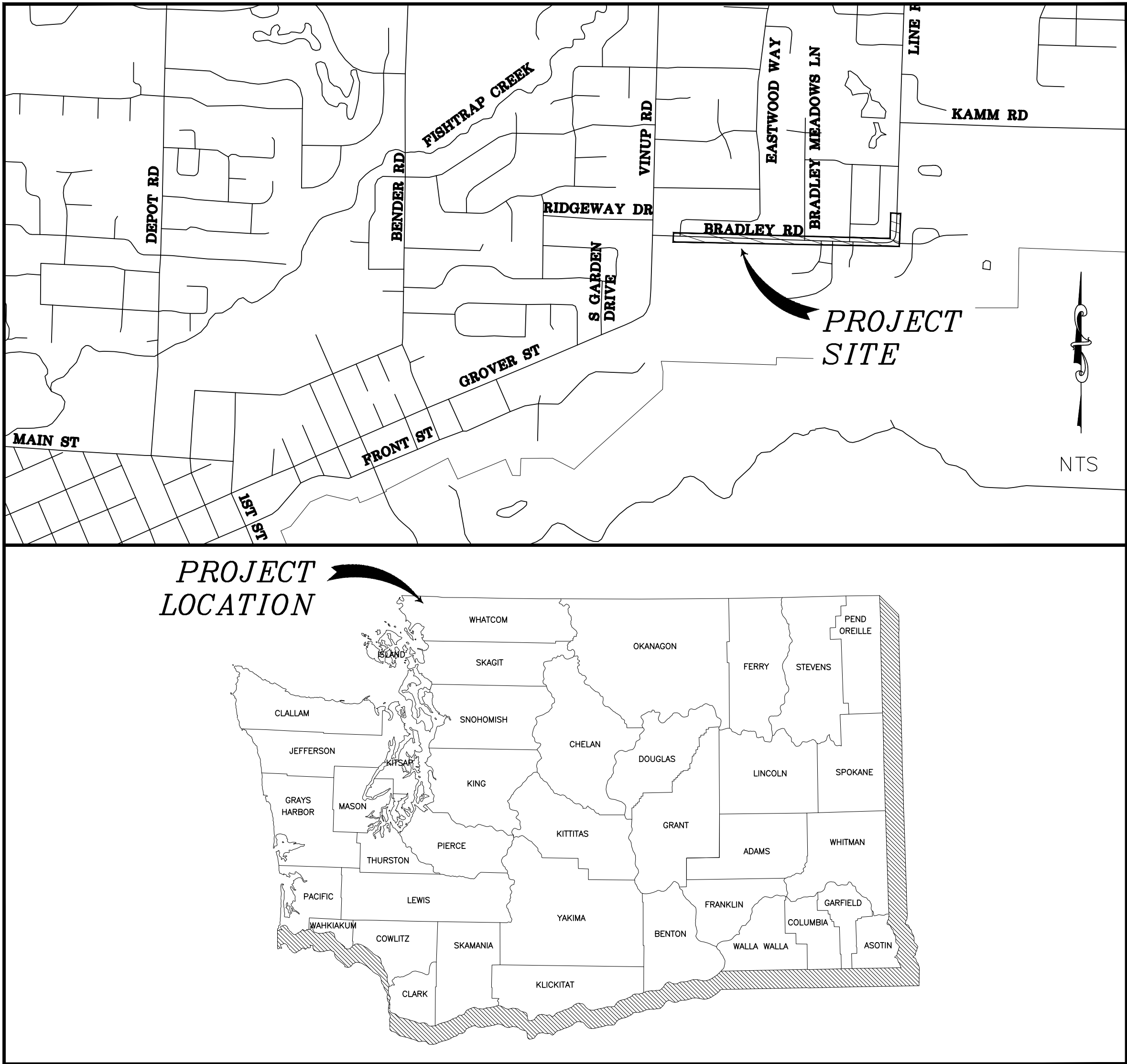


# BRADLEY ROAD IMPROVEMENTS

## LYNDEN, WA

### VICINITY MAP

PROJECT LOCATED IN SECTION 16, TOWNSHIP 40, RANGE 03E, W.M.



### SHEET SERIES INDEX

| SHEET | SHEET TITLE          |
|-------|----------------------|
| 1     | COVER                |
| 2     | PROJECT PLAN         |
| 3     | PARCEL 1             |
| 4     | PARCEL 2             |
| 5     | PARCEL 2 (CONTINUED) |
| 6     | PARCEL 3 AND 4       |
| 7     | PARCEL 5,6, AND 7    |

#### LEGEND

|                             |  |
|-----------------------------|--|
| ROW ACQUISITION             |  |
| SLOPE EASEMENT              |  |
| TEMP. CONSTRUCTION EASEMENT |  |

### ROW LEGEND

#### EXISTING

|     |                               |
|-----|-------------------------------|
| --- | = EXISTING PROPERTY BOUNDARY  |
| --- | = EXISTING RIGHT OF WAY       |
| --- | = EXISTING RIGHT OF WAY C     |
| --- | = EXISTING EASEMENT           |
| --- | = EXISTING EDGE OF PAVEMENT   |
| --- | = EXISTING FLOWLINE           |
| --- | = EXISTING TOP BACK OF CURB   |
| --- | = EXISTING SIDEWALK           |
| --- | = EXISTING MONUMENT (SURFACE) |

