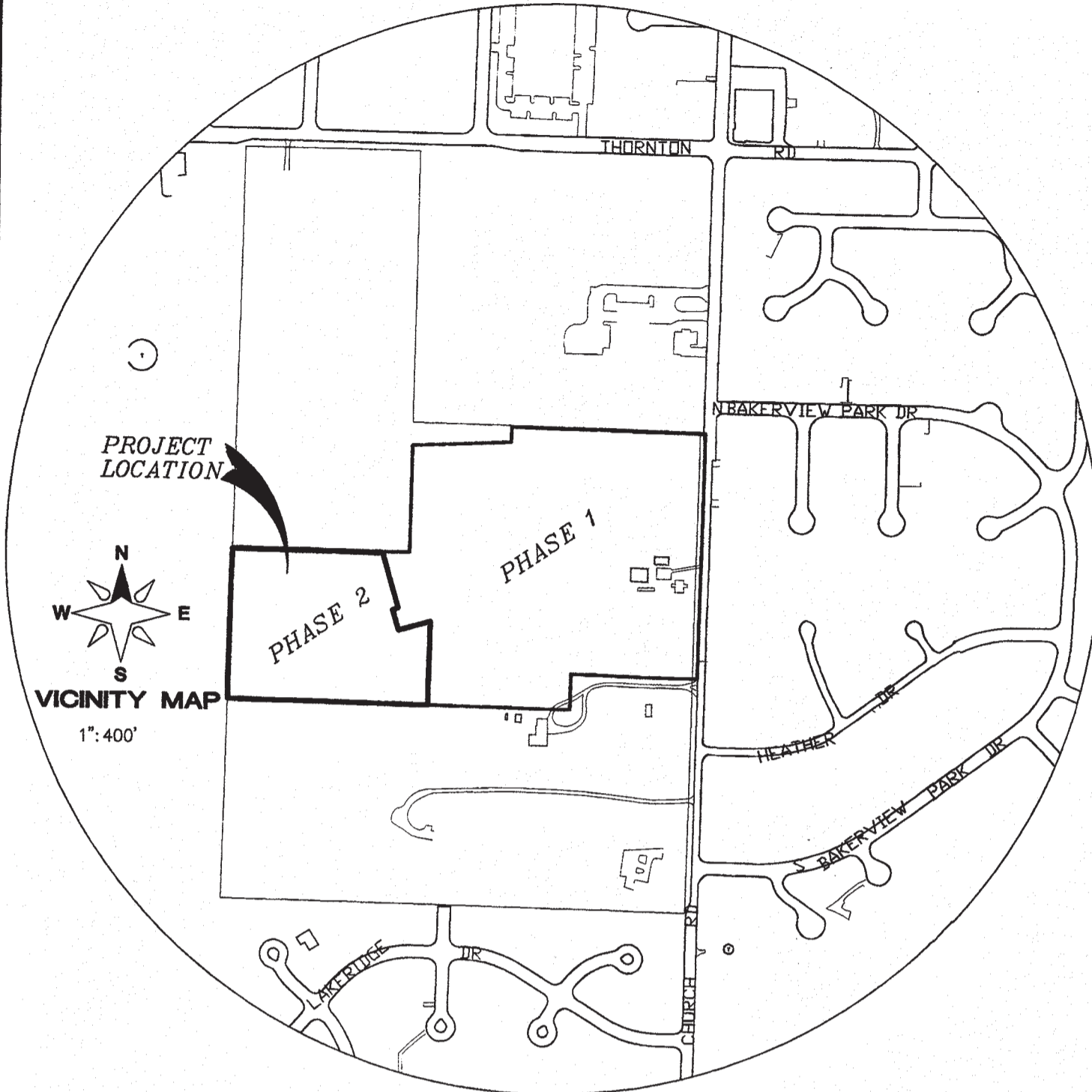


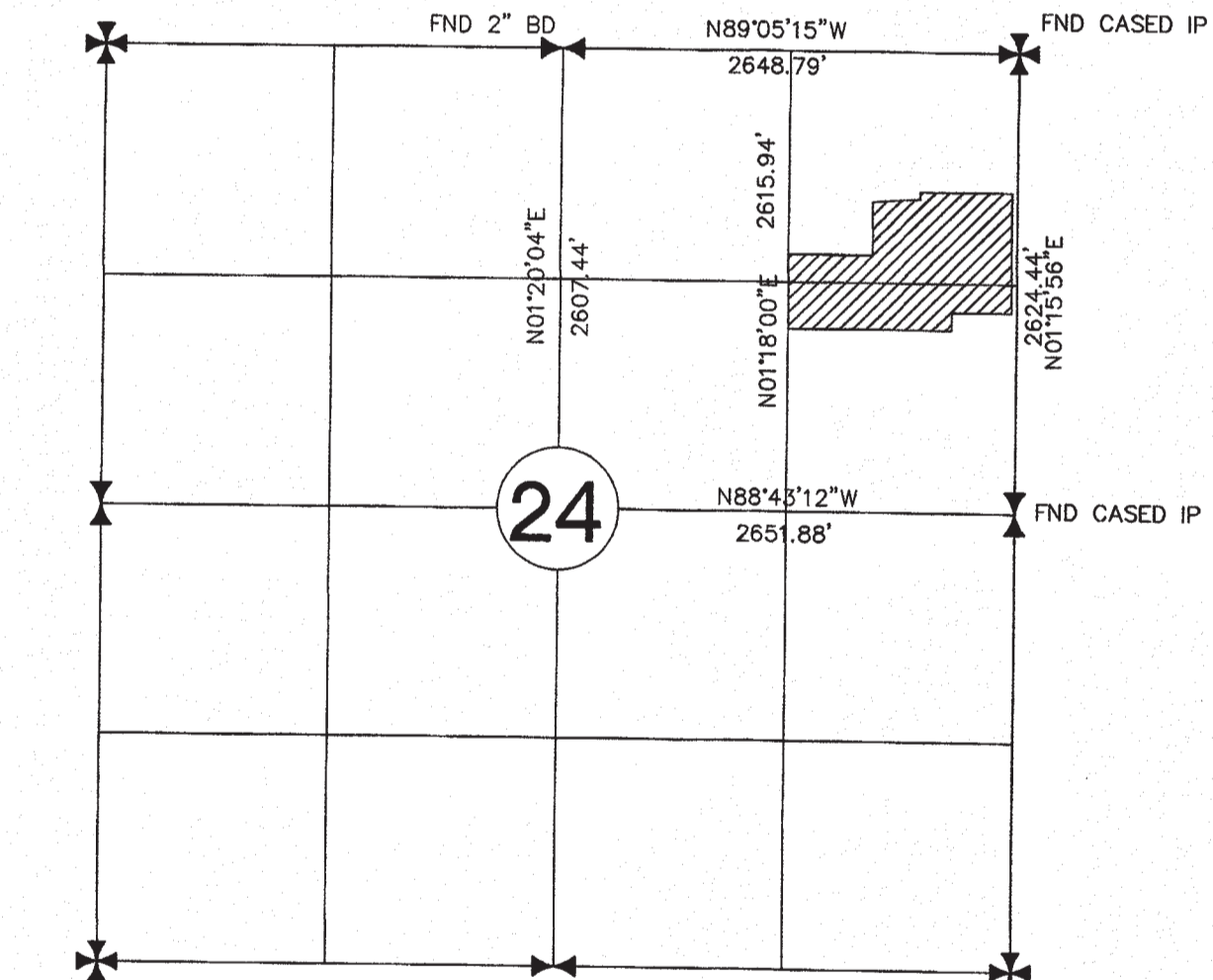
2141100456

# LARSEN'S CHURCH HILL ESTATES: PHASE 2 (A PLANNED UNIT DEVELOPMENT)

A PORTION OF THE NE 1/4 OF SECTION 24, T.39N., R.1E. OF THE W.M.  
CITY OF FERDALE, WHATCOM COUNTY, WASHINGTON



VICINITY MAP



SEC.24, TWP.39N., RGE. 1E., W.M.

