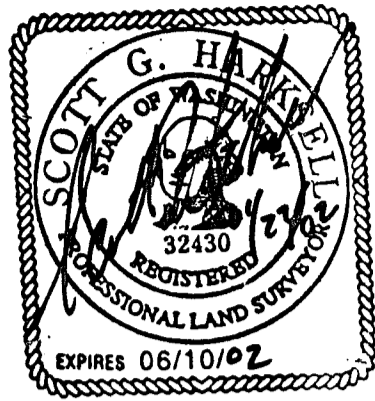
1. FOR JOINT ROADWAY (EASEMENT) MAINTENANCE AGREEMENT SEE MAINTENANCE AGREEMENT RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE No. 2020202062.
2. FOR ADDITIONAL PLAT COVENANTS AND RESTRICTIONS SEE C.C. & R'S RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE No. 2020202061.
3. APPLICABLE TRAFFIC MITIGATION, PARK IMPACT, SEWER CONNECTION AND WATER CONNECTION FEES SHALL BE PAID PRIOR TO ISSUANCE OF RESIDENTIAL BUILDING PERMIT FOR ANY LOT.



2020202060

SEA-VUE ADDITION

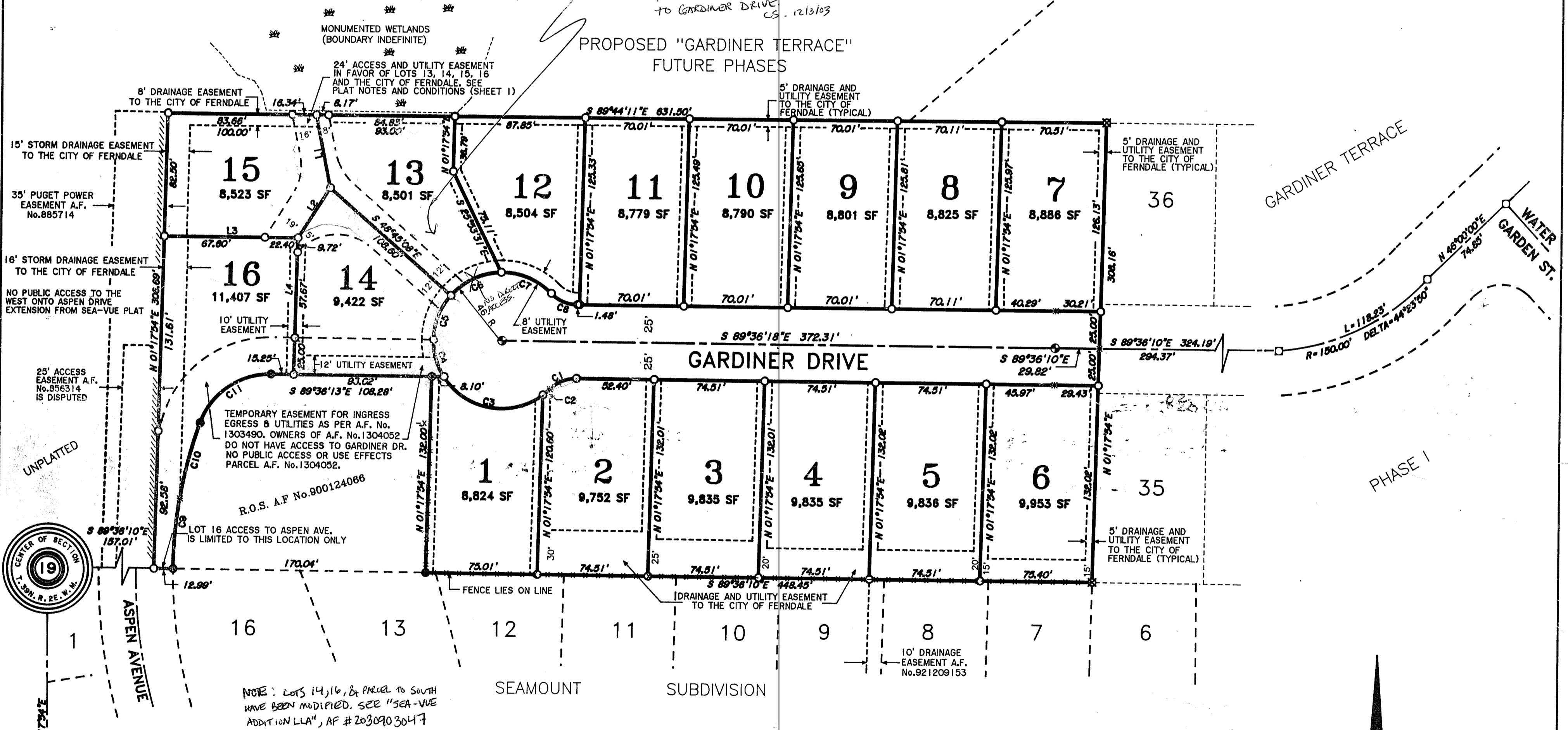
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TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M.
WITHIN THE CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON



SURVEYORS NOTES:

- "O" DENOTES 3/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 21423 & 32430" OR "NORTHWEST, LS 21423" SET BY THIS FIRM IN 1994 & 2001.
- "@" DENOTES BRASS DISC SET IN CONCRETE AS ROAD MONUMENTATION BY THIS FIRM IN 2001.
- "●" DENOTES REBAR AND CAP MARKED "UNDERHILL LS.18927" SET AS PER ROS A.F. No.900124066 AND RECOVERED BY THIS SURVEY IN 1994 AND 2001.
- "⊠" DENOTES CONCRETE MONUMENT WITH ALUMINUM DISC SET AS PER GARDINER TERRACE PHASE I, A.F. No.930921266 AND RECOVERED BY THIS SURVEY IN 1994.
- "□" DENOTES BRASS DISC IN CONCRETE SET AS ROAD MONUMENTATION AS PER GARDINER TERRACE PHASE I, A.F. No.930921266 AND RECOVERED BY THIS SURVEY 1994 AND 2001.
- "*" DENOTES CALCULATED POINT ONLY.
- ////// DENOTES VEHICULAR PROHIBITION AREA.
- THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE IN USING A NIKON DTM-520 AND A LEITZ SET 3 TOTAL STATION AND A C.M.T. MC-V DATA COLLECTOR/FIELD COMPUTER. INITIAL CONTROL AND CONSTRUCTION BEGAN IN 1994. FINAL CORNERS AND ASBUITS WERE COMPLETED IN 2001.
- THIS SURVEY TIED TO THE CENTER OF SECTION 19, PLAT MONUMENTATION OF GARDINER TERRACE PHASE I AND CORNERS SET AS PER RECORD OF SURVEY A.F. No.900124066. THIS SURVEY THEN RELIED UPON THAT WORK FOR THE RESOLUTION OF THE EXTERIOR BOUNDARY OF THE PLAT.

NOTE: LOT 13 MUST TAKE ACCESS FROM 24' EASEMENT ALONG WEST PROPERTY LINE. NO DIRECT ACCESS TO GARDINER DRIVE CS. 1213103

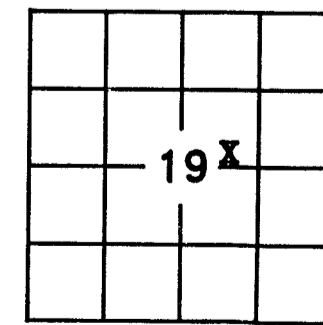


LOT ADDRESSES:

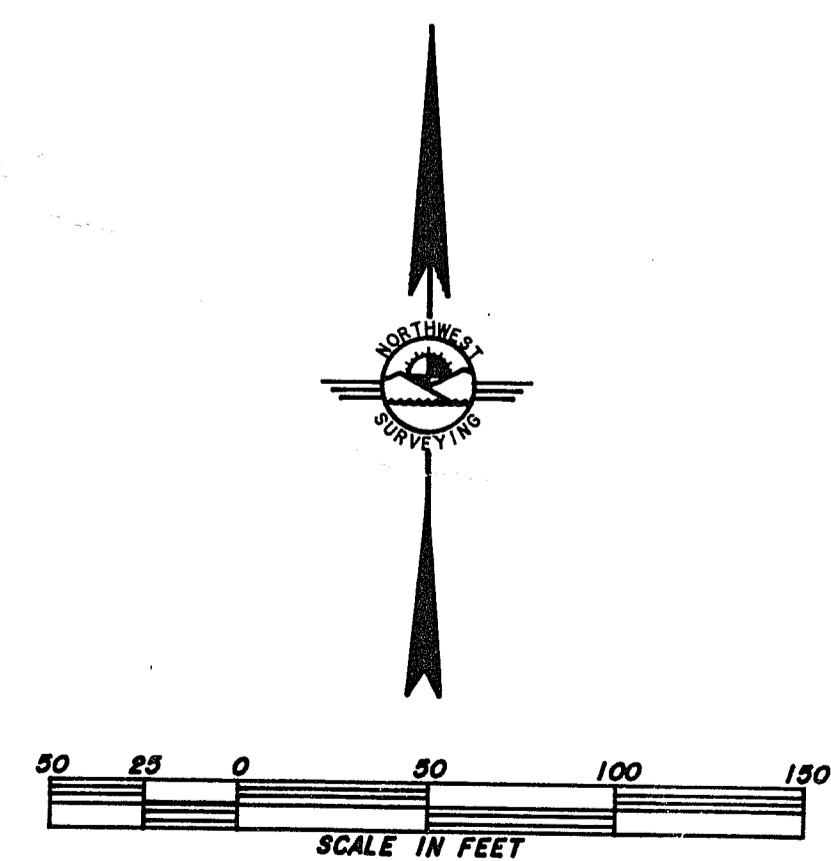
LOT 1	2273 GARDINER DRIVE	LOT 9	2254 GARDINER DRIVE
LOT 2	2267 GARDINER DRIVE	LOT 10	2260 GARDINER DRIVE
LOT 3	2261 GARDINER DRIVE	LOT 11	2266 GARDINER DRIVE
LOT 4	2255 GARDINER DRIVE	LOT 12	2270 GARDINER DRIVE
LOT 5	2249 GARDINER DRIVE	LOT 13	2274 GARDINER DRIVE
LOT 6	2243 GARDINER DRIVE	LOT 14	2284 GARDINER DRIVE
LOT 7	2242 GARDINER DRIVE	LOT 15	2280 GARDINER DRIVE
LOT 8	2248 GARDINER DRIVE	LOT 16	2282 GARDINER DRIVE

COURSE	BEARING	DISTANCE
L1	N 11°15'43"W	49.79'
L2	N 32°43'30"E	39.94'
L3	S 89°44'10"E	90.00'
L4	N 01°17'54"E	67.39'

CURVE	RADIUS	LENGTH	DELTA
C1	25.00'	19.74'	45°13'59"
C2	46.00'	6.07'	7°33'21"
C3	46.00'	76.07'	94°45'12"
C4	46.00'	26.43'	32°55'17"
C5	46.00'	32.81'	40°52'08"
C6	46.00'	38.14'	47°30'35"
C7	46.00'	37.62'	46°51'24"
C8	25.00'	19.74'	45°13'59"
C9	300.00'	47.49'	9°04'11"
C10	300.00'	52.75'	10°04'29"
C11	50.00'	61.83'	70°51'07"



SEC 19, TWN 39 N, R 2 E OF W.M.



SCALE: 1 INCH = 50 FEET

BASIS OF BEARINGS =
CENTERLINE GARDINER DRIVE
AS PER GARDINER TERRACE PHASE I
(A.F. No.930921266)