#### PROPOSED

|                     |                                            |
|---------------------|--------------------------------------------|
| ---                 | = PROPOSED RIGHT OF WAY ACQUISITION        |
| --- SE --- SE ---   | = PROPOSED SLOPE EASEMENT                  |
| --- TCE --- TCE --- | = PROPOSED TEMPORARY CONSTRUCTION EASEMENT |
| ---                 | = PROPOSED CURB AND GUTTER                 |
| ---                 | = PROPOSED SIDEWALK                        |
| +                   | = PROPERTY IDENTIFICATION                  |

EXHIBIT

DESIGNED BY  
CH  
DRAWN BY  
CH  
CHECKED BY  
RS



**Reichhardt & Ebe**  
**ENGINEERING INC**

P.O. Box 978 | 423 Front Street  
Lynden, WA 98264 (360) 354-3687

NO. DATE

DESCRIPTION

BY

CITY OF LYNDEN  
300 4TH STREET  
LYNDEN, WA 98264

BRADLEY RD. IMPROVEMENTS  
EASTWOOD WAY TO LINE ROAD  
COVER

DWG 12006.8 ROW EXHIBIT

JOB#

12006.8

SCALE

H: N/A

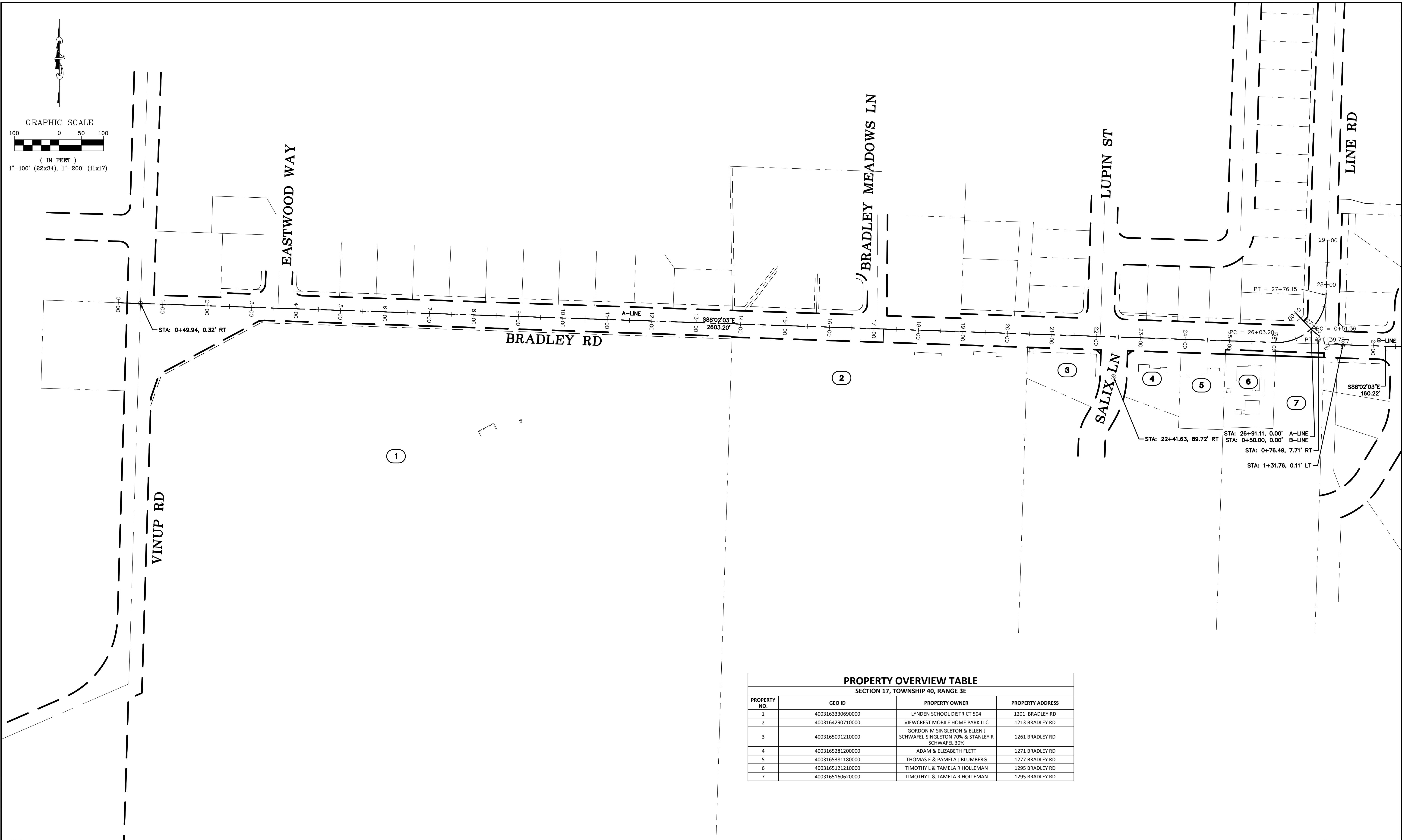
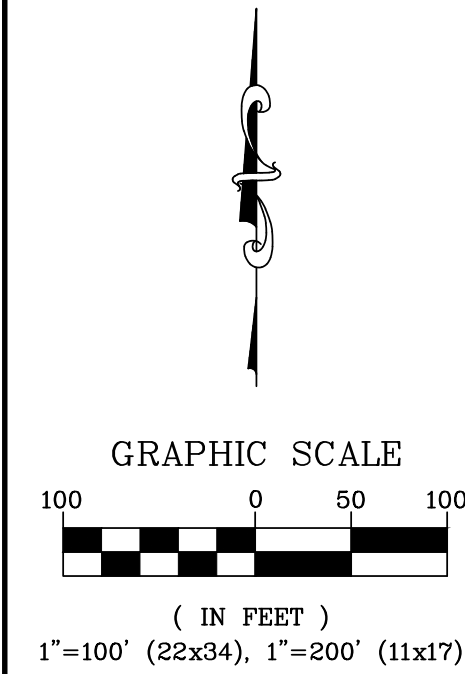
V: N/A

