

VISTA RIDGE, DIVISION #1

A PORTION OF THE WEST HALF OF THE SE QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M. WHATCOM COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF THE FOLLOWING DESCRIBED LAND SITUATED IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 585 FEET TO THE POINT OF BEGINNING;

THENCE WEST FROM SAID POINT OF BEGINNING ON A LINE TO INTERSECT WITH THE EASTERLY LINE OF THE FERDALE AND BLAINE COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID EAST LINE TO THE CENTER OF A CREEK OR DEEP GULLY AS DESCRIBED IN DEED RECORDED JULY 22, 1910 IN AUDITOR'S FILE NO. 142073 IN VOLUME 111 OF DEEDS, PAGE 438; THENCE NORTHEASTERLY ALONG CENTER LINE OF SAID CREEK TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPT RIGHT OF WAY FOR VISTA ROAD LYING ALONG THE WESTERLY LINE THEREOF AND SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED ON MARCH 11, 1993 UNDER AUDITOR'S FILE NO. 930311188;

AND EXCEPT ANY PORTION LYING WITHIN THAT TRACT OF LAND CONVEYED TO HANS PETER GEIGER AND KATHIE J. GEIGER, HUSBAND AND WIFE UNDER AUDITOR'S FILE NO. 1605644.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

AND A PORTION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., LYING EAST OF BLAINE-FERDALE ROAD AND SOUTH OF LINE MEASURING 585 FEET NORTH OF AND PARALLEL TO SOUTH SECTION LINE;

EXCEPT THE SOUTH 325 FEET AND EXCEPT A TRACT DEFINED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO DAILEY S. WYATT AND WIFE RECORDED UNDER VOLUME 289 OF DEEDS, PAGE 607, UNDER AUDITOR'S FILE NO. 756452 WHICH POINT IS IN THE CENTER LINE OF THE BLAINE-FERDALE ROAD, THENCE NORTHERLY, ALONG SAID CENTER LINE OF BLAINE-FERDALE ROAD, 100 FEET; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF THE SAID TRACT CONVEYED TO DAILEY S. WYATT AND WIFE, 150 FEET; THENCE SOUTHERLY, PARALLEL TO THE CENTER LINE OF SAID BLAINE-FERDALE ROAD, 100 FEET; THENCE WESTERLY ALONG SAID NORTH LINE OF THE WYATT TRACT, 150 FEET TO A POINT OF BEGINNING;

AND EXCEPT ROADS AND SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED ON MARCH 11, 1993 UNDER AUDITOR'S FILE NO. 930311188

AND EXCEPT THAT PORTION DEEDED TO HANS PETER GEIGER AND KATHIE J. GEIGER, HUSBAND AND WIFE UNDER AUDITOR'S FILE NO. 1605644.

SAID PORTION OF THE ABOVE DESCRIBED PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 585 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH ALONG SAID WEST LINE 1332.44 FEET; THENCE N 78°30'24" W 112.29 FEET TO A POINT ON THE ARC OF A CURVE WHOSE CENTER BEARS N 76°00'53" W HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 38.32 FEET; THENCE N 85°33'34" W 60.00 FEET; THENCE N 89°49'02" W 98.95 FEET TO A POINT ON THE ARC OF A CURVE WHOSE CENTER BEARS S 66°38'44" E HAVING A RADIUS OF 830.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 238.63 FEET; THENCE S 78°51'12" W 87.63 FEET TO A POINT ON A CURVE WHOSE CENTER BEARS S 11°08'48" E HAVING A RADIUS OF 980.00 FEET THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 32.37 FEET; THENCE S 11°08'48" E 160.10 FEET TO A POINT ON THE ARC OF A CURVE WHOSE CENTER BEARS S 13°24'32" E HAVING A RADIUS OF 820.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 32.38 FEET; THENCE N 78°51'12" E 14.84 FEET; THENCE S 7°14'21" E 266.00 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE WHOSE CENTER BEARS S 82°45'39" W HAVING A RADIUS OF 1830.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 392.14 FEET; THENCE S 68°08'19" W 83.93 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE WHOSE CENTER BEARS N 21°51'41" W HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 40.57 FEET; THENCE S 65°48'34" W 60.25 FEET TO A POINT ON THE ARC OF A CURVE WHOSE CENTER BEARS S 70°58'05" W HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 41.37 FEET; THENCE S 26°16'35" E 60.49 FEET TO A POINT ON THE ARC OF A CURVE WHOSE CENTER BEARS S 21°51'41" E HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 54.98 FEET; THENCE S 21°51'41" E 262.46 FEET; THENCE N 67°28'50" E 161.56 FEET; THENCE S 40°05'26" E 11.36 FEET; THENCE N 86°46'01" E 213.99 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "VISTA RIDGE" IS BASED UPON ACTUAL SURVEY AND MONUMENT LOCATIONS OF THE SECTION 18, TOWNSHIP 39 N, RANGE 2 E, 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.

Charles P. Smay
CHARLES P. SMAY
PROFESSIONAL LAND SURVEYOR
WASHINGTON STATE LICENSE NO. 24225

7-29-97
DATE

PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 14th DAY OF August, 1997.

John J. Elzy
DIRECTOR OF PUBLIC WORKS FERDALE, WASHINGTON

PLANNING COMMISSION APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERDALE PLANNING COMMISSION THIS 18th DAY OF August, 1997.

Rick Jim
CITY PLANNER

CITY COUNCIL APPROVAL

APPROVED BY ORDER OF THE CITY COUNCIL OF THE CITY OF FERDALE, WASHINGTON ON THIS 1st DAY OF August, 1997.

Shirley R. Shulst
CITY MANAGER

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 "VISTA RIDGE" 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.

Primo J. Piovosan Nancy Elizabeth Piovosan
PRIMO J. PIOVOSAN NANCY ELIZABETH PIOVOSAN
James A. Wynstra
JAMES A. WYNSTRA
PRESIDENT

ACKNOWLEDGEMENT:

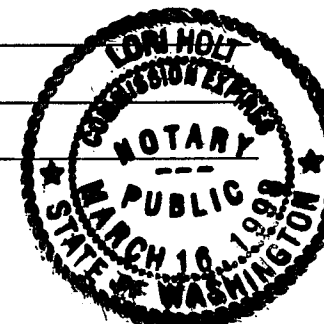
STATE OF WASHINGTON }SS
COUNTY OF WHATCOM

I CERTIFY THAT JAMES WYNSTRA 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 PRESIDENT OF HOMESTEAD NW DEV. CO., INC., A WASHINGTON CORPORATION, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

29 DAY OF July, 1997.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lynden

MY APPOINTMENT EXPIRES 3/16/98



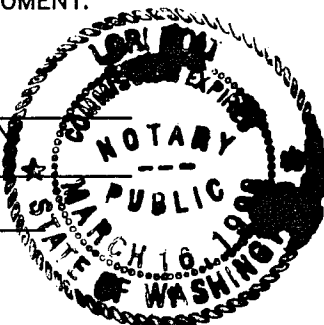
ACKNOWLEDGEMENT:

STATE OF WASHINGTON }SS
COUNTY OF WHATCOM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PRIMO J. PIOVOSAN AND NANCY ELIZABETH PIOVOSAN HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE A FREE AND VOLUNTARY ACT FOR THE PURPOSES MENTIONED IN THIS INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lynden

MY APPOINTMENT EXPIRES 3/16/98, 1997



CITY TREASURER'S APPROVAL

I, Roland Signett, TREASURER OF THE CITY FERDALE WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS LEVIED BY THE CITY OF FERDALE ON ALL LAND EMBRACED IN THIS PLAT AND THAT ALL ASSESSMENTS FOR WHICH THE PROPERTY EMBRACED IN THIS PLAT MAY BE LIABLE AT THIS DATE AND THAT ALL SPECIAL ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT WHICH UNDER SAID PLAT BECOMES STREETS, ALLEYS AND OTHER PUBLIC PLACES, HAVE BEEN PAID.