SECTION BREAKDOWN  
NTS

**LEGAL DESCRIPTION:**

LOT C, LARSEN'S CHURCH HILL ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 4, 2008, UNDER WHATCOM COUNTY, AUDITOR'S FILE NO. 2080800257, RECORDS OF 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, TOGETHER WITH A PEDESTRIAN ACCESS TRAIL EASEMENT OVER OPEN SPACE TRACT A, B, C AND D DEDICATED TO THE CITY OF FERDALE AND ACCESS EASEMENT OVER TRACT D AS SHOWN ON THIS LONG PLAT; 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.

**UTILITY EASEMENT PROVISIONS**

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PUGET SOUND ENERGY INC, CASCADE NATURAL GAS COMPANY, THE CITY OF FERDALE, VERIZON TELEPHONE COMPANY, AND COMCAST CABLE SERVICES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREETS(S); IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, TELEVISION, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS, AND SPACES AT ALL TIMES FOR THE PURPOSE HEREIN STATED EASEMENT IN FAVOR OF THE PUGET SOUND ENERGY RECORDED UNDER AF NO. 2071100460

*[Signature]*  
P.N.R.D., LLC

**ACKNOWLEDGMENT**

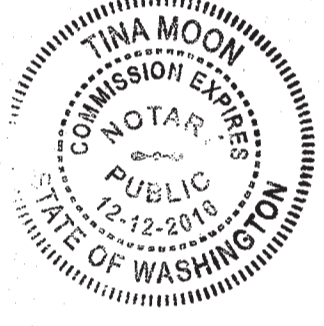
STATE OF WASHINGTON }  
COUNTY OF WHATCOM } SS

ON THIS 6<sup>th</sup> DAY OF November, 2014, BEFORE ME PERSONALLY APPEARED SHAHIR GILL TO ME KNOWN TO BE THE GENERAL PARTNER OF THE LIMITED PARTNERSHIP 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 THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

*[Signature]*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN Bellingham WA  
MY COMMISSION EXPIRES: 12/12/2016



**PUBLIC WORKS DIRECTOR'S APPROVAL**

EXAMINED AND APPROVED BY THE CITY OF FERDALE DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & AND OTHER RIGHT-OF-WAYS THIS 6<sup>th</sup> DAY OF NOVEMBER, 2014.

*[Signature]*  
PUBLIC WORKS DIRECTOR, CITY OF FERDALE, WASHINGTON

**PLAT ADMINISTRATOR APPROVAL**

EXAMINED AND APPROVED BY THE CITY OF FERDALE PLAT ADMINISTRATOR THIS 6<sup>th</sup> DAY OF November, 2014.

*[Signature]*  
PLAT ADMINISTRATOR, CITY OF FERDALE, WASHINGTON

**CITY CLERK'S APPROVAL**

THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERDALE, WASHINGTON, THIS 6<sup>th</sup> DAY OF November, 2014.

*[Signature]*  
CITY CLERK, CITY OF FERDALE, WASHINGTON

**COUNTY TREASURER'S CERTIFICATE**

I, Steven A. Oliver 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 "LARSEN'S CHURCH HILL ESTATES, PHASE 2" AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID. AS SHOWN IN THE RECORDS OF MY OFFICE, THIS 6<sup>th</sup> DAY OF November, 2014.

