

RETURN TO:

ROBERT A. CARMICHAEL
CARMICHAEL CLARK, PS
P.O. BOX 5226
BELLINGHAM, WA 98227
PHONE: (360) 647-1500

DOCUMENT TITLE:

NOTICE OF ASSESSMENT FOR CITY WATER, SEWER, AND SIDEWALK IMPROVEMENTS

REFERENCE NUMBER OF RELATED DOCUMENT:

N/A

GRANTOR:

CITY OF LYNDEN, a Washington municipal corporation

GRANTEES:

BENEFITED PROPERTY OWNER
PUBLIC

ABBREVIATED LEGAL DESCRIPTION:

Lot B Larry Haak SP AF No. 2021-0201853

ASSESSOR'S TAX PARCEL NUMBERS:

4003164422200000

**NOTICE OF ASSESSMENT FOR CITY WATER, SEWER,
AND SIDEWALK IMPROVEMENTS**

NOTICE IS HEREBY GIVEN, pursuant to Section 13.28.180 Lynden Municipal Code (hereinafter "LMC") and Chapters 35.72 and 35.91 Revised Code of Washington (hereinafter "RCW"), by the CITY OF LYNDEN, a Washington municipal corporation (hereinafter "City") of the assessment of costs for city water, sewer, and sidewalk improvements which benefit Whatcom County Parcel Number 4003164422200000 (hereinafter "Benefited Property") and which were completed with the construction of an extension of Foxtail Street as of the 11th day of June 2021.

RECITALS

WHEREAS, City is a Washington municipal corporation under the laws of the State of Washington, and is empowered to furnish water, sewer, and stormwater utility services, and street system improvements, among other things, to property owners within and without the City in the manner provided by law; and

WHEREAS, City is authorized, pursuant to LMC 13.28.180, RCW 35.72.040 and RCW 35.91.060, to recover costs associated with water and sewer facility improvements and street system improvements through the creation of an assessment reimbursement area of which City is the sole beneficiary; and

WHEREAS, City has completed water, sewer, and sidewalk improvements as part of the construction of an extension of Foxtail Street (hereinafter "Street and Utility Improvements") and has created a corresponding assessment reimbursement area (hereinafter "Foxtail Street ARA") which is depicted on **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the Benefited Property (labelled as "Lot B" on Exhibit A) is one of four (4) parcels which are benefited by the Street and Utility Improvements, and which fall within the Foxtail Street ARA; and

WHEREAS, City is entitled to reimbursement from the owner(s) of the Benefited Property for their share of the cost to City incurred to construct the Street and Utility Improvements at such time as they seek connection to or use said improvements (for water and sewer improvements) and/or make application for a building permit (for sidewalk improvements); and

WHEREAS, these recitals are a material part of this Notice,

NOW, THEREFORE, the terms of this Notice of Assessment for City Water, Sewer, and Sidewalk Improvements (hereinafter "Notice") are as follows:

1. **Assessment.** The total Assessment amount for street and utility improvements is **\$84,706.70**. The total Assessment amount for sidewalk improvements is **\$33,113.34**. The total Assessment for water improvements is **\$22,756.45**. The total Assessment amount for sewer improvements is **\$28,836.91**. These amounts reflect the actual costs to City for the Street and Utility Improvements constructed within the Foxtail Street ARA. The City Public Works Director reviewed and approved the costs upon which the Assessment is based as eligible for reimbursement.

2. **Assessment Share.** The Benefited Property shall be assessed an equitable share of the Assessment (hereinafter "Assessment Share") as follows:

Sidewalk Improvements: **\$15,915.00** as based on 231.17 feet of street frontage, including driveway entrance(s), along Foxtail Street.

Water Improvements: **\$12,381.63** as based on 33,055 square feet.