DATE  
1/30/2025

SHEET

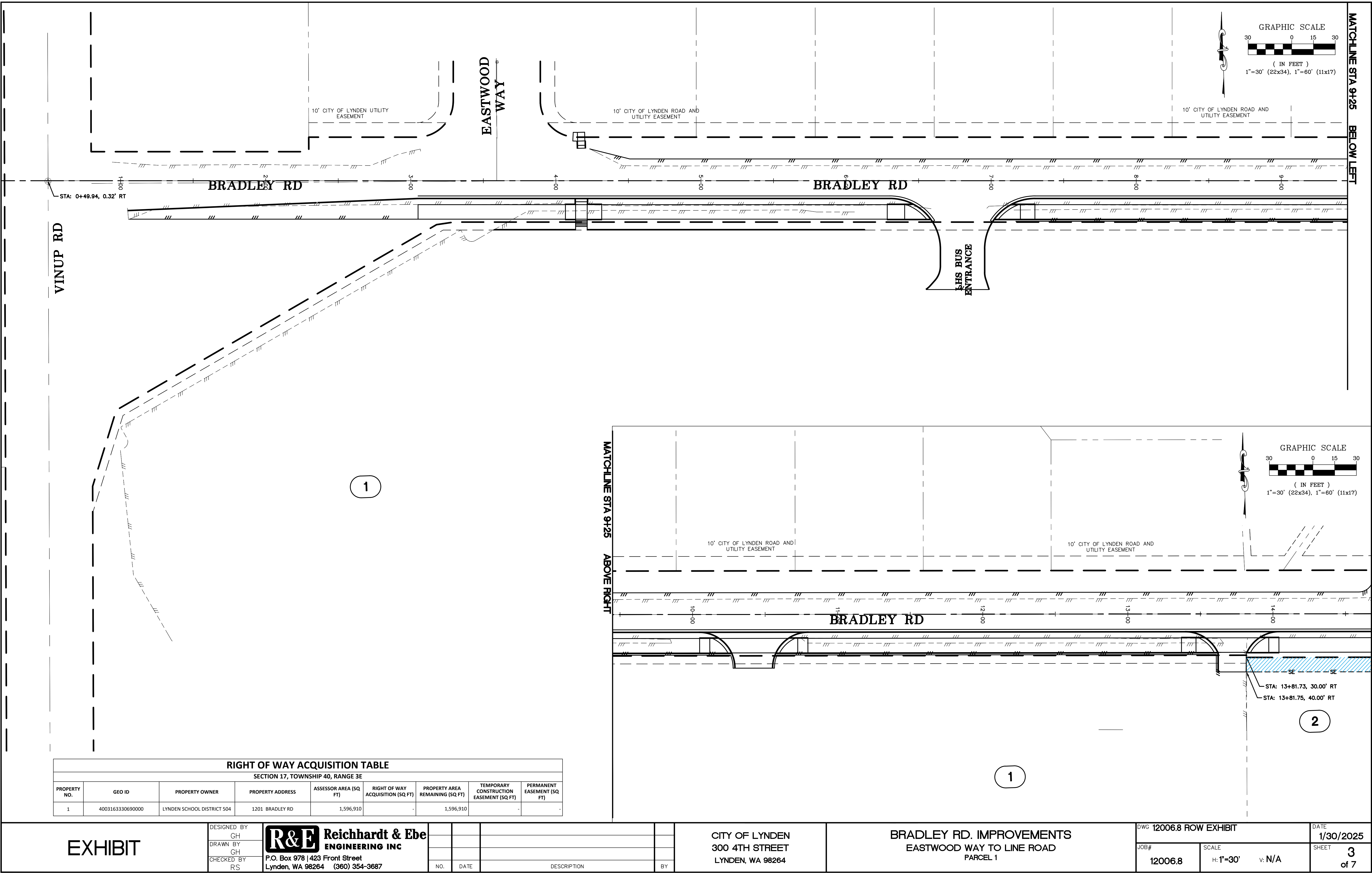
1

of 7



| PROPERTY OVERVIEW TABLE           |                  |                                                                              |                  |
|-----------------------------------|------------------|------------------------------------------------------------------------------|------------------|
| SECTION 17, TOWNSHIP 40, RANGE 3E |                  |                                                                              |                  |
| PROPERTY NO.                      | GEO ID           | PROPERTY OWNER                                                               | PROPERTY ADDRESS |
| 1                                 | 4003163330690000 | LYNDEN SCHOOL DISTRICT 504                                                   | 1201 BRADLEY RD  |
| 2                                 | 4003164290710000 | VIEWCREST MOBILE HOME PARK LLC                                               | 1213 BRADLEY RD  |
| 3                                 | 4003165091210000 | GORDON M SINGLETON & ELLEN J SCHWAFEL-SINGLETON 70% & STANLEY R SCHWAFEL 30% | 1261 BRADLEY RD  |
| 4                                 | 4003165281200000 | ADAM & ELIZABETH FLETT                                                       | 1271 BRADLEY RD  |
| 5                                 | 4003165381180000 | THOMAS E & PAMELA J BLUMBERG                                                 | 1277 BRADLEY RD  |
| 6                                 | 4003165121210000 | TIMOTHY L & TAMELA R HOLLEMAN                                                | 1295 BRADLEY RD  |
| 7                                 | 4003165160620000 | TIMOTHY L & TAMELA R HOLLEMAN                                                | 1295 BRADLEY RD  |

