

2070701256

# PLAT OF STONEYFIELD RIDGE

PTN. NW1/4 SW1/4 SEC. 18, TWP. 39 N., RGE. 2 E. W.M.  
CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON

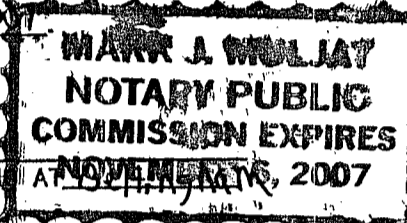
**LEGAL DESCRIPTION**  
GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., EXCEPT THE NORTH 41 RODS THEREOF, EXCEPT THE SOUTH 12 ACRES THEREOF, AND EXCEPT THE EAST 2 ACRES THEREOF, EXCEPT ROADS. SITUATE IN WHATCOM COUNTY, WASHINGTON.

**DECLARATION & DEDICATION**  
KNOW BY ALL THESE MEN PRESENT THAT WE THE UNDERSIGNED OWNERS HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD RIGHT-OF-WAY AS 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 THE ROADS AND EASEMENTS; AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD; AND MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

A Klotwyk member LLC  
STONEYFIELD, L.L.C.

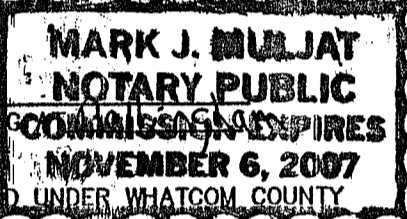
Peter Cuthbert, SVP  
WHIDBEY ISLAND BANK

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON ) SS  
COUNTY OF WHATCOM )  
I CERTIFY THAT Arian Klotwyk APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Member of STONEYFIELD LLC, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 3<sup>rd</sup> DAY OF July, 2007.



Mark J. Muljat  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON ) SS  
COUNTY OF WHATCOM )  
I CERTIFY THAT Peter R. Cuthbert APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SVP of Whidbey Island Bank, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 3<sup>rd</sup> DAY OF July, 2007.



Mark J. Muljat  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_

**NOTE**  
THE LOTS OF THIS PLAT ARE SUBJECT TO THOSE COVENANTS AND RESTRICTIONS FILED UNDER WHATCOM COUNTY A.F. NO. 2070701257

**EASEMENT PROVISIONS**  
A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO: CITY OF FERDALE, PUGET SOUND POWER AND LIGHT COMPANY, CASCADE NATURAL GAS COMPANY, GENERAL TELEPHONE & ELECTRONICS COMPANY, AND TCI CABLE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLE AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND TV CABLE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED.

**DEVELOPMENT NOTES:**  
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.

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.

WATER AND SEWER CONNECTION FEES SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

SW SEWER BYPASS SURCHARGE SHALL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

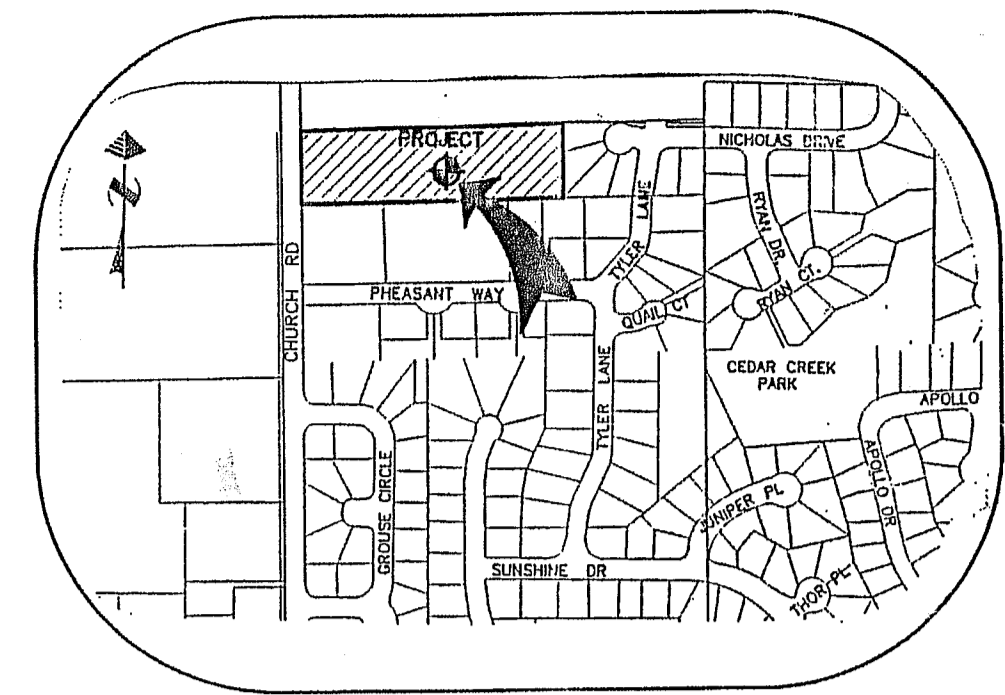
SCHOOL IMPACT FEES SHALL BE PAID, HALF AT THE TIME OF FINAL PLAT RECORDING, AND HALF AT THE TIME OF BUILDING PERMIT ISSUANCE FOR EACH LOT.