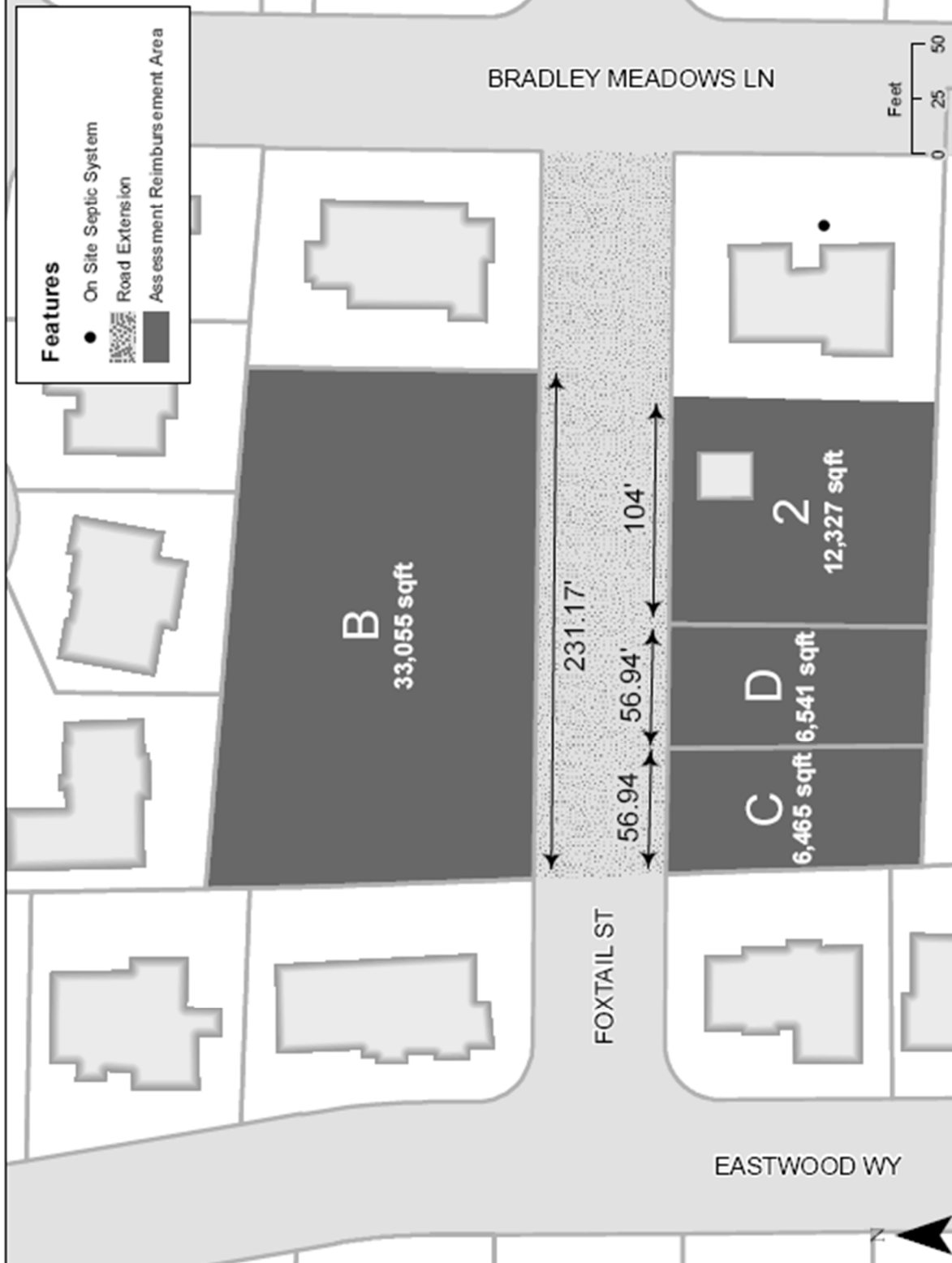
Sewer Improvements: **\$14,654.36** as based on 33,055 square feet.

3. **Collection of Assessment Share.** City shall collect the Assessment Share from the owner(s) of the Benefited Property as a condition of approval of an application to connect to or use the water improvements and/or sewer improvements, and/or as a condition of approval of an application for a building permit to construct on the Benefited Property. The Assessment Share shall be collected in addition to all other City charges in effect at the time of utility service or building permit application, including without limitation utility general facilities fees and impact fees. Upon application by the owner(s) of the Benefited Property, City may further segregate the Assessment Share based on square footage (for water or sewer improvements) or street frontage (for sidewalk improvements). All fees and costs of such segregation shall be borne by the owner(s) requesting such segregation.