Roland Signett 8-1-97
TREASURER OF THE CITY OF FERDALE DATE

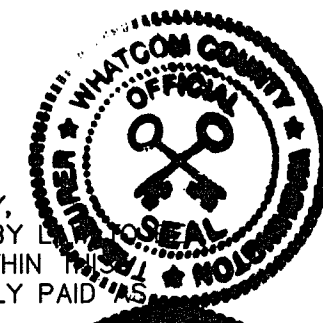
STANDARD EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, CASCADE NATURAL GAS COMPANY, GTE TELEPHONE COMPANY, AND TCI CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S) 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.

COUNTY TREASURER'S CERTIFICATE

I, Barbara J. Gray, 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.

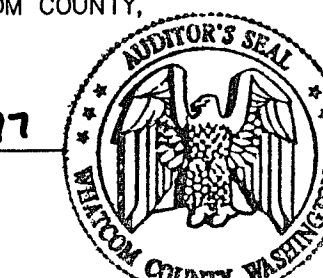
Judy Reed Deputy 8-1-97
WHATCOM COUNTY TREASURER DATE



COUNTY AUDITOR'S OFFICE:

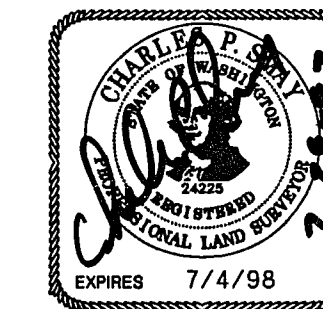
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF Homestead Northwest Dev. Co. ON THIS 1st DAY OF August, 1997, AT 6 MINUTES PAST 2 O'CLOCK P.M., AND THAT IT IS RECORDED IN BOOK OF THE RECORD OF WHATCOM COUNTY, WASHINGTON. AF # 147080011

Shirley Forsberg 8/1/97
WHATCOM COUNTY AUDITOR DATE



NOTES:

- PROPERTY OWNERS ARE REQUIRED TO PAY TRAFFIC MITIGATION FEES TO THE CITY OF FERDALE IN THE AMOUNT OF \$881.50 AND SCHOOL IMPACT FEES TO THE FERDALE SCHOOL DISTRICT IN THE AMOUNT OF \$321.50 PRIOR TO OR AT THE TIME THAT A BUILDING PERMIT FOR A SINGLE FAMILY RESIDENCE IS ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION.
- ALL DEVELOPMENT THAT OCCURS WITHIN THE PROJECT SHALL BE CONSISTENT WITH THE SETBACK STANDARDS, BUILDING HEIGHT REQUIREMENTS AND USE RESTRICTIONS CONTAINED IN THE RS 8.5 ZONING STANDARDS AS IDENTIFIED IN CHAPTER 18.32 OF THE FERDALE MUNICIPAL CODE, EXCEPT THAT SIDE YARD SETBACKS MAY BE REDUCED TO A MINIMUM OF FIVE (5) FEET FROM PROPERTY LINES.
- THERE IS A 5' UTILITY EASEMENT ABBUTTING ALL INTERIOR LOT LINES AS SHOWN ON FACE HEREON.
- LOT OWNERS OF LOTS 6 - 22 INCLUSIVE, ARE RESPONSIBLE FOR MAINTAINING THE PEDESTRIAN TRAIL AND KEEPING THE TRAIL FREE OF OBSTACLES THAT WOULD INTERFERE WITH PEDESTRIAN MOVEMENTS ALONG SAID TRAIL.
- LOT 1 SHALL NOT HAVE VEHICULAR ACCESS TO VISTA DRIVE.



DAVID EVANS
AND ASSOCIATES, INC.
118 GRAND AVENUE, SUITE D
BELLINGHAM, WA 98226-4400 (360) 647-7151



SHEET 1 OF 2

SCALE: N.T.S. DESIGN: CPSM

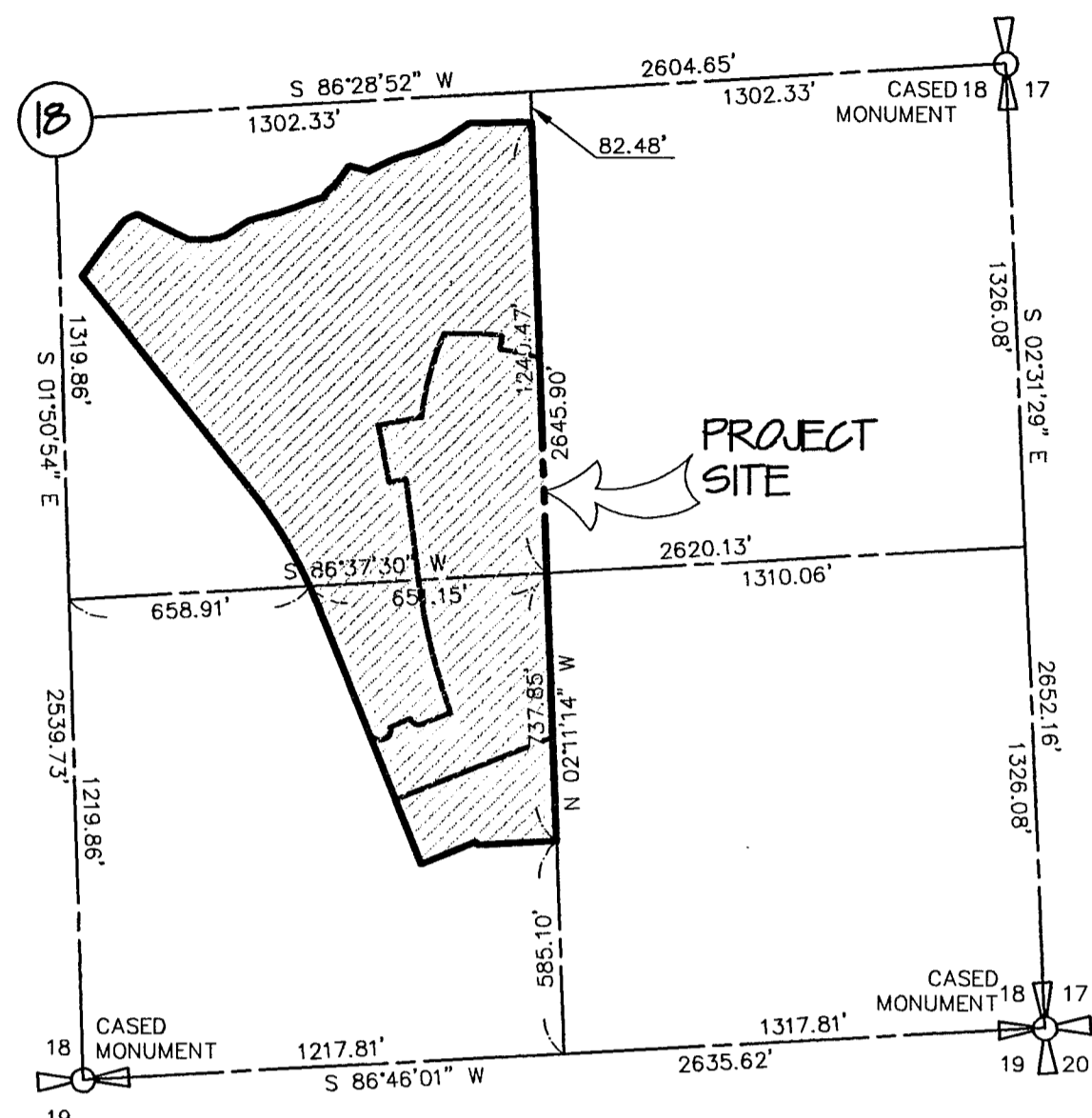
DRAWN: DWMA CHECKED:

DWG: PL01B.DWG DATE: 06/27/97

JOB NO. HMNW0017

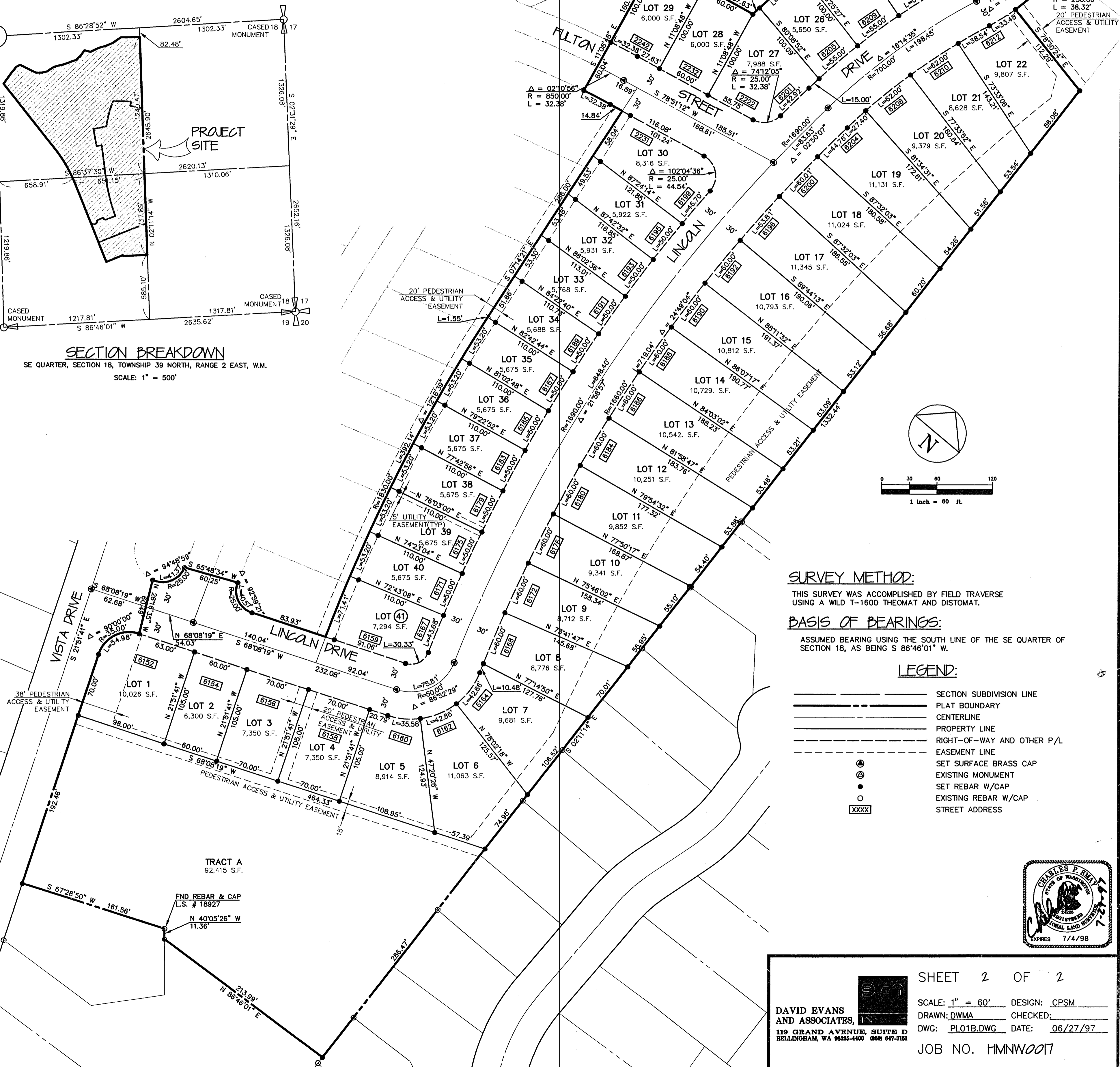
VISTA RIDGE, DIVISION #1

A PORTION OF THE WEST HALF OF THE SE QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M. WHATCOM COUNTY, WASHINGTON



SECTION BREAKDOWN

SE QUARTER, SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M.
SCALE: 1" = 500'



SURVEY METHOD:

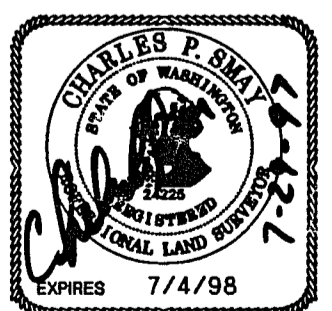
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A WILD T-1600 THEOMAT AND DISTOMAT.

BASIS OF BEARINGS:

ASSUMED BEARING USING THE SOUTH LINE OF THE SE QUARTER OF SECTION 18, AS BEING S 86°46'01" W.

LEGEND:

- SECTION SUBDIVISION LINE
- PLAT BOUNDARY
- CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY AND OTHER P/L
- EASEMENT LINE
- SET SURFACE BRASS CAP
- EXISTING MONUMENT
- SET REBAR W/CAP
- EXISTING REBAR W/CAP
- STREET ADDRESS



DAVID EVANS
AND ASSOCIATES,
119 GRAND AVENUE, SUITE D
BELLINGHAM, WA 98226-4400 (800) 647-7151

SHEET 2 OF 2

SCALE: 1" = 60' DESIGN: CPMS

DRAWN: DWMA CHECKED:

DWG: PLO1B.DWG DATE: 06/27/97

JOB NO. HMN00017

LEGAL DESCRIPTION:

TOTAL PROPERTY

THAT PORTION OF THE FOLLOWING DESCRIBED LAND SITUATED IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 585 FEET TO THE POINT OF BEGINNING;

THENCE WEST FROM SAID POINT OF BEGINNING ON A LINE TO INTERSECT WITH THE EASTERLY LINE OF THE FERDALE AND BLAINE COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID EAST LINE TO THE CENTER OF A CREEK OR DEEP GULLY AS DESCRIBED IN DEED RECORDED JULY 22, 1910 IN AUDITOR'S FILE NO. 142073 IN VOLUME 111 OF DEEDS, PAGE 438; THENCE NORTHEASTERLY ALONG CENTER LINE OF SAID CREEK TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPT RIGHT OF WAY FOR VISTA ROAD LYING ALONG THE WESTERLY LINE THEREOF AND SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED ON MARCH 11, 1993 UNDER AUDITOR'S FILE NO. 930311188;

AND EXCEPT ANY PORTION LYING WITHIN THAT TRACT OF LAND CONVEYED TO HANS PETER GEIGER AND KATHIE J. GEIGER, HUSBAND AND WIFE UNDER AUDITOR'S FILE NO. 1605644.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

AND A PORTION OF THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., LYING EAST OF BLAINE-FERDALE ROAD AND SOUTH OF LINE MEASURING 585 FEET NORTH OF AND PARALLEL TO SOUTH SECTION LINE;

EXCEPT THE SOUTH 325 FEET AND EXCEPT A TRACT DEFINED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT TRACT CONVEYED TO DAILEY S. WYATT AND WIFE RECORDED UNDER VOLUME 289 OF DEEDS, PAGE 607, UNDER AUDITOR'S FILE NO. 756452 WHICH POINT IS IN THE CENTER LINE OF THE BLAINE-FERDALE ROAD, THENCE NORTHERLY, ALONG SAID CENTER LINE OF BLAINE-FERDALE ROAD, 100 FEET; THENCE EASTERLY, PARALLEL TO THE NORTH LINE OF THE SAID TRACT CONVEYED TO DAILEY S. WYATT AND WIFE, 150 FEET; THENCE SOUTHERLY, PARALLEL TO THE CENTER LINE OF SAID BLAINE-FERDALE ROAD, 100 FEET; THENCE WESTERLY ALONG SAID NORTH LINE OF THE WYATT TRACT, 150 FEET TO A POINT OF BEGINNING;

AND EXCEPT ROADS AND SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED ON MARCH 11, 1993 UNDER AUDITOR'S FILE NO. 930311188

AND EXCEPT THAT PORTION DEEDED TO HANS PETER GEIGER AND KATHIE J. GEIGER, HUSBAND AND WIFE UNDER AUDITOR'S FILE NO. 1605644.

