

SOUTH DOUGLAS LONG PLAT DIV. 1

A PTN. OF THE W 1/2 OF THE NW 1/4 OF SEC. 30, TWP. 39N, R2E OF W.M.
WHATCOM COUNTY, WASHINGTON, CITY OF FERNDAL

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "SOUTH DOUGLAS LONG PLAT DIV. 1- A PLANNED RESIDENTIAL COMMUNITY" 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 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.

William Kramer
SOUTH DOUGLAS LLC - A WASHINGTON LIMITED LIABILITY COMPANY
WILLIAM KRAMER - Member

John Crivens
BUSINESS BANK OF SKAGIT COUNTY

ACKNOWLEDGMENTS:

(STATE OF WASHINGTON)
(COUNTY OF WHATCOM)

THIS IS TO CERTIFY THAT ON THE 8 DAY OF January, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED William Kramer, A member of South Douglas LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID COMPANY WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Terry A. Shyer NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Bellingham.



(STATE OF WASHINGTON)
(COUNTY OF WHATCOM)

THIS IS TO CERTIFY THAT ON THE 7th DAY OF January, 2009, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED John Crivens, Manager of Business Bank of Skagit County, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID COMPANY WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Terry A. Shyer NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Bellingham.



NOTES:

- 1) ONE-HALF OF THE TRAFFIC MITIGATION FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- 2) WATER AND SEWER CONNECTION FEES MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- 3) ONE-HALF OF THE PARK IMPACT FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- 4) SCHOOL IMPACT FEES WILL BE PAID IN ACCORDANCE WITH THE REQUIREMENTS OF THE FERNDAL SCHOOL DISTRICT.
- 5) EASEMENT NOTE: A 5' UTILITY EASEMENT SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL LOTS PER CITY OF FERNDAL STANDARDS AND 10' UTILITY EASEMENT IS ADOPTED OVER THE FRONT OF ALL LOTS STREET FRONTAGE.
- 6) ALL UTILITY, DRAINAGE, AND ACCESS EASEMENTS SHALL BE WRITTEN IN FAVOR OF THE CITY OF FERNDAL IN ADDITION TO THE OTHER PARTIES REFERENCED.
- 7) NO DIRECT ACCESS FOR LOTS FRONTING ON CHURCH ROAD SHALL BE PERMITTED.
- 8) THE SOUTHWEST SEWER BYPASS FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.

COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE REFERENCED ON ANY CONVEYANCES OR AGREEMENTS OF USAGE FOR THE LOTS SHOWN. FILED UNDER AF# 2090102034 AND AF# 2090102035

STORMWATER FACILITY ACCESS

ACCESS TO STORMWATER FACILITIES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT PRIOR CITY OF FERNDAL APPROVAL.

PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE PLAT ADMINISTRATOR OF FERNDAL
THIS 13th DAY OF JANUARY, 2009.

Steven D. Rhodes
PLAT ADMINISTRATOR, FERNDAL, WASHINGTON

PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS
THIS 9 DAY OF JANUARY, 2009.

Bill Dwyer
DIRECTOR OF PUBLIC WORKS, FERNDAL, WASHINGTON

CITY CLERK'S APPROVAL

EXAMINED AND APPROVED BY THE FERNDAL CITY CLERK,
THIS 13th DAY OF JANUARY, 2009.

Judith Dwyer
CITY CLERK, CITY OF FERNDAL, WASHINGTON

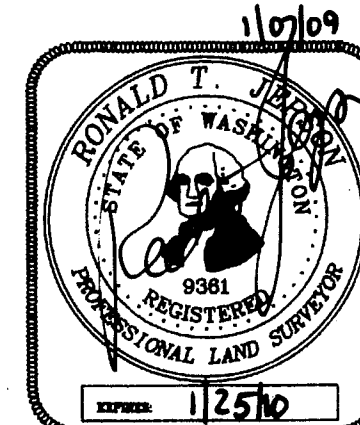
MAINTENANCE AGREEMENT

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 BORN BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R'S) OF THE PLAT SOUTH DOUGLAS LONG PLAT DIV. 1, AS RECORDED UNDER A.F.# 2090102034, AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

COUNTY TREASURER'S CERTIFICATE

I, STEVE 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 OF "SOUTH DOUGLAS LONG PLAT DIV. 1 - A PLANNED RESIDENTIAL COMMUNITY" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 21st DAY OF JANUARY, 2009.

Steve Oliver
STEVE OLIVER, TREASURER, WHATCOM COUNTY, WASHINGTON



LAND SURVEYOR CERTIFICATION

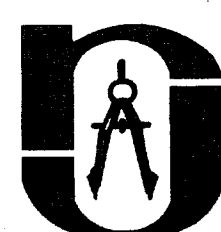
I HEREBY CERTIFY THAT "SOUTH DOUGLAS LONG PLAT DIV. 1 - A PLANNED RESIDENTIAL COMMUNITY" LONG PLAT WAS PREPARED UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF _____ ON _____, 2009; THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS ARE SET.

Ronald T. Jepson P.E., PLS
RONALD T. JEPSON L.S. NO. 9361

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON THIS 21st DAY OF JANUARY, 2009 AT 4:30 PM A.M./P.M. AT THE REQUEST OF Ronald T. Jepson AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 2090102033