*[Signature]*  
TREASURER, WHATCOM COUNTY, WASHINGTON



**PLAT NOTES AND CONDITIONS**

1. IN ACCORDANCE WITH THE CITY SUBDIVISION STANDARDS, THERE IS HEREBY DEDICATED TO THE CITY OF FERDALE, A FIVE FOOT UTILITY EASEMENT AROUND THE PERIMETER OF EACH LOT HEREIN.
2. ONE HALF OF TRAFFIC AND SCHOOL MITIGATION FEES HAVE BEEN PAID. THE SOUTHWEST SEWER BYPASS FEE, BAKERVIEW PUMP STATION SERVICES AREA FEE, WATER AND SEWER CONNECTION FEES, SHALL BE PAID PURSUANT TO BUILDING PERMIT CONDITIONS OF APPROVAL.
3. PARKS HAVE BEEN PARTIALLY MITIGATED THROUGH A 585 FOOT LONG TRAIL DEDICATION TO THE CITY OF FERDALE. THE REMAINDER OF THE PARK MITIGATION FEES HAVE BEEN PAID IN FULL. NO PARK MITIGATION FEES ARE OWED AT TIME OF BUILDING PERMITS.
4. STORM SEWER MITIGATION FEES HAVE BEEN PAID PER SQUARE FOOT OF GROSS PROPERTY AREA.
5. PHASE 2 LOTS 6, 11, 12, 13, 14 SHALL HAVE AN INCREASED SETBACK DEDICATED TO MEET THE 30-FOOT MINIMUM SETBACK FROM THE PLAT BOUNDARY.
6. THE SETBACK FOR PHASE 2, LOT 16 SHALL BE ADJUSTED TO REFLECT A MINIMUM 12-FOOT SETBACK FROM THE STREET AT THE REAR PROPERTY LINE.

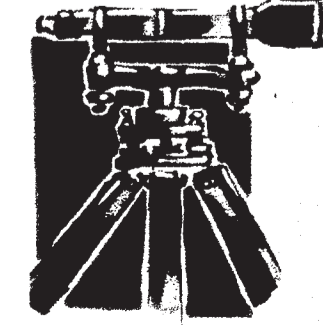
**MAINTENANCE AGREEMENT**

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR COST OTHERWISE CONNECTED WITH ANY STORMWATER FACILITY, DESIGNATED WETLAND, EQUIPMENT, OPEN SPACE TRACT, OR OTHER COMMON FACILITIES OR OPEN SPACE ELEMENTS SHALL BE BORNE BY THE HOMEOWNER'S ASSOCIATION TO THE COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS (CC&R's) OF THE PLAT OF LARSEN'S CHURCH HILL ESTATES, AS RECORDED UNDER AF# 2080800339, 2121102033 AND 2140301431, AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE ON-SITE TRAIL SYSTEM TO THE SATISFACTION TO THE CITY.

**AUDITOR'S CERTIFICATE**  
 Filed for record this 6 day of Nov, 2014, at 3:27pm  
 in official records under Auditor's File Number  
2141100456  
 at the request of Land Development  
Debbie A. Adams by Kelli Wilson  
 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 PNRD  
 in Nov, 2014.  
*[Signature]*  
 Certificate No.: 24218



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

**PUD PLAT FOR:**  
**P.N.R.D., LLC.**

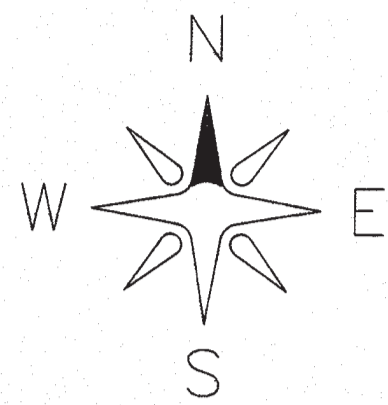
JOB No. 6010	DWG No. 6010-PLAT-PH2	DATE: 11/05/14
DRN BY: SR	CHK BY: K.T.H.	SHEET <b>1</b> of <b>3</b>