DIVISION #2

SAID PORTION OF THE ABOVE DESCRIBED PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N 02°11'14" W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1917.54 FEET; THENCE N 78°30'24" W FOR A DISTANCE OF 112.29 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS N 76°00'53" W HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°32'41" FOR A DISTANCE OF 38.32 FEET; THENCE N 85°33'34" W FOR A DISTANCE OF 60.00 FEET; THENCE N 89°49'02" W FOR A DISTANCE OF 98.95 FEET TO THE POINT OF BEGINNING. THENCE N 02°11'14" W FOR A DISTANCE OF 102.29 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS S 16°11'07" E HAVING A RADIUS OF 290.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'23" FOR A DISTANCE OF 85.06 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°18'15" FOR A DISTANCE OF 168.28 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°01'17" FOR A DISTANCE OF 213.24 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS S 33°10'22" W HAVING A RADIUS OF 730.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°58'18" FOR A DISTANCE OF 267.20 FEET; THENCE S 27°26'52" W FOR A DISTANCE OF 40.22 FEET; THENCE S 17°34'43" E A DISTANCE OF 28.26 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS S 19°27'06" E HAVING A RADIUS OF 880.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°39'04" FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°04'42" FOR A DISTANCE OF 32.76 FEET; THENCE S 75°57'37" W FOR A DISTANCE OF 64.77 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS S 52°38'37" W HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 100°07'01" FOR A DISTANCE OF 43.68 FEET; THENCE S 35°20'26" E FOR A DISTANCE OF 60.65 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS S 26°38'32" E HAVING A RADIUS OF 820.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°47'10" FOR A DISTANCE OF 97.12 FEET; THENCE S 56°34'18" W FOR A DISTANCE OF 8.53 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°09'30" FOR A DISTANCE OF 53.24 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1276.12 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°43'32" FOR A DISTANCE OF 194.34 FEET; THENCE S 21°51'41" E FOR A DISTANCE OF 505.00 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS N 68°08'19" E HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR A DISTANCE OF 54.98 FEET; THENCE N 26°16'35" W FOR A DISTANCE OF 60.49 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS N 14°12'56" W HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°48'59" FOR A DISTANCE OF 41.37 FEET; THENCE N 65°48'34" E FOR A DISTANCE OF 60.25 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS N 71°07'41" E FOR A DISTANCE OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°59'21" FOR A DISTANCE OF 40.57 FEET; THENCE N 68°08'19" E FOR A DISTANCE OF 83.93 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS N 70°29'00" E HAVING A RADIUS OF 1830.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°16'39" FOR A DISTANCE OF 392.14 FEET; THENCE N 07°14'21" W FOR A DISTANCE OF 266.00 FEET; THENCE S 78°51'12" W FOR A DISTANCE OF 14.84 FEET TO A POINT ON THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 820.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°15'44" FOR A DISTANCE OF 32.38 FEET; THENCE N 11°08'48" W FOR A DISTANCE OF 160.10 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS S 13°02'22" E HAVING A RADIUS OF 980.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°53'34" FOR A DISTANCE OF 32.37 FEET; THENCE N 78°51'12" E FOR A DISTANCE OF 87.63 FEET TO A POINT ON THE ARC OF A NON-TANGENTIAL CURVE WHOSE CENTER BEARS S 83°07'07" E HAVING A RADIUS OF 830.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°28'23" FOR A DISTANCE OF 238.63 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

VISTA RIDGE, DIVISION #2

A PORTION OF THE WEST HALF OF THE SE QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M. WHATCOM COUNTY, WASHINGTON

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 "VISTA RIDGE, DIVISION NO. 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.

James A. Wynstra
JAMES A. WYNSTRA
AS PRESIDENT

ACKNOWLEDGEMENT:

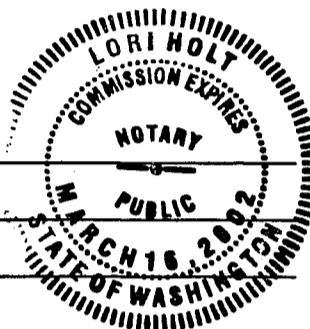
STATE OF WASHINGTON } SS
COUNTY OF WHATCOM

I CERTIFY THAT JAMES WYNSTRA 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 PRESIDENT OF HOMESTEAD NW DEV. CO., INC., A WASHINGTON CORPORATION, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

5th DAY OF January, 1999

John H. Lyden
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Lynden

MY APPOINTMENT EXPIRES 3/16/2002



CITY TREASURER'S APPROVAL

I, *Robert Signett*, TREASURER OF THE CITY FERDALE WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS LEVIED BY THE CITY OF FERDALE ON ALL LAND EMBRACED IN THIS PLAT AND THAT ALL ASSESSMENTS FOR WHICH THE PROPERTY EMBRACED IN THIS PLAT MAY BE LIABLE AT THIS DATE AND THAT ALL SPECIAL ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT WHICH UNDER SAID PLAT BECOMES STREETS, ALLEYS AND OTHER PUBLIC PLACES, HAVE BEEN PAID.

Robert Signett
TREASURER OF THE CITY OF FERDALE
1-6-99

PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 11th DAY OF March, 1999

John F. Elmer
DIRECTOR OF PUBLIC WORKS FERDALE, WASHINGTON

PLANNING COMMISSION APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERDALE PLANNING COMMISSION THIS 11th DAY OF March, 1999

John F. Elmer
CITY PLANNER

CITY COUNCIL APPROVAL

APPROVED BY ORDER OF THE CITY COUNCIL OF THE CITY OF FERDALE, WASHINGTON ON THIS 6th DAY OF Jan, 1999

Shirley Foster
CITY MANAGER

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 *Homestead NW Dev Co* ON THIS 5th DAY OF March, 1999, AT 37 MINUTES PAST 11 O'CLOCK A.M., AND THAT IT IS RECORDED UNDER A.F. # 1990302354 RECORDS OF WHATCOM COUNTY, WASHINGTON.

Shirley Foster by Linda Robinson
WHATCOM COUNTY AUDITOR
3/14/99

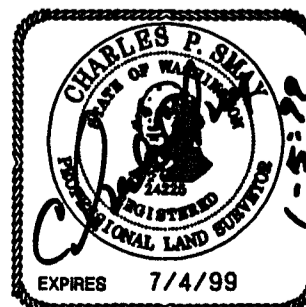


SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "VISTA RIDGE" IS BASED UPON ACTUAL SURVEY AND MONUMENT LOCATIONS OF THE SECTION 18, TOWNSHIP 39 N, RANGE 2 E, 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 PLATING REGULATIONS OF CITY ORDINANCES, AND STATE STATUTES.