|         |                   |                                                                        |     |      |             |    |                                                      |                                                                       |                         |                            |                   |
|---------|-------------------|------------------------------------------------------------------------|-----|------|-------------|----|------------------------------------------------------|-----------------------------------------------------------------------|-------------------------|----------------------------|-------------------|
| EXHIBIT | DESIGNED BY<br>CH | <br>P.O. Box 978   423 Front Street<br>Lynden, WA 98264 (360) 354-3687 |     |      |             |    | CITY OF LYNDEN<br>300 4TH STREET<br>LYNDEN, WA 98264 | BRADLEY RD. IMPROVEMENTS<br>EASTWOOD WAY TO LINE ROAD<br>PROJECT PLAN | DWG 12006.8 ROW EXHIBIT |                            | DATE<br>1/30/2025 |
|         | DRAWN BY<br>CH    |                                                                        |     |      |             |    |                                                      |                                                                       | JOB#<br>12006.8         | SCALE<br>H: 1"=100' V: N/A | SHEET<br>2        |
|         | CHECKED BY<br>RS  |                                                                        | NO. | DATE | DESCRIPTION | BY |                                                      |                                                                       |                         |                            | of 7              |



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|-----|------|-------------|----|--|--|
|     |      |             |    |  |  |
| NO. | DATE | DESCRIPTION | BY |  |  |

CITY OF LYNDEN  
300 4TH STREET  
LYNDEN, WA 98264

BRADLEY RD. IMPROVEMENTS  
EASTWOOD WAY TO LINE ROAD  
PARCEL 1

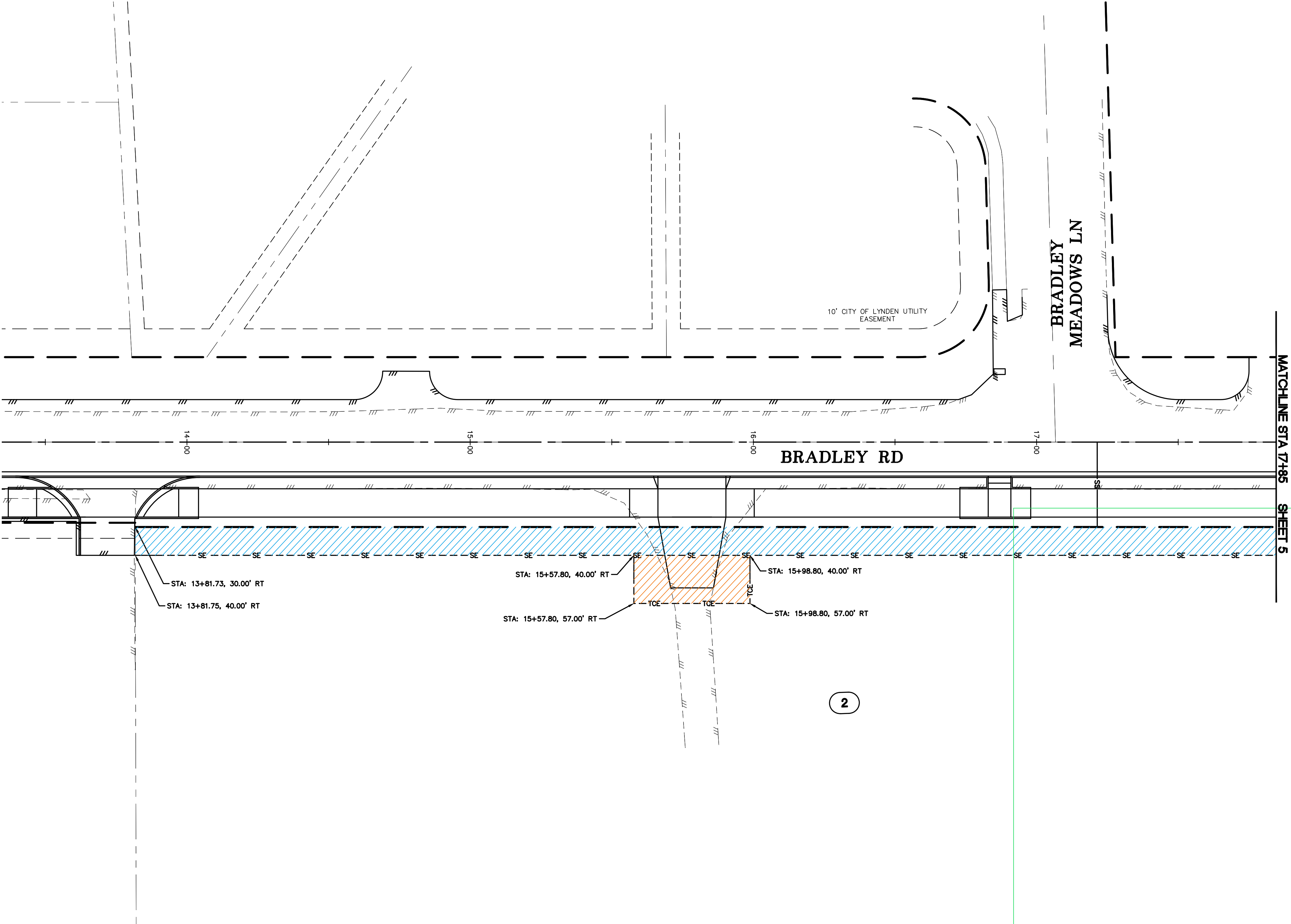
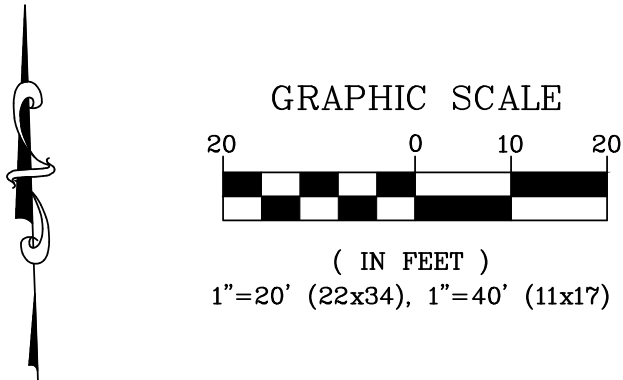
DWG 12006.8 ROW EXHIBIT