Shirley Foster
AUDITOR OF WHATCOM COUNTY BY



RONALD T. JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS

222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)647-8939

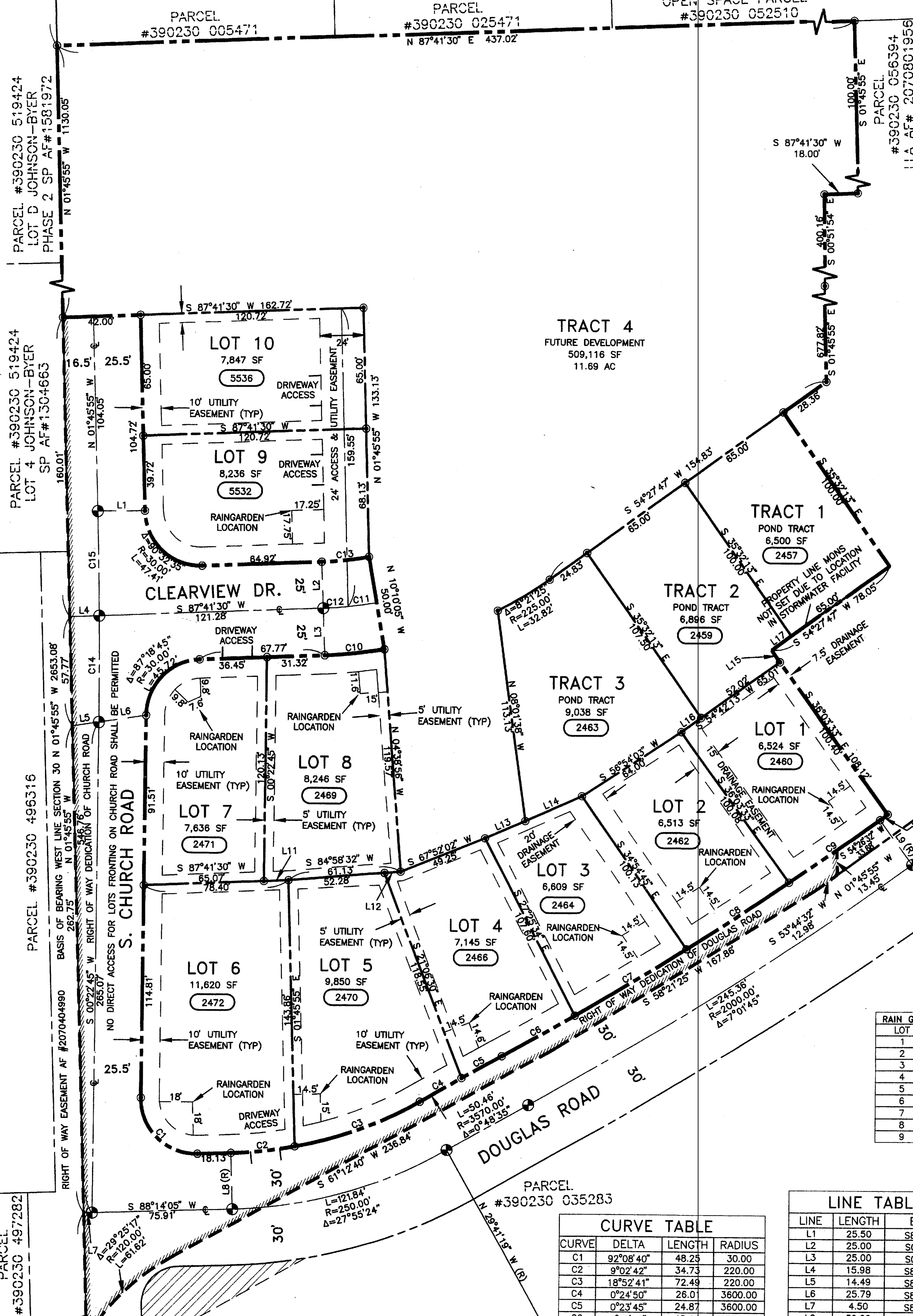
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1
OF 2

2090102033

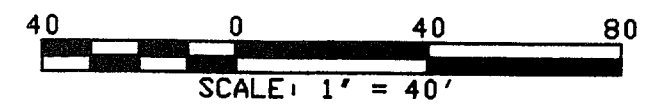
SOUTH DOUGLAS LONG PLAT DIV. 1

A PTN. OF THE W 1/2 OF THE NW 1/4 OF SEC. 30, TWP. 39N, R2E OF W.M.
WHATCOM COUNTY, WASHINGTON, CITY OF FERNDALE



LEGEND

- SET REBAR & CAP #9361
- ✚ FOUND SECTION CORNER
- ✚ FOUND 1/4 SEC CORNER
- SET BRASS DISK



BASIS OF BEARING

THAT RECORD OF SURVEY FILED UNDER WHATCOM COUNTY AF #931119056
BEARING BEING N 01°45'55" W WEST LINE OF SECTION 30

DATUM

HORIZONTAL: NAD 83/91
VERTICAL: NGVD 29

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A
NIKON DTM-521 TOTAL STATION IN JAN 2008.

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 39
NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER OF SECTION 30;
THENCE NORTH 01°45'55" WEST ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF
1980.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°41'30" EAST PARALLEL TO THE
SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 437.02 FEET; THENCE SOUTH 01°45'55"
EAST, 100.00 FEET; THENCE SOUTH 87°41'30" WEST, 18.00 FEET; THENCE SOUTH 00°51'54" EAST,
400.16 FEET; THENCE SOUTH 01°45'55" EAST, 677.82 FEET; THENCE SOUTH 54°27'47" WEST, 28.36
FEET; THENCE SOUTH 36°32'13" EAST, 100.00 FEET; THENCE SOUTH 54°27'47" WEST, 78.05 FEET;
THENCE SOUTH 36°03'33" EAST, 108.12 FEET; THENCE SOUTH 54°37'28" WEST, 33.68 FEET; THENCE
SOUTH 01°45'55" EAST, 13.45 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF
DOUGLAS ROAD; THENCE SOUTH 53°44'32" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY 12.98
FEET; THENCE SOUTH 58°21'25" WEST ALONG SAID RIGHT-OF-WAY 167.86 FEET; THENCE SOUTH
61°12'40" WEST, 236.84 FEET TO A POINT OF CURVATURE ON SAID NORTHERLY RIGHT-OF-WAY;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET THROUGH A CENTRAL
ANGLE OF 29°25'09" FOR AN ARC LENGTH OF 61.62 FEET; THENCE LEAVING SAID NORTHERLY
RIGHT-OF-WAY OF DOUGLAS ROAD NORTH 01°45'55" WEST A DISTANCE OF 1676.81 FEET TO THE
POINT OF BEGINNING.

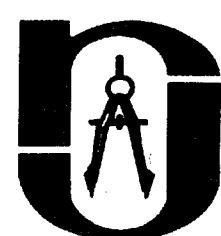
NOTE

SEE COVENANT AND RESTRICTIONS FILED UNDER AF #2090102034
FOR DETAILS AND CONSTRUCTION OF RAIN GARDENS.

RAIN GARDEN AREAS	LOT	SF AREA
1	210	
2	210	
3	210	
4	212	
5	217	
6	246	
7	116	
8	116	
9	306	

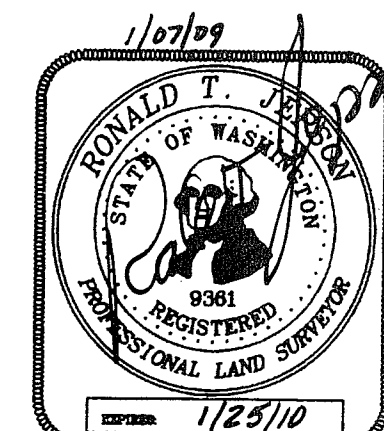
CURVE	DELTA	LENGTH	RADIUS
C1	92°08'40"	48.25	30.00
C2	9°02'42"	34.73	220.00
C3	18°52'41"	72.49	220.00
C4	0°24'50"	26.01	3600.00
C5	0°23'45"	24.87	3600.00
C6	1°19'18"	45.44	1970.00
C7	2°02'54"	70.43	1970.00
C8	1°55'11"	66.00	1970.00
C9	1°44'22"	59.81	1970.00
C10	8°19'10"	32.67	225.00
C11	4°30'58"	15.76	200.00
C12	3°51'39"	13.48	200.00
C13	8°27'02"	25.81	175.00
C14	1°04'31"	56.31	3000.00
C15	1°04'08"	55.97	3000.00