Charles P. Smay
CHARLES P. SMAY
PROFESSIONAL LAND SURVEYOR
WASHINGTON STATE LICENSE NO. 24225

1-6-99
DATE



COUNTY TREASURER'S CERTIFICATE

I, *Barbara Cory*, 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.

C. Van Burenbach Deputy
WHATCOM COUNTY TREASURER
3-12-99
DATE



NOTES:

PROPERTY OWNERS ARE REQUIRED TO PAY TRAFFIC MITIGATION FEES TO THE CITY OF FERDALE IN THE AMOUNT OF \$881.50 AND SCHOOL IMPACT FEES TO THE FERDALE SCHOOL DISTRICT IN THE AMOUNT OF \$321.50 PRIOR TO OR AT THE TIME THAT A BUILDING PERMIT FOR A SINGLE FAMILY RESIDENCE IS ISSUED FOR ANY LOT WITHIN THIS SUBDIVISION.

2. ALL DEVELOPMENT THAT OCCURS WITHIN THE PROJECT SHALL BE CONSISTENT WITH THE SETBACK STANDARDS, BUILDING HEIGHT REQUIREMENTS AND USE RESTRICTIONS CONTAINED IN THE RS 8.5 ZONING STANDARDS AS IDENTIFIED IN CHAPTER 18.32 OF THE FERDALE MUNICIPAL CODE, EXCEPT THAT SIDE YARD SETBACKS MAY BE REDUCED TO A MINIMUM OF FIVE (5) FEET FROM PROPERTY LINES.

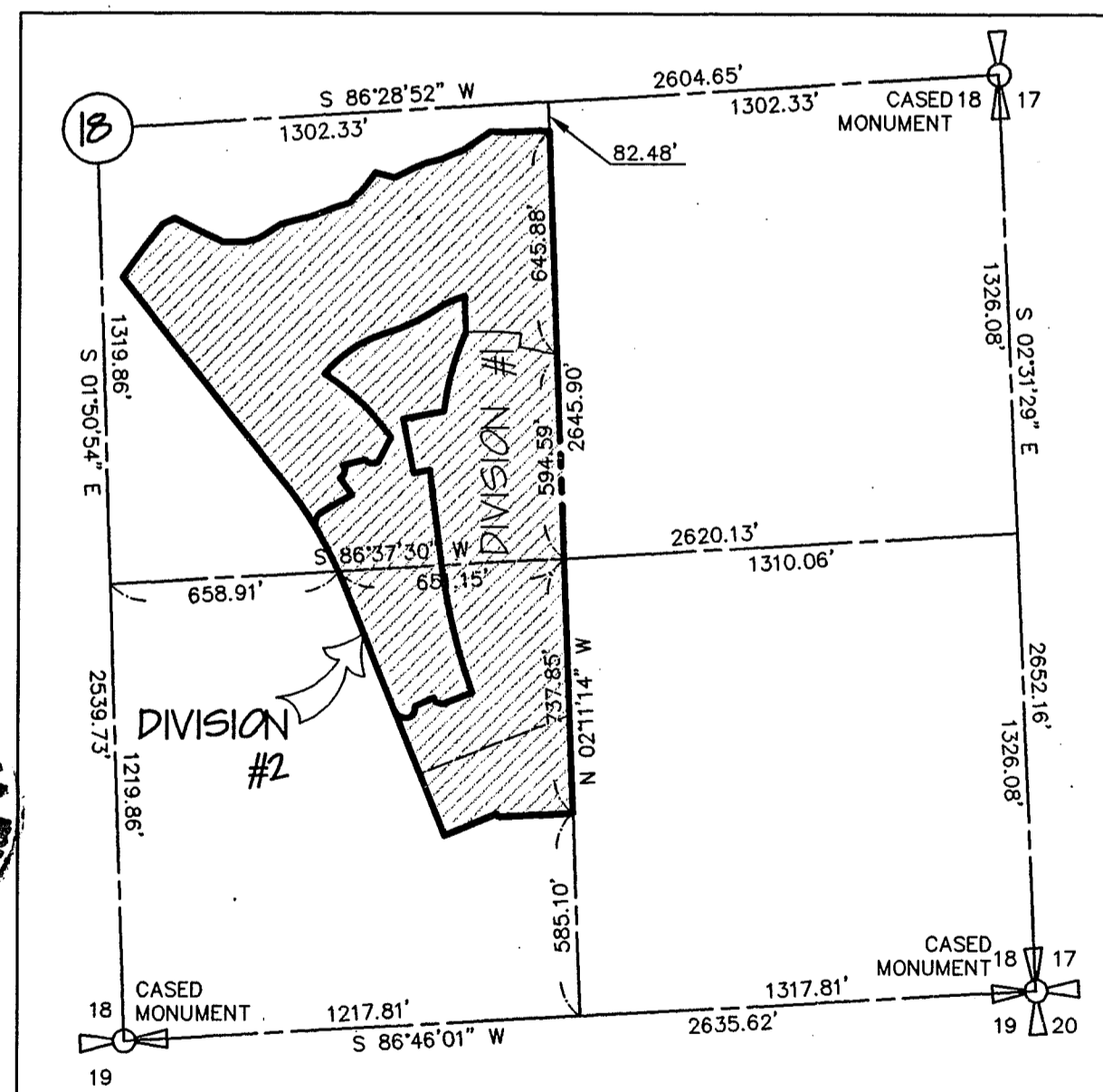
3. THERE IS A 5' UTILITY EASEMENT ABUTTING ALL INTERIOR LOT LINES AS SHOWN ON FACE HEREON.

4. LOT OWNERS OF LOTS 54 - 59 INCLUSIVE, ARE RESPONSIBLE FOR MAINTAINING THE PEDESTRIAN TRAIL AND KEEPING THE TRAIL FREE OF OBSTACLES THAT WOULD INTERFERE WITH PEDESTRIAN MOVEMENTS ALONG SAID TRAIL.

5. LOTS 54 - 59 SHALL NOT HAVE VEHICULAR ACCESS TO VISTA DRIVE.

STANDARD EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY, CASCADE NATURAL GAS COMPANY, GTE TELEPHONE COMPANY, AND TCI CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREET(S) 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.



SECTION BREAKDOWN

SE QUARTER, SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M.
SCALE: 1" = 500'