THERE SHALL BE NO ACCESS PERMITTED FROM LOTS 1 AND 2 TO CHURCH ROAD.

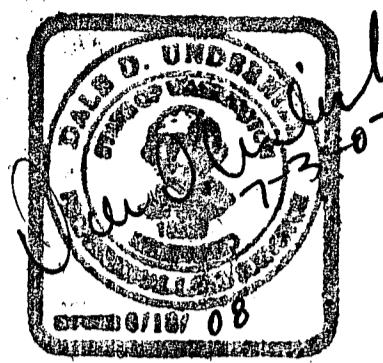
LOTS 7, 8, AND 9 ARE SUBJECT TO A GEOTECHNICAL ENGINEERING INSPECTION BECAUSE THEY HAVE RECEIVED AS MUCH AS SEVERAL FEET OF NON-STRUCTURAL FILL. CONSTRUCTION MAY REQUIRE SEVERAL FEET OF EXCAVATION AND GEOTECHNICAL ENGINEER'S EVALUATION OF SITE CONDITIONS PRIOR TO FOUNDATION CONSTRUCTION.

THE GARAGE SLAB AND FINISHED FLOOR OF LOT 9 SHALL BE ABOVE THE ELEVATION OF THE ADJACENT CURB.

POSITIVE CRAWLSPACE DRAINS MAY REQUIRE ELEVATED BUILDING PADS ON SOME LOTS.



VICINITY MAP  
NOT TO SCALE



**SURVEYOR'S CERTIFICATE**  
I, DALE D. UNDERHILL, DO HEREBY CERTIFY THAT STONEYFIELD RIDGE IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW; THAT ALL DISTANCES, COURSES, AND ANGLES ARE CORRECTLY SHOWN HEREON; THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND, OR PLACED UPON COMPLETION OF CONSTRUCTION.

Dale D. Underhill 7-3-07  
DALE D. UNDERHILL DATE  
P.L.S. NO. 18927

**APPROVAL**  
EXAMINED BY THE FERDALE CITY CLERK, THIS 5<sup>th</sup> DAY OF JULY, 2007

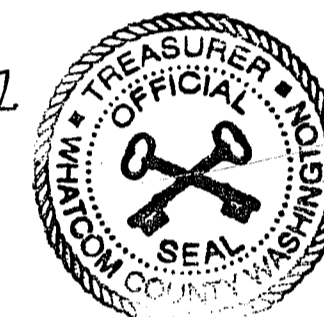
Rinda Knudson  
CITY CLERK

**APPROVAL**  
EXAMINED BY THE FERDALE PLAT ADMINISTRATOR, THIS 6<sup>th</sup> DAY OF JULY, 2007

[Signature]  
PLAT ADMINISTRATOR

**APPROVAL**  
EXAMINED BY THE FERDALE PUBLIC WORKS DIRECTOR, THIS 5<sup>th</sup> DAY OF JULY, 2007

[Signature]  
PUBLIC WORKS DIRECTOR



**WHATCOM COUNTY TREASURER'S CERTIFICATE**  
I HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 9<sup>th</sup> DAY OF JULY, 2007

[Signature]  
TREASURER, WHATCOM COUNTY

**AUDITOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF Construction Surveyors ON THIS 10<sup>th</sup> DAY OF JULY, 2007, AT 42 MINUTES PAST 9 AM, AND RECORDED UNDER AUDITOR'S FILE NO. 2070701256.