LINE	LENGTH	BEARING
L1	25.50	S89°12'24"W
L2	25.00	S02°18'30"E
L3	25.00	S02°18'30"E
L4	15.98	S87°41'30"W
L5	14.49	S81°44'37"W
L6	25.79	S81°44'37"W
L7	4.50	S88°14'05"W
L8	30.00	S01°45'55"E
L9	30.00	S35°54'28"E
L10	5.21	S54°05'32"W
L11	13.33	S87°41'30"W
L12	8.85	S84°58'32"W
L13	23.78	N66°14'20"E
L14	33.55	N66°06'12"E
L15	7.72	S36°03'33"E
L16	12.98	N54°42'13"E
L17	13.05	S54°27'47"W



RONALD T. JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS

222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)647-8939



05055

2
OF 2

AMENDED SOUTH DOUGLAS LONG PLAT DIV. 2

A PTN. OF THE W 1/2 OF THE NW 1/4 OF SEC. 30, TWP. 39N, R2E OF W.M.
 WHATCOM COUNTY, WASHINGTON, CITY OF FERNDAL
 (AMENDING AF# 2120200446)

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "AMENDED SOUTH DOUGLAS LONG PLAT DIV. 2- A PLANNED RESIDENTIAL COMMUNITY" 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 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.

William Kramer
 SOUTH DOUGLAS LLC - A WASHINGTON LIMITED LIABILITY COMPANY And Kramer Construction Inc.
 WILLIAM KRAMER - GENERAL PARTNER

William Kramer
 BUSINESS BANK OF SKAGIT COUNTY

ACKNOWLEDGMENTS

(STATE OF WASHINGTON)
 (COUNTY OF WHATCOM)

THIS IS TO CERTIFY THAT ON THE 9 DAY OF October, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED WILLIAM KRAMER, A GENERAL PARTNER OF SOUTH DOUGLAS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID COMPANY WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS THE INDIVIDUAL AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

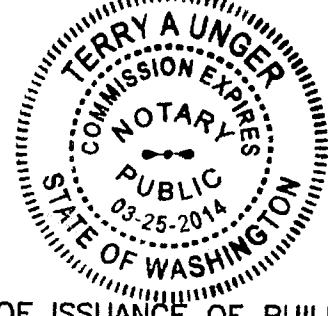
Terry A. Unger NOTARY PUBLIC IN AND FOR THE
 STATE OF WASHINGTON,
 RESIDING AT Bellingham



(STATE OF WASHINGTON)
 (COUNTY OF WHATCOM)

THIS IS TO CERTIFY THAT ON THE 9 DAY OF October, 2012, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED Richard Cornetius, Branch Manager, and V.P. of Business Bank, A WASHINGTON CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVES OF SAID COMPANY WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY HE/SHE WAS INDIVIDUAL AUTHORIZED TO EXECUTE THE SAID INSTRUMENT. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

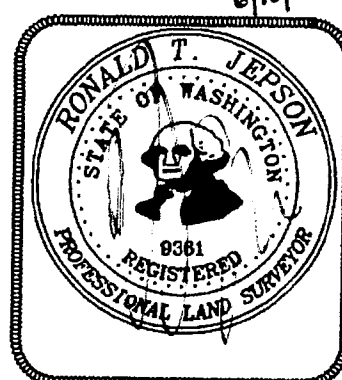
Terry A. Unger NOTARY PUBLIC IN AND FOR THE
 STATE OF WASHINGTON,
 RESIDING AT Bellingham

**NOTES**

- 1) ONE-HALF OF THE TRAFFIC MITIGATION FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- 2) WATER AND SEWER CONNECTION FEES MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- 3) ONE-HALF OF THE PARK IMPACT FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- 4) SCHOOL IMPACT FEES WILL BE PAID IN ACCORDANCE WITH THE REQUIREMENTS OF THE FERNDAL SCHOOL DISTRICT.
- 5) EASEMENT NOTE: A 5' UTILITY EASEMENT SHALL BE MAINTAINED AROUND THE PERIMETER OF ALL LOTS PER CITY OF FERNDAL STANDARDS AND 10' UTILITY EASEMENT IS ADOPTED OVER THE FRONT OF ALL LOTS STREET FRONTAGE.
- 6) ALL UTILITY, DRAINAGE, AND ACCESS EASEMENTS SHALL BE WRITTEN IN FAVOR OF THE CITY OF FERNDAL IN ADDITION TO THE OTHER PARTIES REFERENCED.
- 7) THE SOUTHWEST SEWER BYPASS FEE MUST BE PAID AT TIME OF ISSUANCE OF BUILDING PERMIT.
- 8) AS IS UNDETERMINED, THERE IS EXISTING FILL ON SOME OF THE LOTS WITHIN THIS SUBDIVISION THAT WILL REQUIRE GEOTECHNICAL TESTING TO DETERMINE WHETHER OR NOT FUTURE FOUNDATION ENVELOPES ARE LOCATED ON "LOAD-BEARING" SOIL. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR EVERY SINGLE-FAMILY BUILDING PERMIT APPLICATION THAT ADDRESSES THE STABILITY OF THE UNDERLYING SOIL.
- 9) ANY DISTURBANCE TO THE WETLANDS INDICATED ON LOTS 20, 23, AND 24 THAT WERE DELINEATED PER THE MARCH 8TH 2006 "FISHER-DOUGLAS ROAD, WETLAND RECONNAISSANCE AND DELINEATION" BY ATSI SHALL CONFORM TO THE CITY OF FERNDAL CRITICAL AREAS ORDINANCE.

LEGAL DESCRIPTION

TRACT 4 OF SOUTH DOUGLAS LONG PLAT DIVISION 1
 FILED UNDER AF#2090102033, RECORDS OF THE
 WHATCOM COUNTY AUDITOR.

**COVENANTS, CONDITIONS, RESERVATIONS
AND RESTRICTIONS**

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE REFERENCED ON ANY CONVEYANCES OR AGREEMENTS OF USAGE FOR THE LOTS SHOWN. FILED UNDER AF#2111200745 AND AF#2120200447.

RECIPROCAL STORMWATER FACILITY EASEMENT

ACCESS TO STORMWATER FACILITIES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT PRIOR CITY OF FERNDAL APPROVAL. SUBJECT TO AF#2111200745.

PLAT ADMINISTRATOR'S APPROVAL

EXAMINED AND APPROVED BY THE PLAT ADMINISTRATOR OF FERNDAL
 THIS 10th DAY OF October, 2012.

John G. R. S.
 PLAT ADMINISTRATOR, FERNDAL, WASHINGTON

PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS
 THIS 10th DAY OF October, 2012.

J. M. S. P.E.
 DIRECTOR OF PUBLIC WORKS, FERNDAL, WASHINGTON

CITY CLERK'S APPROVAL

EXAMINED AND APPROVED BY THE FERNDAL CITY CLERK,
 THIS 10th DAY OF October, 2012.