DAVID EVANS
AND ASSOCIATES, INC.
119 GRAND AVENUE, SUITE D
BELLINGHAM, WA 98225-4400 (800) 647-7151



SHEET 1 OF 2

SCALE: N.T.S. DESIGN: CPSM
DRAWN: SLG CHECKED:
DWG: PLO2A.DWG DATE: 09/29/98

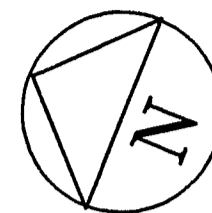
JOB NO. HMN0017

1990302354

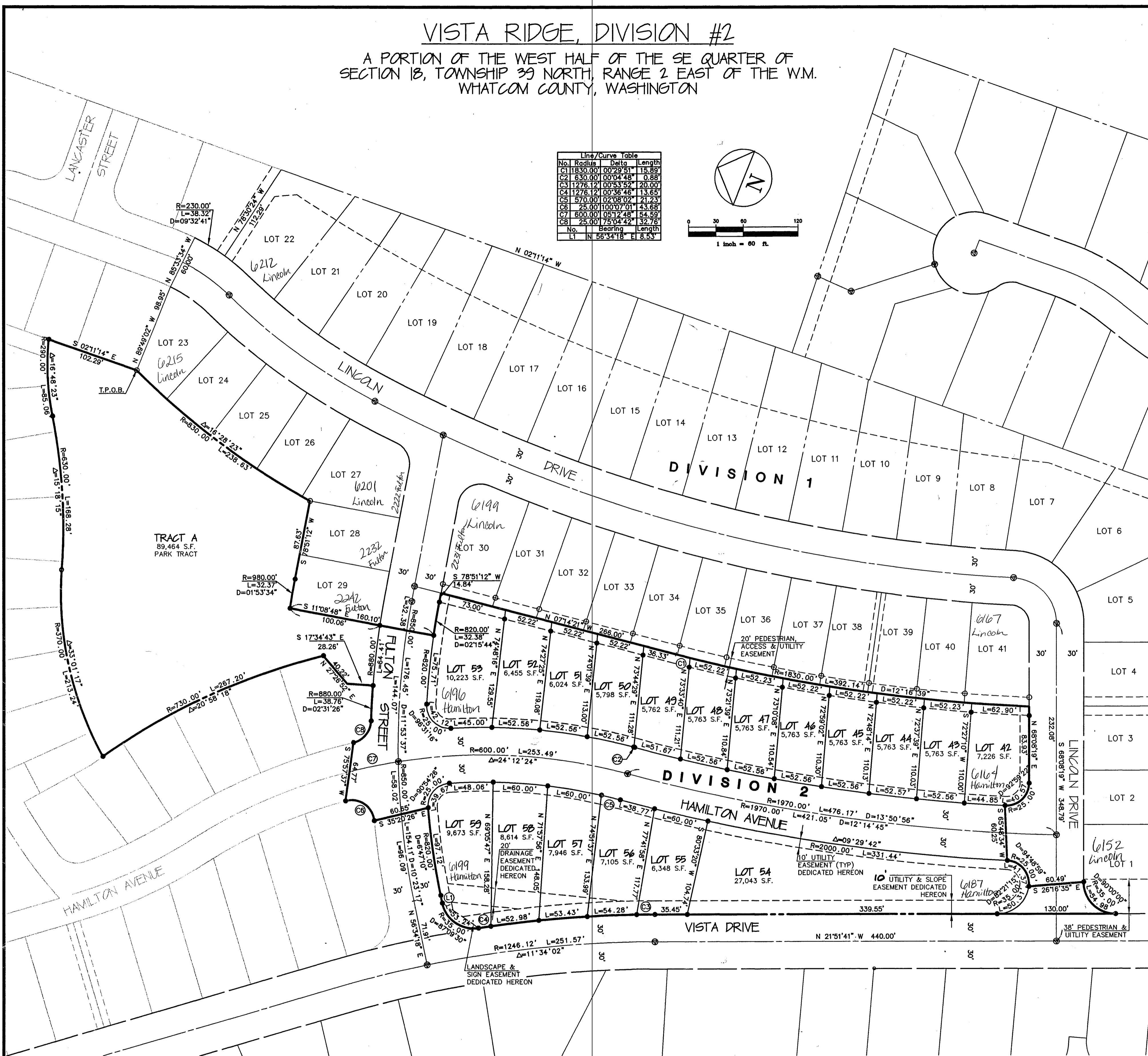
VISTA RIDGE, DIVISION #2

A PORTION OF THE WEST HALF OF THE SE QUARTER OF
SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M.
WHATCOM COUNTY, WASHINGTON

Line/Curve Table			
No.	Radius	Delta	Length
C1	1830.00'	00°29'51"	15.89'
C2	630.00'	00°04'48"	0.88'
C3	1276.12'	00°53'52"	20.00'
C4	1276.12'	00°36'46"	13.65'
C5	570.00'	02°08'02"	21.23'
C6	25.00'	100°07'01"	43.68'
C7	600.00'	05°12'48"	54.59'
C8	25.00'	75°04'42"	32.76'
No.	Bearing		Length
L1	N	56°34'18" E	8.53'



1 inch = 60 ft.



LEGEND:

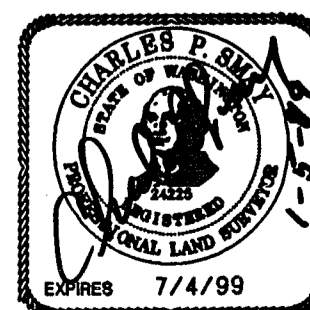
- SECTION SUBDIVISION LINE
- PLAT BOUNDARY
- CENTERLINE
- PROPERTY LINE
- EASEMENT LINE
- SET SURFACE BRASS CAP
- EXISTING MONUMENT
- SET REBAR W/CAP
- EXISTING REBAR W/CAP
- STREET ADDRESS

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 SE QUARTER OF
SECTION 18, AS BEING S 86°46'01" W.



DAVID EVANS
AND ASSOCIATES, INC.
119 GRAND AVENUE, SUITE D
BELLINGHAM, WA 98228-4400 (800) 647-7151

SHEET 2 OF 2

SCALE: 1" = 60' DESIGN: CPMS
DRAWN: SLG CHECKED:
DWG: PL02A.DWG DATE: 09/29/98

JOB NO. HMNW0017

2010603969
VISTA RIDGE, DIVISION #3

A PORTION OF THE WEST HALF OF THE SE QUARTER OF
SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST OF THE W.M.
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF THE FOLLOWING DESCRIBED LAND SITUATED IN SECTION 18,
TOWNSHIP 39 NORTH, RANGE 2 EAST OF W.M., WHATCOM COUNTY, WASHINGTON.

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 585 FEET
TO THE POINT OF BEGINNING;

THENCE WEST FROM SAID POINT OF BEGINNING ON A LINE TO INTERSECT WITH
THE EASTERLY LINE OF THE FERNDAL AND BLAINE COUNTY ROAD; THENCE
NORTHWESTERLY ALONG SAID EAST LINE TO THE CENTER OF A CREEK OR DEEP
GULLY AS DESCRIBED IN DEED RECORDED JULY 22, 1910 IN AUDITOR'S FILE NO.
142073 IN VOLUME 111 OF DEEDS, PAGE 438; THENCE NORTHEASTERLY ALONG
CENTER LINE OF SAID CREEK TO IT'S INTERSECTION WITH THE WEST LINE OF
THE EAST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG SAID
WEST LINE TO THE POINT OF BEGINNING;

EXCEPT RIGHT OF WAY FOR VISTA ROAD LYING ALONG THE WESTERLY LINE
THEREOF AND SUBJECT TO BOUNDARY LINE AGREEMENT RECORDED ON MARCH
11, 1993 UNDER AUDITOR'S FILE NO. 930311188;

AND EXCEPT ANY PORTION LYING WITHIN THAT TRACT OF LAND CONVEYED TO
HANS PETER GEIGER AND KATHIE J. GEIGER, HUSBAND AND WIFE UNDER
AUDITOR'S FILE NO. 1605644;

AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF VISTA RIDGE,
DIVISION #1 ACCORDING TO THE MAP THEREOF AS RECORDED UNDER AUDITOR'S
FILE NO. 1970800111, RECORDS OF WHATCOM COUNTY, WASHINGTON;

AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF VISTA RIDGE,
DIVISION #2 ACCORDING TO THE MAP THEREOF AS RECORDED UNDER AUDITOR'S
FILE NO. 1990302364, RECORDS OF WHATCOM COUNTY, WASHINGTON;

SITUATE IN WHATCOM COUNTY, WASHINGTON.

CONSERVATION EASEMENT:

A CONSERVATION EASEMENT IS ESTABLISHED OVER PORTIONS OF LOTS 71-85
OF DIVISION 3 OF THE VISTA RIDGE PLANNED UNIT DEVELOPMENT. THE PURPOSE
OF THE CONSERVATION EASEMENT IS TO PROTECT AND PRESERVE IN A
NATURAL RIPARIAN CONDITION, IN PERPETUITY, THE PORTION OF THE
PROPERTIES CONTAINED WITHIN THE CONSERVATION EASEMENT, AS REPRESENTED
ON THE FINAL PLAT FOR DIVISION 3 OF THE VISTA RIDGE PLANNED UNIT
DEVELOPMENT.