2141100456

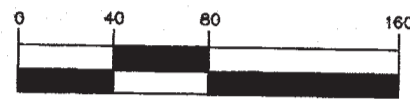
# LARSEN'S CHURCH HILL ESTATES: PHASE 2

(A PLANNED UNIT DEVELOPMENT)

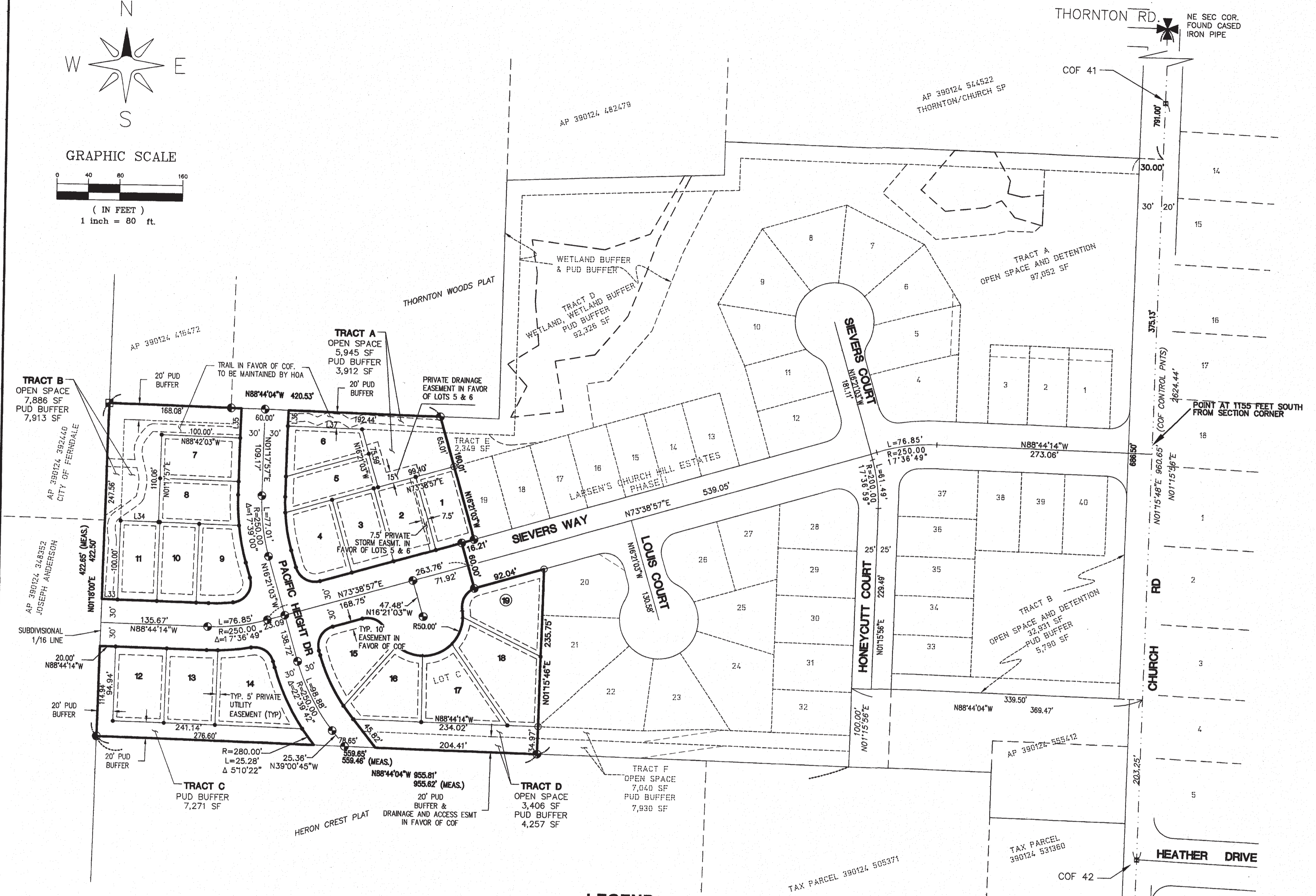
A PORTION OF THE NE 1/4 OF SECTION 24, T.39N., R.1E. OF THE W.M.  
CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON



GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.