Sam
 CITY CLERK, CITY OF FERNDAL, WASHINGTON

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 BORN BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS(CC&R'S) OF THE PLAT SOUTH DOUGLAS LONG PLAT DIV. 1, AS RECORDED UNDER A.F.#2090102034, AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

COUNTY TREASURER'S CERTIFICATE

I, STEVE 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 OF "AMENDED SOUTH DOUGLAS LONG PLAT DIV. 2 - A PLANNED RESIDENTIAL COMMUNITY" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 25th DAY OF October, 2012.

Steve Oliver
 STEVE OLIVER TREASURER, WHATCOM COUNTY, WASHINGTON

LAND SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT "AMENDED SOUTH DOUGLAS LONG PLAT DIV. 2 - A PLANNED RESIDENTIAL COMMUNITY" LONG PLAT WAS PREPARED UNDER MY DIRECTION, AND IS BASED UPON AN ACTUAL FIELD SURVEY AT THE REQUEST OF BILL KRAMER AUGUST, 2011; THAT THE TECHNICAL DATA IS CORRECTLY SHOWN THEREON, AND THAT ALL REQUIRED MONUMENTS AND/OR PARCEL CORNER MARKERS ARE SET.

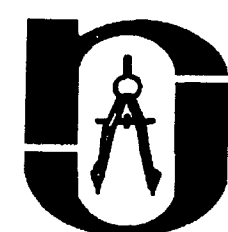
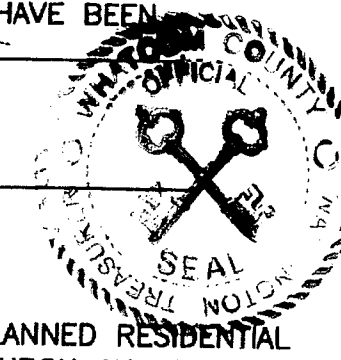
Ronald T. Jepson
 RONALD T. JEPSON L.S. NO. 9361

AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON THIS 25th DAY OF October, 2012 AT 2:17 A.M. (P.M.) AT THE REQUEST OF Ronald T. Jepson & Assoc. AND IS RECORDED UNDER AUDITOR'S FILE

NUMBER 2121003585

Debbie Adelman
 AUDITOR OF WHATCOM COUNTY



RONALD T. JEPSON & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS 222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)647-8939 EMAIL: RJEPSON@JEPSONENGINEERING.COM

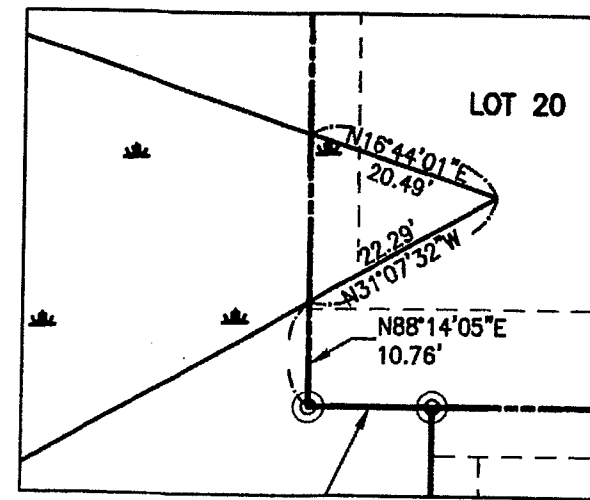
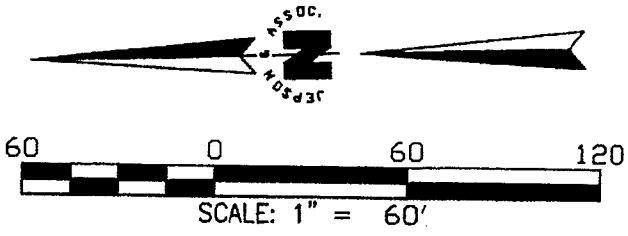
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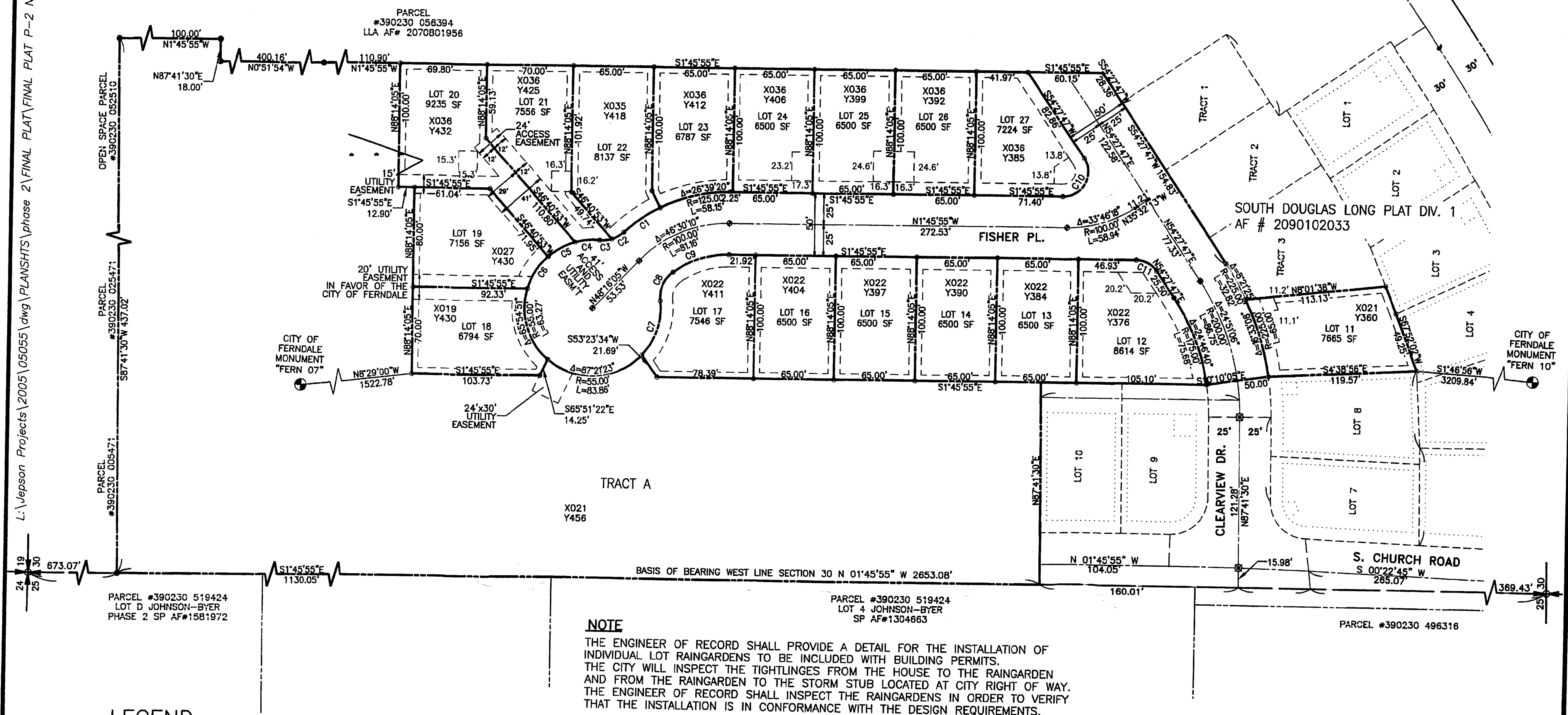
2121003585