OWNERS OF LOTS 71-85 OF DIVISION 3 OF THE VISTA RIDGE PLANNED UNIT
DEVELOPMENT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE AND
PROTECTION OF THAT PORTION OF THE CONSERVATION EASEMENT WHICH IS
LOCATED ON THEIR PROPERTIES.

IT IS THE INTENT OF THE CONSERVATION EASEMENT TO LEAVE EXISTING
RIPARIAN VEGETATION UNDISTURBED. NO GRADING, DUMPING, CONSTRUCTION OF
PERMANENT STRUCTURES, INCLUDING FENCES AND TRAILS, LOGGING, HEAVY
EQUIPMENT, OR OTHER SIMILAR USE SHALL BE ALLOWED IN THE CONSERVATION
EASEMENT. REMOVAL OF NONNATIVE PLANT SPECIES AND/OR PLANTING OF
NATIVE PLANT SPECIES TO ENHANCE RIPARIAN FUNCTIONS MAY, FROM
TIME TO TIME, BE REQUIRED BY THE CITY OF FERNDAL, OR PROPOSED BY THE
PROPERTY OWNERS AND MAY BE PERMITTED, PROVIDED SUCH REMOVAL AND/OR
PLANTING IS PART OF A COORDINATED PLAN, INCLUDING THE ENTIRE
CONSERVATION EASEMENT, THAT HAS BEEN DESIGNED BY A QUALIFIED
BIOLOGICAL PROFESSIONAL AND APPROVED BY THE CITY OF FERNDAL. COSTS
OF REQUIRED MAINTENANCE SHALL BE BORN BY THE PROPERTY OWNERS OF
LOTS 71-85 IN PROPORTION TO THE AMOUNT OF REQUIRED MAINTENANCE ON
THEIR RESPECTIVE LOT.

THIS CONSERVATION EASEMENT IS REQUIRED BY THE CITY OF FERNDAL AS A
CONDITION OF FINAL APPROVAL FOR DIVISION 3 OF THE PLAT OF VISTA RIDGE,
PLANNED UNIT DEVELOPMENT ("DIVISION 3"). ANY PROPERTY OWNER IN DIVISION
3 OR ANY PERSON, FIRM, OR CORPORATION THAT FAILS TO COMPLY WITH THE
TERMS AND CONDITIONS OF THIS CONSERVATION EASEMENT OR VIOLATES ANY
RESTRICTIONS OR PROHIBITIONS OF THE CONSERVATION EASEMENT SHALL BE
SUBJECT TO FINES OR PUNISHMENT BY THE CITY OF FERNDAL PURSUANT TO
SECTION 17.44.020 OF THE FERNDAL MUNICIPAL CODE OR AMENDMENTS
THERE TO. IN ADDITION, THE CITY OF FERNDAL, OR OTHER REGULATORY
AGENCY, OR ANY PROPERTY OWNER WITHIN DIVISION 3 OR PROPERTY OWNERS
ADJOINING THE CONSERVATION EASEMENT PROPERTY MAY COMMENCE AN ACTION
IN WHATCOM COUNTY SUPERIOR COURT TO ENJOIN AND RESTRAIN ANY ACTS OR
ACTIONS IN VIOLATION OF THE TERMS, CONDITIONS, RESTRICTIONS, OR
PROHIBITIONS OF THIS CONSERVATION EASEMENT- AND THE CITY OF FERNDAL,
OTHER REGULATORY AGENCIES, OR SUCH PERSON ENTITLED TO BRING AN
ACTION AS PROVIDED HEREIN SHALL BE ENTITLED TO RECOVER THE COST OF
INVESTIGATION TO DETERMINE A VIOLATION EXISTS AND REASONABLE
ATTORNEY'S FEES AND COSTS OF SUIT UPON DETERMINATION BY THE SUPERIOR
COURT THAT A VIOLATION OF THIS CONSERVATION EASEMENT HAS OCCURRED
AND SUCH VIOLATION SHALL BE ENJOINED. THE ABOVE ACTIONS ARE NOT
EXCLUSIVE AND IT IS THE INTEREST AND INTENT TO MAINTAIN THE
CONSERVATION EASEMENT AND PROTECT THE AREA SUBJECT TO SAID
CONSERVATION EASEMENT, AND THE TERMS AND CONDITIONS OF SAID
CONSERVATION EASEMENT MAY BE ENFORCED BY ANY OTHER AVAILABLE
REMEDY IN LAW OR EQUITY.

THESE COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL RUN WITH THE LAND
AND BE BINDING ON SUCCESSORS AND ASSIGNS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "VISTA RIDGE" IS BASED UPON
ACTUAL SURVEY AND MONUMENT LOCATIONS OF THE SECTION 18, TOWNSHIP 39 N,
RANGE 2 E, 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.

Charles P. Smay
CHARLES P. SMAY
PROFESSIONAL LAND SURVEYOR
WASHINGTON STATE LICENSE NO. 24225

6-21-01
DATE

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 "VISTA RIDGE, DIVISION NO. 3" 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.

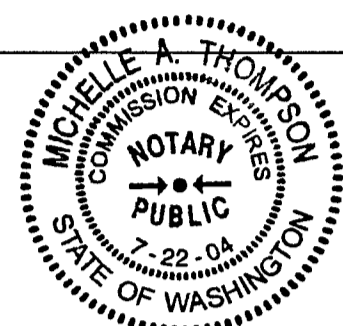
James A. Wynstra
JAMES A. WYNSTRA
AS PRESIDENT

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }SS
COUNTY OF WHATCOM

I CERTIFY THAT JAMES WYNSTRA 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 PRESIDENT OF HOMESTEAD NW DEV. CO., INC.,
A WASHINGTON CORPORATION, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR
THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
22nd DAY OF June, 2001.

Michelle A. Thompson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellingham
MY APPOINTMENT EXPIRES July 22, 2004



COUNTY TREASURER'S CERTIFICATE

I, *Barbara J. Cony*, 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.

Michelle A. Thompson Deputy
WHATCOM COUNTY TREASURER
6-27-01
DATE



NOTES:

- PROPERTY OWNERS ARE REQUIRED TO PAY SCHOOL IMPACT FEES TO THE
FERNDAL SCHOOL DISTRICT IN THE AMOUNT OF \$321.50 PRIOR TO OR AT THE
TIME THAT A BUILDING PERMIT FOR A SINGLE FAMILY RESIDENCE IS ISSUED
FOR ANY LOT WITHIN THIS SUBDIVISION.
- ALL DEVELOPMENT THAT OCCURS WITHIN THE PROJECT SHALL BE CONSISTENT
WITH THE SETBACK STANDARDS, BUILDING HEIGHT REQUIREMENTS AND USE
RESTRICTIONS CONTAINED IN THE RS 8.5 ZONING STANDARDS AS IDENTIFIED IN
CHAPTER 18.32 OF THE FERNDAL MUNICIPAL CODE, EXCEPT THAT SIDE YARD
SETBACKS MAY BE REDUCED TO A MINIMUM OF FIVE (5) FEET FROM PROPERTY
LINES.
- THERE IS A 5' UTILITY EASEMENT ABUTTING ALL INTERIOR LOT LINES SHOWN
HEREON.
- NO DIRECT ACCESS FROM ANY LOT WITHIN THE SUBDIVISION SHALL BE
PROVIDED ONTO VISTA DRIVE.