JOB#  
12006.8

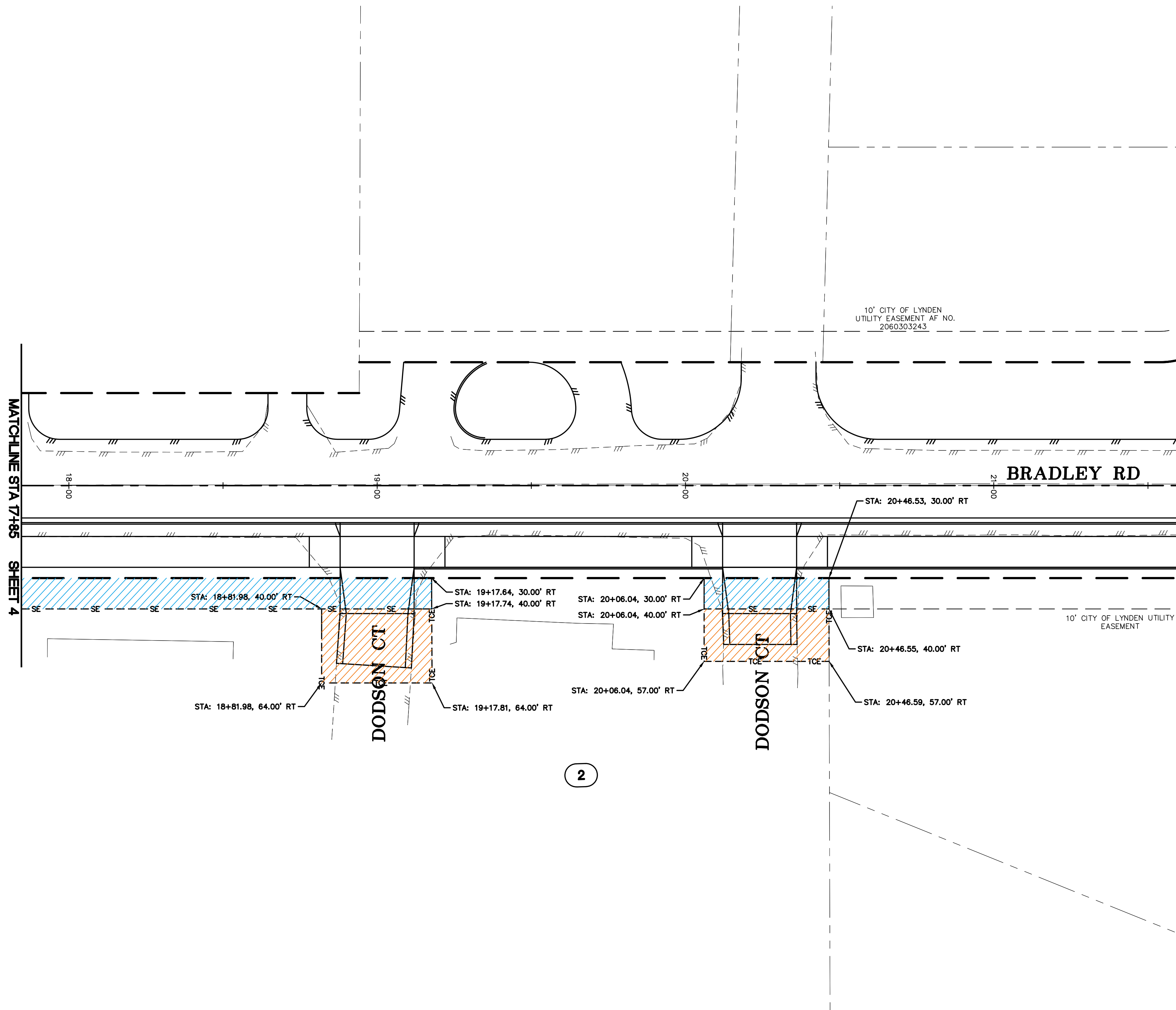
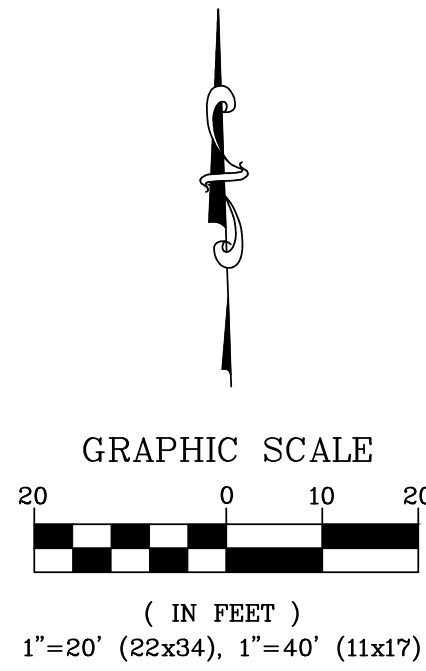
SCALE  
H: 1"=30' V: N/A