AMENDED SOUTH DOUGLAS LONG PLAT DIV. 2

A PTN. OF THE W 1/2 OF THE NW 1/4 OF SEC. 30, TWP. 39N, R2E OF W.M.
WHATCOM COUNTY, WASHINGTON, CITY OF FERNDAL
(AMENDING AF# 2120200446)



WETLAND DETAIL "A"



NOTE

THE ENGINEER OF RECORD SHALL PROVIDE A DETAIL FOR THE INSTALLATION OF INDIVIDUAL LOT RAINGARDENS TO BE INCLUDED WITH BUILDING PERMITS. THE CITY WILL INSPECT THE TIGHTLINES FROM THE HOUSE TO THE RAINGARDEN AND FROM THE RAINGARDEN TO THE STORM STUB LOCATED AT CITY RIGHT OF WAY. THE ENGINEER OF RECORD SHALL INSPECT THE RAINGARDENS IN ORDER TO VERIFY THAT THE INSTALLATION IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS.

LEGEND

- SET REBAR & CAP #9361
- ✚ FOUND SECTION CORNER
- ⊙ FOUND 1/4 SEC CORNER
- SET BRASS DISK
- ⊗ FOUND BRASS DISK FROM PHASE 1

BASIS OF BEARING

THAT RECORD OF SURVEY FILED UNDER WHATCOM COUNTY AF #931119056
BEARING BEING N 01°45'55" W WEST LINE OF SECTION 30

DATUM

HORIZONTAL: NAD 83/91
VERTICAL: NGVD 29

SURVEY EQUIPMENT & PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-521 TOTAL STATION IN JAN 2008.

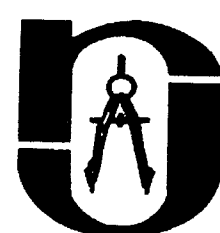
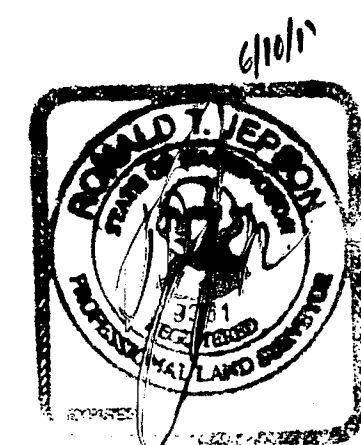
NOTE

SEE COVENANT AND RESTRICTIONS FILED UNDER AF#2090102034
AND AF #2120200447 FOR DETAILS AND CONSTRUCTION OF RAIN GARDENS.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	35.68'	125.00'	Δ016°21'12"
C2	11.09'	25.00'	Δ025°24'22"
C3	9.89'	25.00'	Δ022°40'24"
C4	19.92'	55.00'	Δ020°45'05"
C5	24.84'	55.00'	Δ025°52'20"
C6	31.31'	55.00'	Δ032°37'12"
C7	47.74'	55.00'	Δ049°43'42"
C8	26.30'	25.00'	Δ060°17'03"
C9	48.29'	75.00'	Δ036°53'21"
C10	43.20'	20.00'	Δ123°46'18"
C11	19.63'	20.00'	Δ056°13'42"

LOTS		
LOT #	AREA	ADDRESS
11	7665 SF	2467 Clearview Drive
12	8614 SF	5533 Fisher Place
13	6500 SF	5537 Fisher Place
14	6500 SF	5541 Fisher Place
15	6500 SF	5545 Fisher Place
16	6500 SF	5549 Fisher Place
17	7546 SF	5553 Fisher Place
18	6794 SF	5567 Fisher Place
19	7156 SF	5570 Fisher Place
20	9235 SF	5566 Fisher Place
21	7556 SF	5562 Fisher Place
22	8137 SF	5558 Fisher Place
23	6787 SF	5554 Fisher Place
24	6500 SF	5550 Fisher Place
25	6500 SF	5546 Fisher Place
26	6500 SF	5542 Fisher Place
27	7224 SF	5538 Fisher Place

RAINGARDENS	
LOT #	AREA
11	222 SF
12	311 SF
20	229 SF
21	264 SF
24	400 SF
25	400 SF
26	400 SF
27	272 SF



RONALD T. JEPSON & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS 222 GRAND AVE., SUITE C, BELLINGHAM, WASHINGTON 98225 PH.(360)733-5760 FAX (360)647-8939 EMAIL: RJEPSON@JEPSONENGINEERING.COM