[Signature]  
AUDITOR, WHATCOM COUNTY



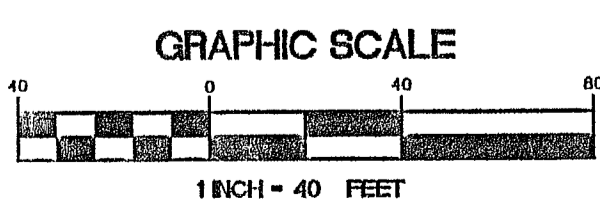
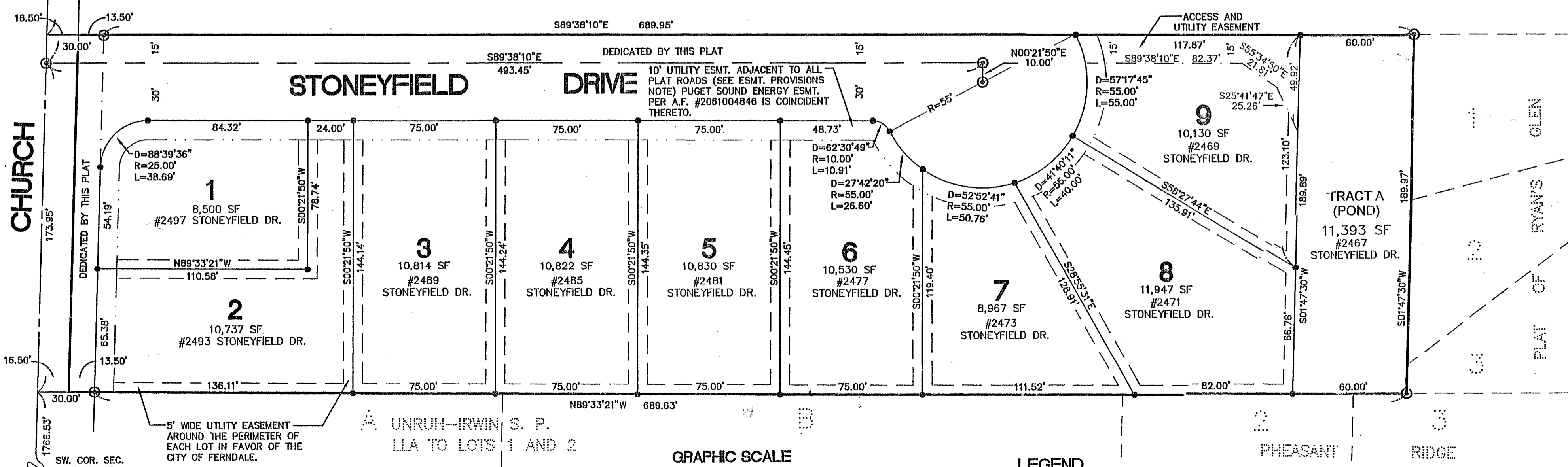
**BASIS OF BEARINGS:**  
SECTION SUBDIVISION DERIVED FROM THE UNRUH-IRWIN SHORT PLAT RECORDED UNDER VOL. 16 PG. 52 OF SHORT PLATS (A.F. NO. 1598215) RECORDS OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON. BASIS OF BEARINGS AND COORDINATE BASE ARE THE CITY OF FERDALE SURVEY MONUMENT NETWORK (DERIVED FROM TIES TO MONUMENTS AT THE INTERSECTION OF PHEASANT WAY LANE WITH CHURCH ROAD AND WITH TYLER LANE) SITUATE IN WHATCOM COUNTY, WASHINGTON.

**SURVEY METHOD:**  
FIELD TRAVERSE WITH LIETZ SET 4 TOTAL STATION, ACCURACY EXCEEDS 1:10000.

NOT 42'14" E 2632.17'  
676.69' 691.69'

ROAD

CHURCH



- LEGEND**
- INDICATES CAPPED REB/R SET ON OR BEFORE 5-23-2007 (P.L.S. #18927)
  - ⊙ INDICATES CONC. PLAT BNDRY. MONUMENT OR BRASS CAP ROAD SURFACE MONUMENT SET ON OR BEFORE 5-23-2007