DATE  
1/30/2025

SHEET  
3  
of 7



| RIGHT OF WAY ACQUISITION TABLE    |                  |                                |                  |                       |                                  |                                 |                                         |                            |
|-----------------------------------|------------------|--------------------------------|------------------|-----------------------|----------------------------------|---------------------------------|-----------------------------------------|----------------------------|
| SECTION 17, TOWNSHIP 40, RANGE 3E |                  |                                |                  |                       |                                  |                                 |                                         |                            |
| PROPERTY NO.                      | GEO ID           | PROPERTY OWNER                 | PROPERTY ADDRESS | ASSESSOR AREA (SQ FT) | RIGHT OF WAY ACQUISITION (SQ FT) | PROPERTY AREA REMAINING (SQ FT) | TEMPORARY CONSTRUCTION EASEMENT (SQ FT) | PERMANENT EASEMENT (SQ FT) |
| 2                                 | 4003164290710000 | VIEWCREST MOBILE HOME PARK LLC | 1213 BRADLEY RD  | 845,064               | -                                | 845,064                         | 2,245                                   | 5,765                      |



| RIGHT OF WAY ACQUISITION TABLE    |                  |                                |                  |                       |                                  |                                 |                                         |
|-----------------------------------|------------------|--------------------------------|------------------|-----------------------|----------------------------------|---------------------------------|-----------------------------------------|
| SECTION 17, TOWNSHIP 40, RANGE 3E |                  |                                |                  |                       |                                  |                                 |                                         |
| PROPERTY NO.                      | GEO ID           | PROPERTY OWNER                 | PROPERTY ADDRESS | ASSESSOR AREA (SQ FT) | RIGHT OF WAY ACQUISITION (SQ FT) | PROPERTY AREA REMAINING (SQ FT) | TEMPORARY CONSTRUCTION EASEMENT (SQ FT) |
| 2                                 | 4003164290710000 | VIEWCREST MOBILE HOME PARK LLC | 1213 BRADLEY RD  | 845,064               | -                                | 845,064                         | 2,245                                   |

EXHIBIT

DESIGNED BY  
CH  
DRAWN BY  
CH  
CHECKED BY  
RS

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ENGINEERING INC  
P.O. Box 978 | 423 Front Street  
Lynden, WA 98264 (360) 354-3687

|     |      |             |    |  |
|-----|------|-------------|----|--|
|     |      |             |    |  |
| NO. | DATE | DESCRIPTION | BY |  |