05055

2 OF 2

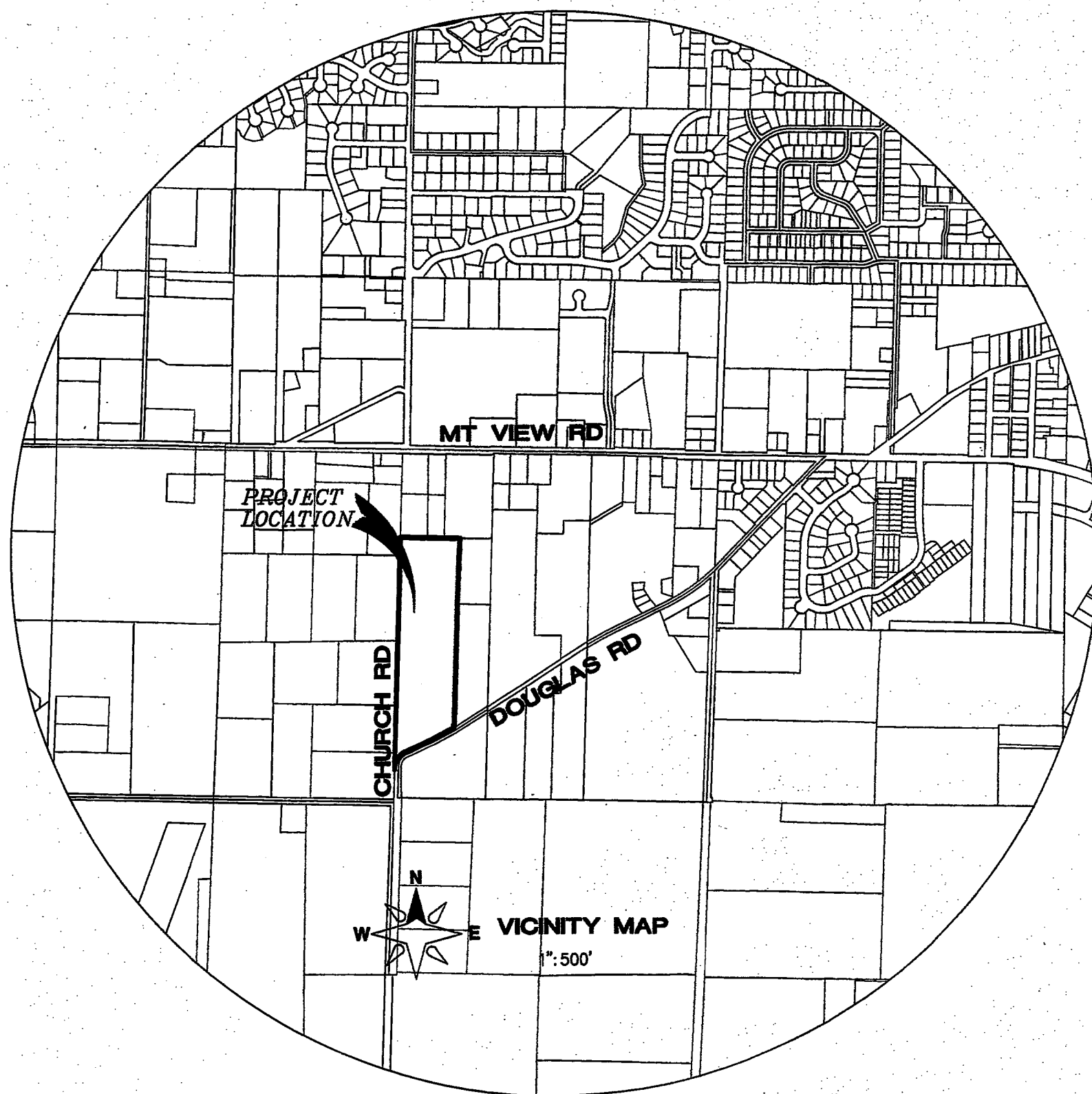
2150201460

SOUTH DOUGLAS LONG PLAT DIVISION 3

A PORTION OF THE NW 1/4 OF SECTION 30

TOWNSHIP 39 N., RANGE 2 E. OF THE W.M.

CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

**LEGAL DESCRIPTION:**

(PER FIRST AMERICAN TITLE INSURANCE COMPANY ORDER No. 2352001)

TRACT A, SOUTH DOUGLAS LONG PLAT, DIVISION 2, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 03, 2012, UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 2120200446, RECORDS OF WHATCOM COUNTY, WASHINGTON, AND AS AMENDED UNDER WHATCOM COUNTY AUDITOR'S FILE NUMBER 2121003585. SITUATE IN WHATCOM COUNTY, WASHINGTON

DECLARATION & DEDICATION:

THE UNDERSIGNED OWNER(S), HEREBY DECLARE THIS LONG PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD 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 ROAD, AND MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

William Kramer
WILLIAM KRAMER
SOUTH DOUGLAS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

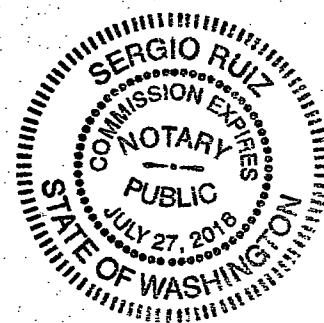
ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS

ON THIS 6th DAY OF FEBRUARY, 2015, BEFORE ME PERSONALLY APPEARED WILLIAM KRAMER, TO ME KNOWN TO BE A GENERAL PARTNER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED PARTNERSHIP FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Sergio Ruiz
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN LYNDEN
MY COMMISSION EXPIRES: JULY 27, 2018

**PUBLIC WORKS DIRECTOR'S APPROVAL**

EXAMINED AND APPROVED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & AND OTHER RIGHT-OF-WAYS
THIS 10 DAY OF FEBRUARY, 2015.

[Signature]
PUBLIC WORKS DIRECTOR, CITY OF FERNDAL, WASHINGTON

PLAT ADMINISTRATOR APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL PLAT ADMINISTRATOR THIS 9th DAY OF FEBRUARY, 2015.

[Signature]
PLAT ADMINISTRATOR, CITY OF FERNDAL, WASHINGTON

CITY CLERK'S APPROVAL

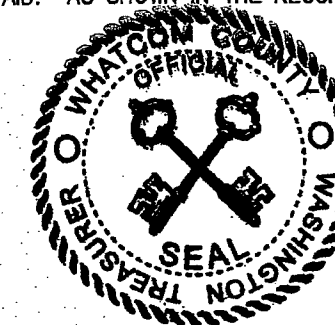
THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERNDAL, WASHINGTON, THIS 9th DAY OF FEBRUARY, 2015.

[Signature]
CITY CLERK, CITY OF FERNDAL, WASHINGTON

COUNTY TREASURER'S CERTIFICATE

Steven H. Diver, TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THE REAL ESTATE EMBRACED WITHIN THIS PLAT OF "SOUTH DOUGLAS LONG PLAT DIVISION 3", AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID. AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 12th DAY OF FEBRUARY, 2015.

Nicole Moore
TREASURER, WHATCOM COUNTY, WASHINGTON

**CCR'S**

THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE REFERENCED ON ANY CONVEYANCES OR AGREEMENTS OF USAGE FOR THE LOTS SHOWN, FILED UNDER AF# 2150201461

STORMWATER FACILITY EASEMENT

ACCESS TO STORMWATER FACILITIES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT PRIOR CITY OF FERNDAL APPROVAL.

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 ELEMENTS SHALL BE BORNE BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS (CC&R'S) OF THE PLAT SOUTH DOUGLAS LONG PLAT DIVISION 3, AS RECORDED UNDER AF# 2150201462 AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

CITY NOTES:

- ONE HALF OF TRAFFIC, PARK AND SCHOOL MITIGATION FEES HAVE BEEN PAID, THE REMAINING HALF SHALL BE PAID PURSUANT TO BUILDING PERMIT CONDITIONS APPROVAL. THE SOUTHWEST SEWER BYPASS FEE, WATER AND SEWER CONNECTION FEES SHALL BE PAID PURSUANT TO BUILDING PERMIT CONDITIONS OF APPROVAL.
- STORM SEWER MITIGATION FEES HAVE BEEN PAID PER SQUARE FOOT OF GROSS PROPERTY AREA.

ACCESS AND UTILITY EASEMENT

THE ACCESS & UTILITY EASEMENT ESTABLISHED ON THE FACE OF THIS PLAT SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE 24' ACCESS & UTILITY EASEMENT SET FORTH IN THE SOUTH DOUGLAS LONG PLAT, DIV.1 (RECORDED AT WHATCOM COUNTY AUDITOR'S FILE NUMBER 2090102033) AND THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATION AND RESTRICTIONS OF THE SOUTH DOUGLAS LONG PLAT, DIV. 1 (RECORDED AT WHATCOM COUNTY AUDITOR'S FILE NUMBER 2090102034).