**LEGEND:**

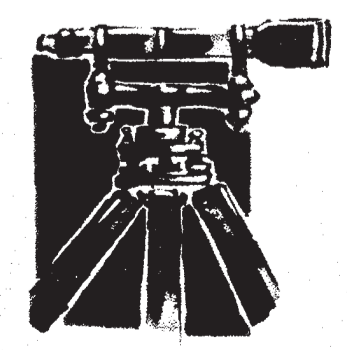
- ① = FOUND 2 1/2" ALUM. CAP SET IN CONC. MARKED "PLS 40525"
- ⊙ = FOUND REBAR NO CAP
- ⊚ = FOUND CONC. MON. W/ BRASS NAIL (CITY OF FERNDAL CONTROL POINTS)
- = FOUND REBAR W/YELLOW PLASTIC CAP MARKED "LDES INC 24218"
- ⊙ = FOUND REBAR W/YELLOW PLASTIC CAP MARKED "18927"
- = SET REBAR W/YELLOW PLASTIC CAP MARKED "LDES INC 24218" (OCT. 2014)
- ⊙ = FOUND BERNSTEIN MON W/ 2" ALUM. CAP ENCASED IN CONC. (OCT 2014)
- ⊙ = SET 3" B.C. ENCASED IN CONC. MARKED "LDES 24218" (OCT. 2014)
- ▲ = PK NAIL W/ WASHER (PLS #24218) (OCT 2014)
- HOA = HOME OWNER ASSOCIATION

LARSEN'S CHURCH HILL ESTATES, PHASE 2		
LOT NUMBER	ADDRESS	PARCEL NUMBER
1	2568 SIEVERS WAY	390214481410000
2	2572 SIEVERS WAY	3902144764390000
3	2576 SIEVERS WAY	3902144714370000
4	2580 SIEVERS WAY	3902144664360000
5	6004 PACIFIC HEIGHTS DRIVE	3902144674430000
6	6006 PACIFIC HEIGHTS DRIVE	3902144664480000
7	6007 PACIFIC HEIGHTS DRIVE	390214494460000
8	6003 PACIFIC HEIGHTS DRIVE	390214494400000
9	2590 SIEVERS WAY	3902144534330000
10	2594 SIEVERS WAY	3902144744330000
11	2598 SIEVERS WAY	3902144424330000
12	2597 SIEVERS WAY	3902144434160000
13	2593 SIEVERS WAY	3902144494160000
14	2589 SIEVERS WAY	3902144574160000
15	2573 SIEVERS WAY	3902144704210000
16	2571 SIEVERS WAY	3902144754170000
17	2569 SIEVERS WAY	3902144834170000
18	2567 SIEVERS WAY	3902144894200000
19	2565 SIEVERS WAY	3902144904280000
TRACT A	6010 PACIFIC HEIGHTS DRIVE	3902144764470000
TRACT B	6009 PACIFIC HEIGHTS DRIVE	3902144404440000
TRACT C	5981 PACIFIC HEIGHTS DRIVE	3902144434110000
TRACT D	5980 PACIFIC HEIGHTS DRIVE	3902144844120000

LARSEN'S CHURCH HILL ESTATES, PHASE 2		
OVERALL PARCEL AREA	ACRES AND SQUARE FOOTAGE	PERCENTAGE
OVERALL PARCEL AREA	4.91 AC (214,114 SF)	100
PUBLIC & PRIVATE ROADS	1.34 AC (58,418 SF)	27.3
TOTAL LOT AREA	2.64 AC (115,106 SF)	53.7
STORMWATER	-	-
WETLAND & BUFFER	-	-
OPEN SPACE	0.40 AC (17,237 SF)	8.1
RESERVE TRACT	-	-
OTHER: PUD BUFFER	0.54 AC (23,353 SF)	10.9