STANDARD EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY,
CASCADE NATURAL GAS COMPANY, GTE TELEPHONE COMPANY, CITY OF FERNDAL, AND TCI
CABLE TELEVISION COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER
AND UPON THE PRIVATE STREET(S), IF ANY, AND THE EXTERIOR TEN (10) FEET OF ALL
LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL
STREET(S) 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. AN ADDITIONAL
EASEMENT IS HEREBY GRANTED TO RESTRICT BUILDINGS AND OTHER STRUCTURES TO BE
LOCATED WITHIN A TEN (10) FOOT PERIMETER OF THE EXTERIOR SURFACE OF ALL GROUND
MOUNTED FACILITIES AND THAT NO VEHICULAR ACCESS, PARKING OR DRIVEWAY SURFACES
SHALL BE LOCATED WITHIN A FIVE (5) FOOT PERIMETER OF ALL GROUND-MOUNTED OR
SEMI-BURIED VAULTS, PEDESTALS, TRANSFORMERS AND/OR HANDHOLDS.

CITY CLERK APPROVAL

I, *Linda Kautson*, CLERK OF THE CITY 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 MAY BE LIABLE AT THIS
DATE AND THAT ALL SPECIAL ASSESSMENTS ASSESSED AGAINST THE PROPERTY
IN THIS PLAT WHICH UNDER SAID PLAT BECOMES STREETS, ALLEYS AND OTHER
PUBLIC PLACES, HAVE BEEN PAID.

Linda Kautson
CLERK OF THE CITY OF FERNDAL
JUNE 26, 2001
DATE

PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS 26th DAY OF June, 2001.

Sam T. Spry
DIRECTOR OF PUBLIC WORKS FERNDAL, WASHINGTON

PLANNING COMMISSION APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL PLANNING
COMMISSION THIS 26th DAY OF June, 2001.

Michelle A. Thompson
PLAT ADMINISTRATOR

CITY COUNCIL APPROVAL

APPROVED BY ORDER OF THE CITY COUNCIL OF THE CITY OF FERNDAL,
WASHINGTON ON THIS 26th DAY OF June, 2001.

Timothy L. Smith
CITY ADMINISTRATOR

SURVEY METHOD:

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

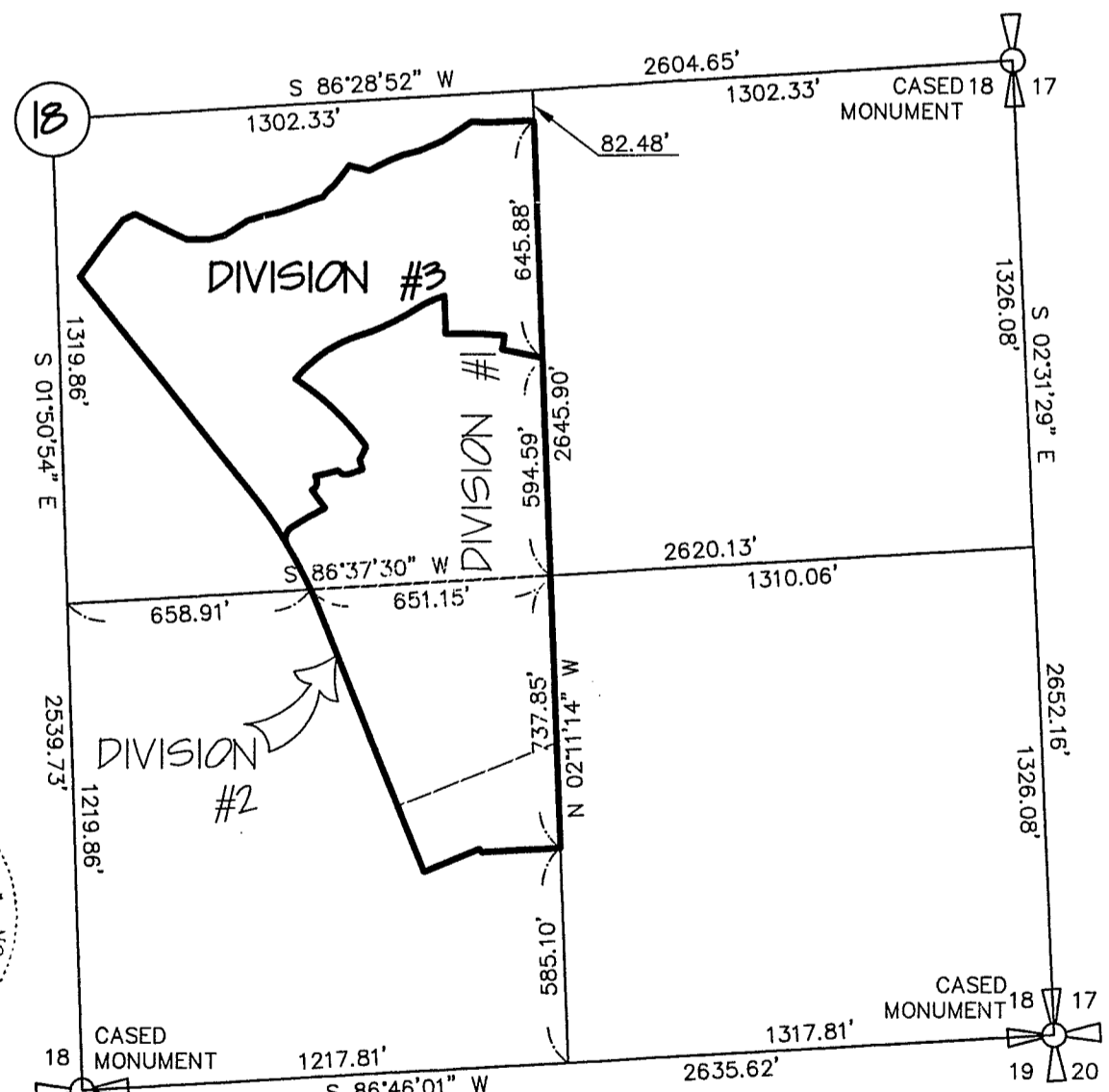
BASIS OF BEARINGS:

ASSUMED BEARING USING THE SOUTH LINE OF THE SE QUARTER OF
SECTION 18, AS BEING S 86°46'01" W.

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
James A. Wynstra ON THIS 27th DAY OF
June, 2001, AT 10:25 MINUTES PAST
10:00 O'CLOCK A.M., AND THAT IT IS RECORDED UNDER A.F. #
2010603969 RECORDS OF WHATCOM COUNTY,
WASHINGTON.

Shirley Forsythe
WHATCOM COUNTY AUDITOR
6/27/01
DATE



SECTION BREAKDOWN

SE QUARTER, SECTION 18, TOWNSHIP 39 NORTH, RANGE 2 EAST, W.M.
SCALE: 1" = 500'

SHEET 1 OF 2

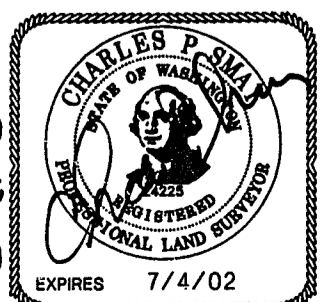
SCALE: N.T.S. DESIGN: CPSM

DRAWN: SLG CHECKED:

DWG: HM17PL01A DATE: 08/30/00

JOB NO. HMNW0017

DAVID EVANS
AND ASSOCIATES,
INC.
119 GRAND AVENUE, SUITE D
BELLINGHAM, WA 98225-4400 (800) 647-7151



SCALE: 1" = 60' DESIGN: CPSM
DRAWN: SLG CHECKED:
DWG: HM17PL01A DATE: 08/30/00
JOB NO. HMNW0017