SURVEY NOTES:

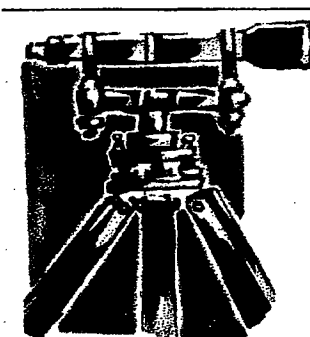
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION.
- EQUIPMENT USED: LEICA TCRA1103+; 00'01.5" ± 2 PPM, ± 2 MM
- HORIZONTAL DATUM: WASHINGTON STATE NORTH ZONE NAD 83/91. CITY OF FERNDAL "SURVEY MONUMENT NETWORK" MONUMENT NUMBER 7
- PER TITLE REPORT, EASEMENT NOT AFFECTING SUBJECT PARCEL: AF# 2071002258

AUDITOR'S CERTIFICATE

Filed for record this 12 day of Feb., 2015, at 3:55P
In official records under Auditor's File Number
2150201460
at the request of South Douglas LLC
Robbie Adelsheim by Robbie Adelsheim
County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of WILLIAM KRAMER
in FEB 20 15.
[Signature]
Certificate No.: 24218



**LAND DEVELOPMENT
ENGINEERING & SURVEYING INC.**
5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
Ph (360) 383-0620

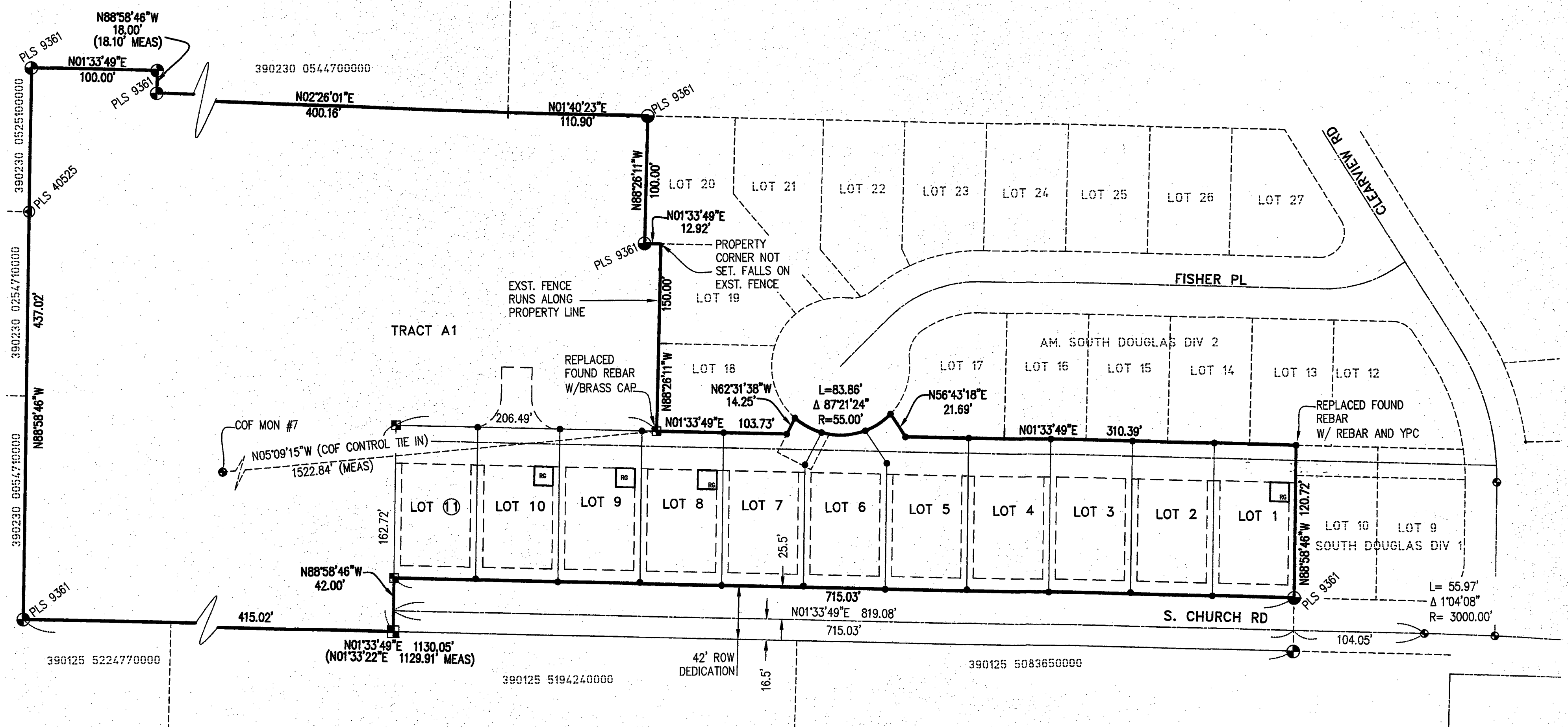
**LONG PLAT FOR:
SOUTH DOUGLAS, LLC**

JOB No. 13011	DWG No. 13011-PLAT.dwg	DATE: 02/04/15
DRN BY: SR	CHK BY: K.T.H.	SHEET 1 of 3

2150201460

SOUTH DOUGLAS LONG PLAT DIVISION 3

A PORTION OF THE NW 1/4 OF SECTION 30
TOWNSHIP 39 N., RANGE 2 E. OF THE W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON



AREAS:
OVERALL PARCEL AREA 342,508SF (7.86AC) 100%

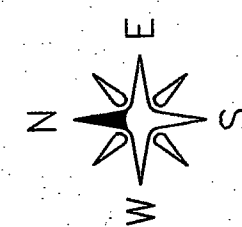
RIGHT OF WAY DEDICATION 30,031.29SF (0.69AC) 8.78%
TOTAL LOT AREA 86,827.07SF (1.99AC) 25.32%
OPEN SPACE/TRACT 225,649.66SF (5.18AC) 65.90%

RAIN GARDEN

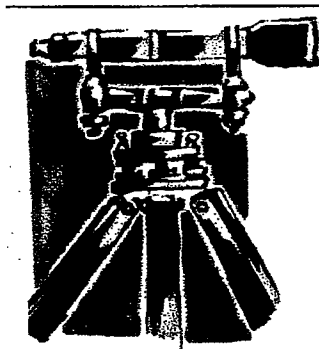
LOT 1:
INFILTRATION RATE= 0.50 IN/HR
RG SIZE= 225SF; GRAVEL DEPTH= 2'
RISER ELEV.= 51.67
LOT 8-9:
INFILTRATION RATE= N/A
RG SIZE= 225SF; GRAVEL DEPTH= 2'
RISER ELEV.= 57.62 (LOT 8)
RISER ELEV.= 59.60 (LOT 9)
LOT 10:
INFILTRATION RATE= 0.50 IN/HR
RG SIZE= 225SF; GRAVEL DEPTH= 2'
RISER ELEV.= 62.00

LEGEND:

- = FND BRASS MON (APRIL 2013)
- ⊙ = FND ALUMINUM CAP MON (APRIL 2013)
- = SET 3" BRASS CAP MON MARKED "LDES INC 24218", NOV. 2014
- = FOUND REBAR W/YELLOW PLASTIC CAP MARKED "JEPSON 9361", NOV. 2014
- = SET REBAR W/YELLOW PLASTIC CAP MARKED "LDES INC 24218", NOV. 2014
- 5548 = LOT ADDRESS
- RG = RAIN GARDEN LOCATION



(IN FEET)
1 inch = 80 ft.