TRACT A LINE TABLE (PHASE 2)		
LINE	LENGTH	BEARING
L36	20.00	N01°17'57"E
L37	94.51	N88°44'04"W

TRACT B LINE TABLE (PHASE 2)		
LINE	LENGTH	BEARING
L33	20.00	N88°44'14"W
L34	48.09	N88°44'14"W
L35	37.55	S01°17'57"W



**LAND DEVELOPMENT  
ENGINEERING & SURVEYING INC.**

5160 INDSUTRIAL PL #108  
FERNDAL, WA 98248  
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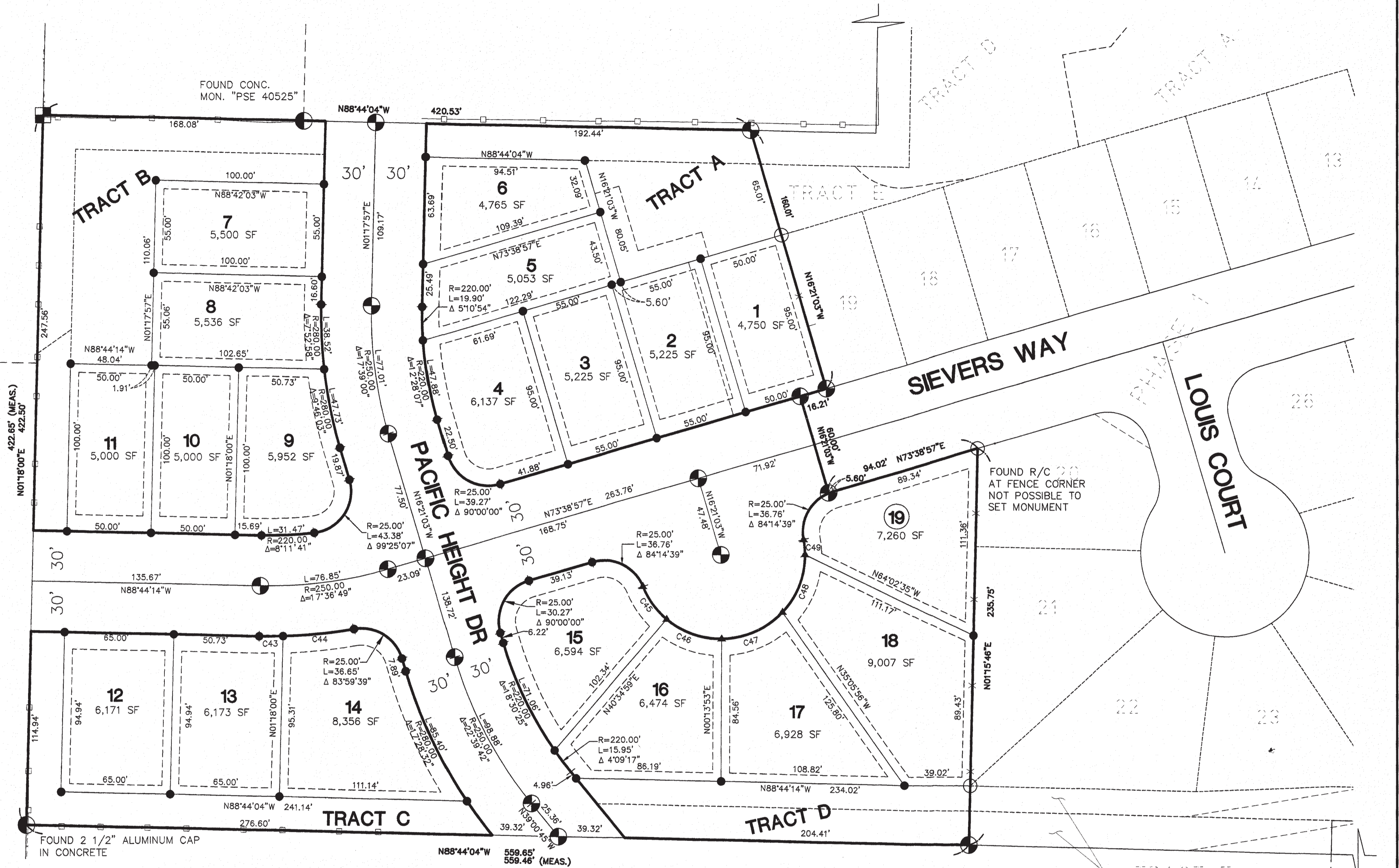
PUD PLAT FOR: P.N.R.D., LLC.		
JOB No. 6010	DWG No. 6010-PLAT-PH2.dwg	DATE: 11/05/14
DRN BY: SR/EH	CHK BY: K.T.H.	SHEET <b>2</b> of <b>3</b>