CITY OF LYNDEN  
300 4TH STREET  
LYNDEN, WA 98264

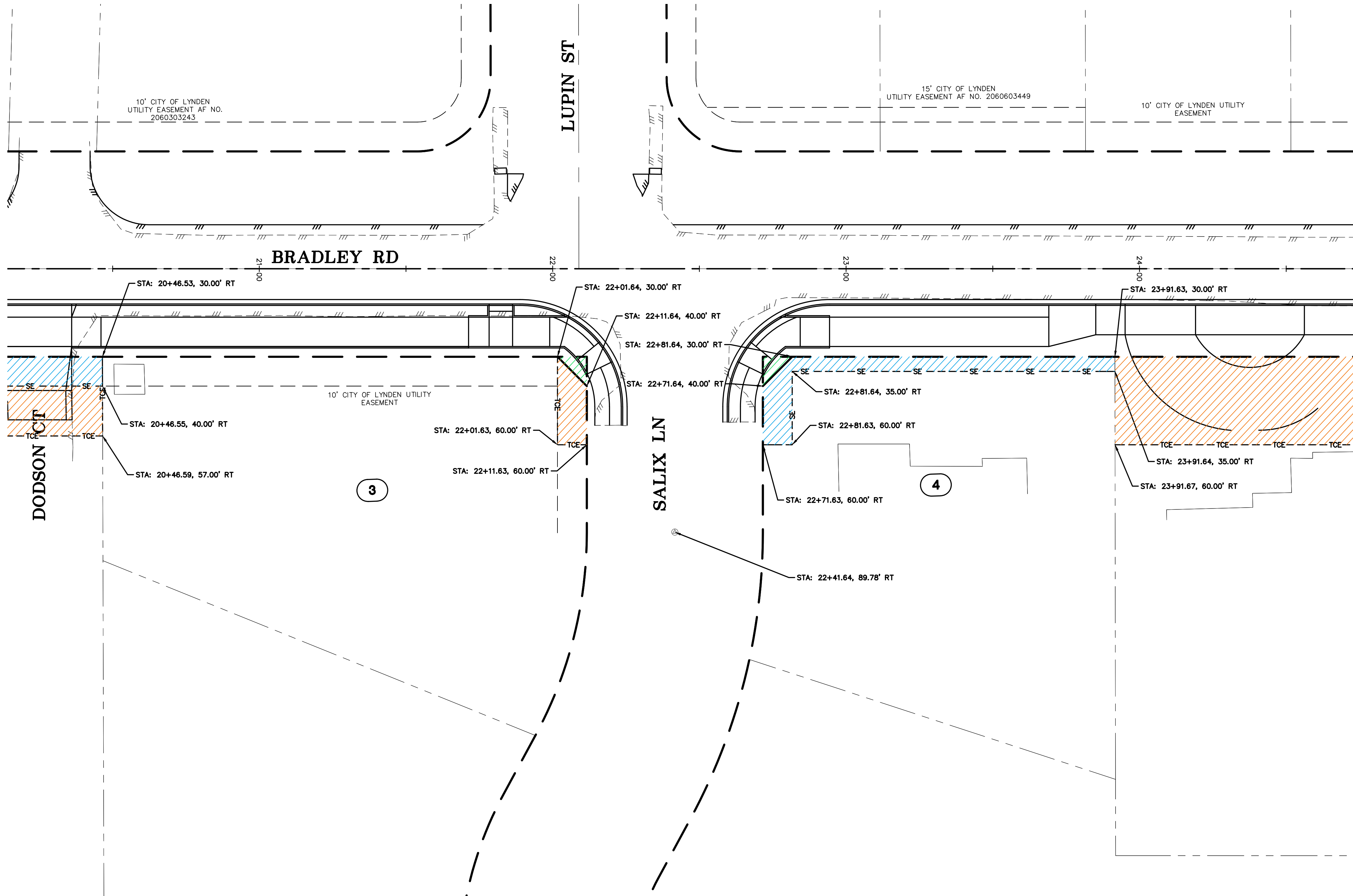
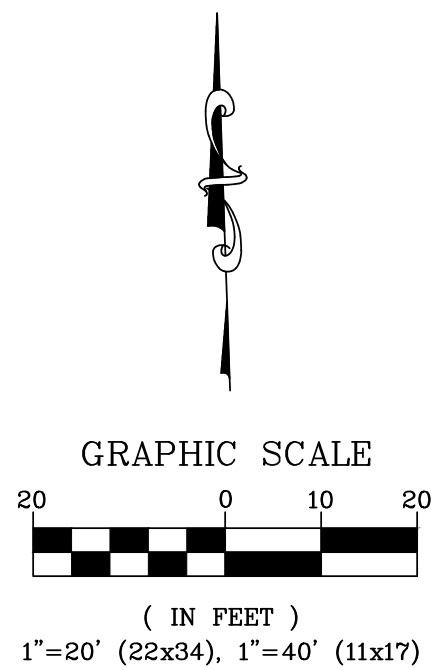
BRADLEY RD. IMPROVEMENTS  
EASTWOOD WAY TO LINE ROAD  
PARCEL 2 (CONTINUED)

DWG 12006.8 ROW EXHIBIT

JOB#  
12006.8

SCALE  
H: 1"=20' V: N/A

DATE  
1/30/2025  
SHEET  
5 of 7



| RIGHT OF WAY ACQUISITION TABLE    |                  |                                                                              |                  |                       |                                  |                                 |                                         |                            |
|-----------------------------------|------------------|------------------------------------------------------------------------------|------------------|-----------------------|----------------------------------|---------------------------------|-----------------------------------------|----------------------------|
| SECTION 17, TOWNSHIP 40, RANGE 3E |                  |                                                                              |                  |                       |                                  |                                 |                                         |                            |
| PROPERTY NO.                      | GEO ID           | PROPERTY OWNER                                                               | PROPERTY ADDRESS | ASSESSOR AREA (SQ FT) | RIGHT OF WAY ACQUISITION (SQ FT) | PROPERTY AREA REMAINING (SQ FT) | TEMPORARY CONSTRUCTION EASEMENT (SQ FT) | PERMANENT EASEMENT (SQ FT) |
| 3                                 | 4003165091210000 | GORDON M SINGLETON & ELLEN J SCHWAFEL-SINGLETON 70% & STANLEY R SCHWAFEL 30% | 1261 BRADLEY RD  | 16,553                | 50                               | 16,503                          | 250                                     | -                          |
| 4                                 | 4003165281200000 | ADAM & ELIZABETH FLETT                                                       | 1271 BRADLEY RD  | 14,810                | 50                               | 14,760                          | -                                       | 800                        |

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CHECKED BY  
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|     |      |             |    |  |  |
|     |      |             |    |  |  |
| NO. | DATE | DESCRIPTION | BY |  |  |

CITY OF LYNDEN  
300 4TH STREET  
LYNDEN, WA 98264

BRADLEY RD. IMPROVEMENTS  
EASTWOOD WAY TO LINE ROAD  
PARCEL 3 AND 4

DWG 12006.8 ROW EXHIBIT

JOB#

12006.8

SCALE

H: 1"=20'