LAND DEVELOPMENT
ENGINEERING & SURVEYING INC.
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FERNDAL, WA 98248
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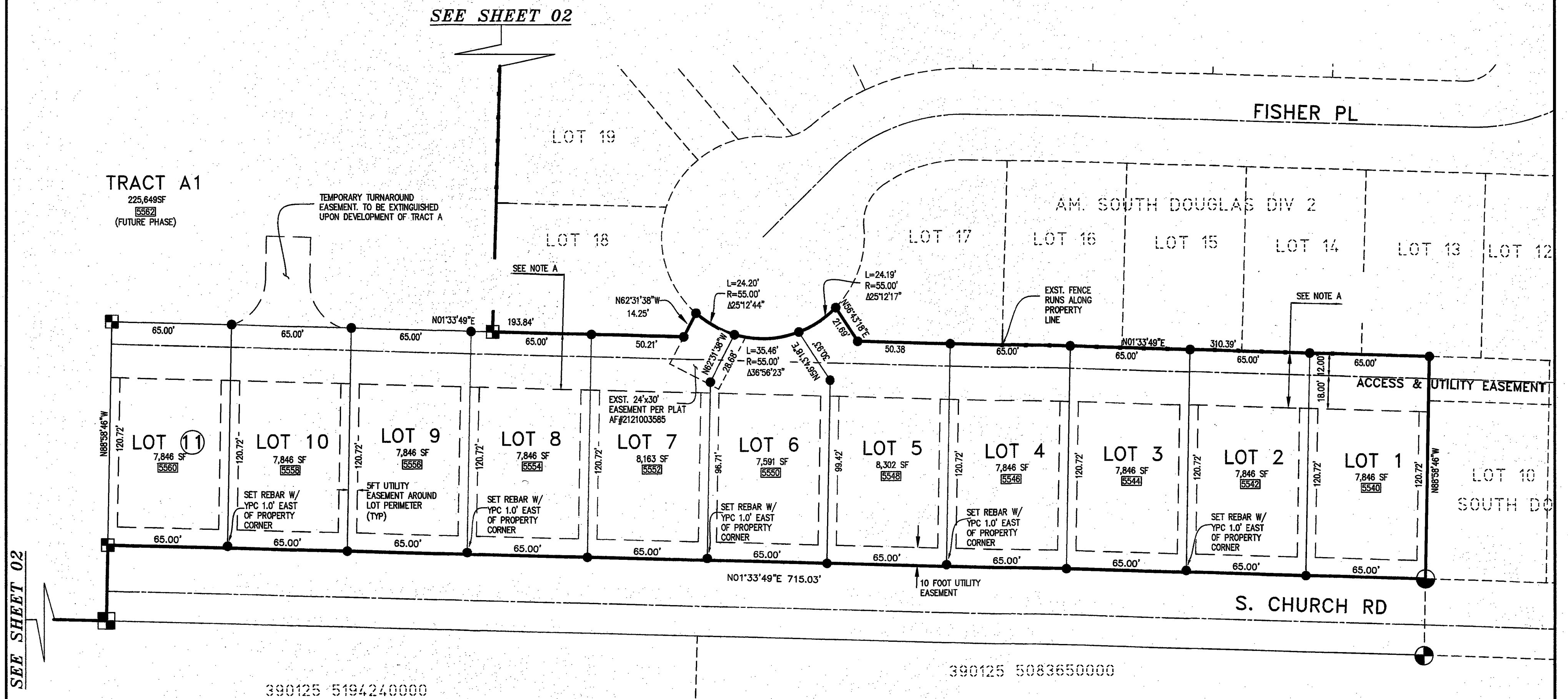
LONG PLAT FOR:
SOUTH DOUGLAS, LLC

JOB No. 13011	DWG No. 13011-PLAT.dwg	DATE: 02/04/15
DRN BY: SR	CHK BY: K.T.H.	SHEET 2 of 3

2150201460

SOUTH DOUGLAS LONG PLAT DIVISION 3

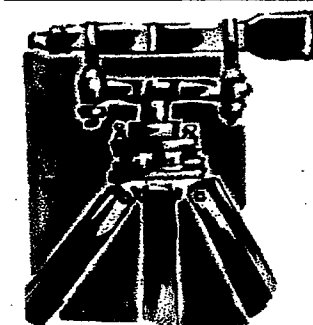
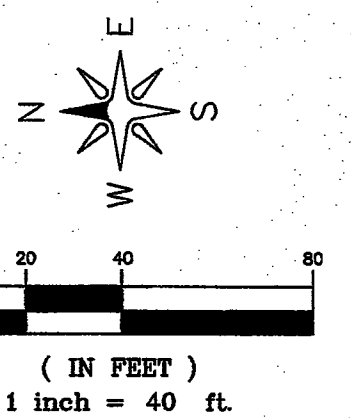
A PORTION OF THE NW 1/4 OF SECTION 30
TOWNSHIP 39 N., RANGE 2 E. OF THE W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON



NOTE A
30-FOOT ACCESS AND UTILITY EASEMENT IN
FAVOR OF HOMEOWNERS ASSOCIATION AND SOUTH
CHURCH ROAD LOTS (AS DEFINED IN THE
DECLARATION OF COVENANTS, CONDITIONS,
RESERVATIONS AND RESTRICTIONS OF THE SOUTH
DOUGLAS LONG PLAT, DIV. 1)

LEGEND:

- ① = FND BRASS MON (APRIL 2013)
- ② = FND ALUMINUM CAP MON (APRIL 2013)
- ③ = SET 3" BRASS CAP MON MARKED "LDES INC 24218", NOV. 2014
- ④ = FOUND REBAR W/YELLOW PLASTIC CAP MARKED "JEPSON 9361", NOV. 2014
- ⑤ = SET REBAR W/YELLOW PLASTIC CAP MARKED "LDES INC 24218", NOV. 2014
- 5546 = LOT ADDRESS
- RG = RAIN GARDEN LOCATION



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LONG PLAT FOR:
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JOB No. 13011	DWG No. 13011-PLAT.dwg	DATE: 02/04/15
DRN BY: SR	CHK BY: K.T.H.	SHEET 3 of 3