2141100456

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(A PLANNED UNIT DEVELOPMENT)

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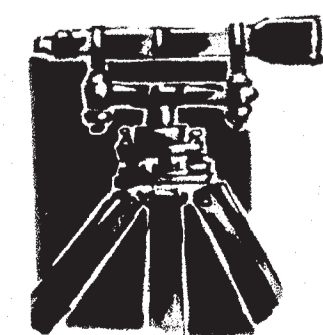
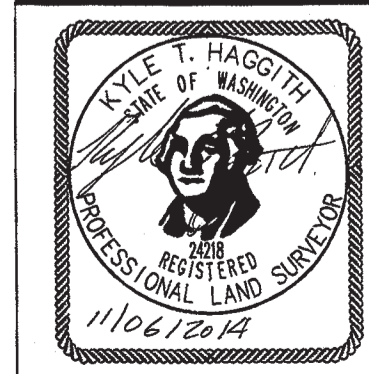
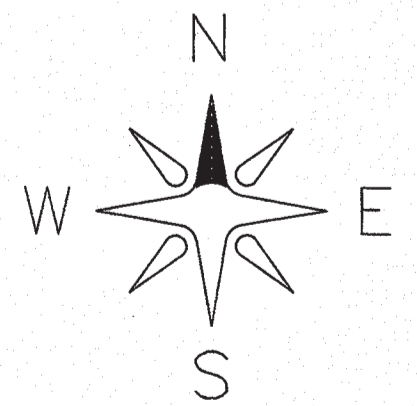
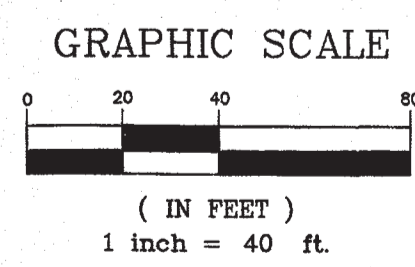


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- HOA = HOME OWNER ASSOCIATION
- - - X - - - X - - - = EXST WOOD FENCE
- - - O - - - O - - - = EXST BARBED WIRE FENCE

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TRACT D	5980 PACIFIC HEIGHTS DRIVE	3902144844120000

CURVE TABLE (PHASE 2)			
CURVE	LENGTH	RADIUS	DELTA
C43	14.48'	280.00'	2°55'17"
C44	42.45'	280.00'	8°41'12"
C45	24.37'	50.00'	27°55'49"
C46	35.40'	50.00'	40°33'37"
C47	40.60'	50.00'	46°31'22"
C48	37.67'	50.00'	43°10'13"
C49	8.99'	50.00'	10°18'17"



**LAND DEVELOPMENT ENGINEERING & SURVEYING INC.**  
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JOB No. 6010	DWG No. 6010-PLAT-PH2.dwg	DATE: 11/05/14
DRN BY: SR/EH	CHK BY: K.T.H.	SHEET <b>3</b> of <b>3</b>