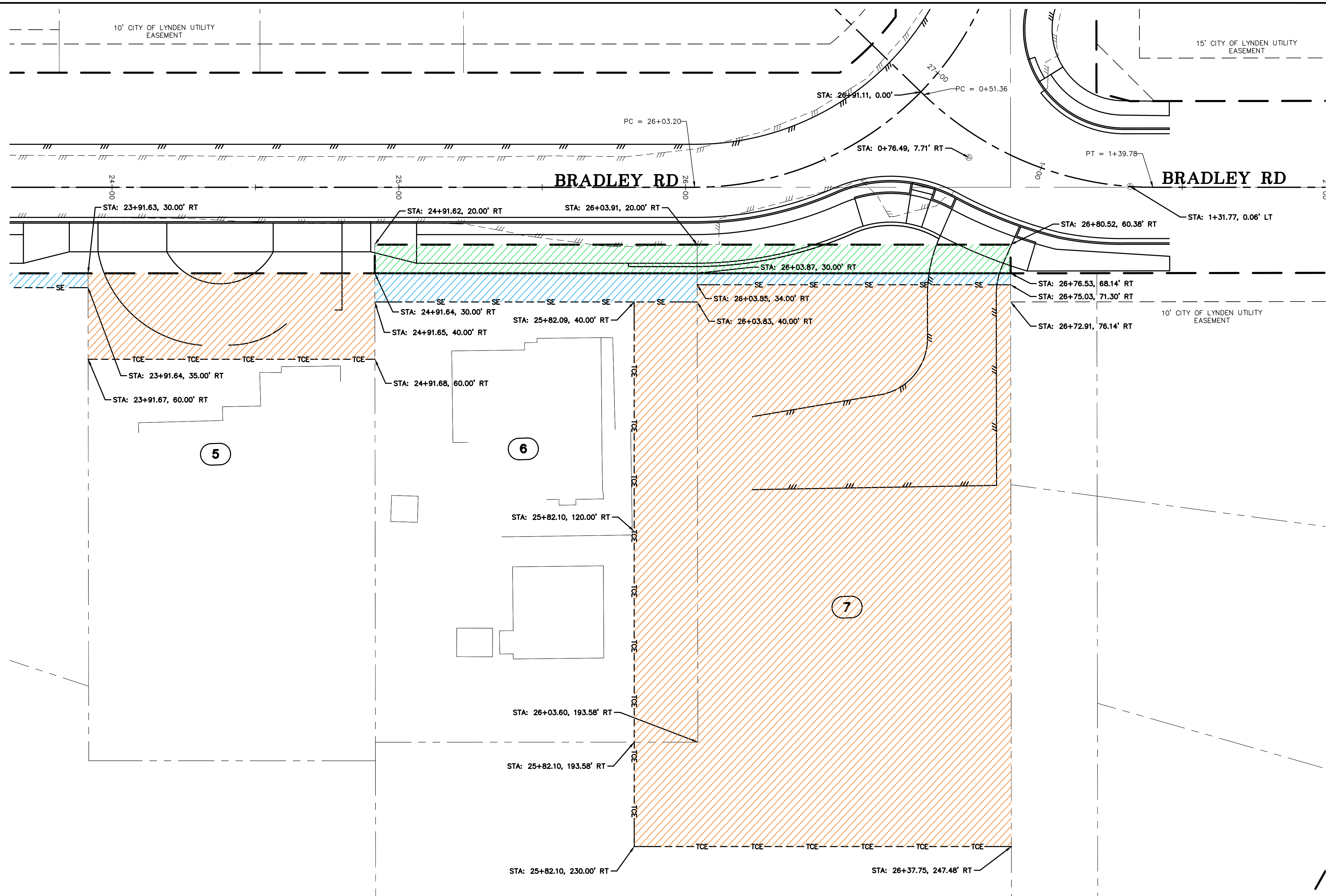
V: N/A

DATE  
1/30/2025

SHEET

6

of 7



| RIGHT OF WAY ACQUISITION TABLE    |                  |                               |                  |                       |                                  |                                 |                                         |                            |
|-----------------------------------|------------------|-------------------------------|------------------|-----------------------|----------------------------------|---------------------------------|-----------------------------------------|----------------------------|
| SECTION 17, TOWNSHIP 40, RANGE 3E |                  |                               |                  |                       |                                  |                                 |                                         |                            |
| PROPERTY NO.                      | GEO ID           | PROPERTY OWNER                | PROPERTY ADDRESS | ASSESSOR AREA (SQ FT) | RIGHT OF WAY ACQUISITION (SQ FT) | PROPERTY AREA REMAINING (SQ FT) | TEMPORARY CONSTRUCTION EASEMENT (SQ FT) | PERMANENT EASEMENT (SQ FT) |
| 5                                 | 4003165381180000 | THOMAS E & PAMELA J BLUMBERG  | 1277 BRADLEY RD  | 16,988                | -                                | 16,988                          | 3,000                                   | -                          |
| 6                                 | 4003165121210000 | TIMOTHY L & TAMELA R HOLLEMAN | 1295 BRADLEY RD  | 19,602                | 1,124                            | 18,478                          | 3,392                                   | 1,124                      |
| 7                                 | 4003165160620000 | TIMOTHY L & TAMELA R HOLLEMAN | 1295 BRADLEY RD  | 257,875               | 1,093                            | 256,782                         | 22,230                                  | 437                        |