4. **City Authority; Effective Date; Assessment Duration.** City is authorized to collect the Assessment by virtue of the provisions of LMC 13.28.180, RCW 35.72, and RCW 35.91. The obligation of the property owner(s) of the Benefited Property to pay the Assessment Share of the Assessment shall become effective upon recording of this Notice, shall run with the land, and shall remain in full force and effect in perpetuity until paid in full.

5. **Recording.** This Notice shall be recorded in the Whatcom County Auditor's Office, Whatcom County, Washington, immediately upon execution by City.

Exhibit A: Final Foxtail Assessment Reimbursement Area



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ROBERT A. CARMICHAEL
CARMICHAEL CLARK, PS
P.O. BOX 5226
BELLINGHAM, WA 98227
PHONE: (360) 647-1500

DOCUMENT TITLE:

NOTICE OF ASSESSMENT FOR CITY WATER, SEWER, AND SIDEWALK IMPROVEMENTS

REFERENCE NUMBER OF RELATED DOCUMENT:

N/A

GRANTOR:

CITY OF LYNDEN, a Washington municipal corporation

GRANTEES:

BENEFITED PROPERTY OWNER
PUBLIC

ABBREVIATED LEGAL DESCRIPTION:

Lot C Larry Haak SP AF No. 2021-0201853

ASSESSOR'S TAX PARCEL NUMBERS:

4003164312050000

**NOTICE OF ASSESSMENT FOR CITY WATER, SEWER,
AND SIDEWALK IMPROVEMENTS**

NOTICE IS HEREBY GIVEN, pursuant to Section 13.28.180 Lynden Municipal Code (hereinafter "LMC") and Chapters 35.72 and 35.91 Revised Code of Washington (hereinafter "RCW"), by the CITY OF LYNDEN, a Washington municipal corporation (hereinafter "City") of the assessment of costs for city water, sewer, and sidewalk improvements which benefit Whatcom County Parcel Number 4003164312050000 (hereinafter "Benefited Property") and which were completed with the construction of an extension of Foxtail Street as of the 11th day of June 2021.

RECITALS

WHEREAS, City is a Washington municipal corporation under the laws of the State of Washington, and is empowered to furnish water, sewer, and stormwater utility services, and street system improvements, among other things, to property owners within and without the City in the manner provided by law; and

WHEREAS, City is authorized, pursuant to LMC 13.28.180, RCW 35.72.040 and RCW 35.91.060, to recover costs associated with water and sewer facility improvements and street system improvements through the creation of an assessment reimbursement area of which City is the sole beneficiary; and

WHEREAS, City has completed water, sewer, and sidewalk improvements as part of the construction of an extension of Foxtail Street (hereinafter "Street and Utility Improvements") and has created a corresponding assessment reimbursement area (hereinafter "Foxtail Street ARA") which is depicted on **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the Benefited Property (labelled as "Lot C" on Exhibit A) is one of four (4) parcels which are benefited by the Street and Utility Improvements, and which fall within the Foxtail Street ARA; and

WHEREAS, City is entitled to reimbursement from the owner(s) of the Benefited Property for their share of the cost to City incurred to construct the Street and Utility Improvements at such time as they seek connection to or use said improvements (for water and sewer improvements) and/or make application for a building permit (for sidewalk improvements); and

WHEREAS, these recitals are a material part of this Notice,

NOW, THEREFORE, the terms of this Notice of Assessment for City Water, Sewer, and Sidewalk Improvements (hereinafter "Notice") are as follows:

1. **Assessment.** The total Assessment amount for street and utility improvements is **\$84,706.70**. The total Assessment amount for sidewalk improvements is **\$33,113.34**. The total Assessment for water improvements is **\$22,756.45**. The total Assessment amount for sewer improvements is **\$28,836.91**. These amounts reflect the actual costs to City for the Street and Utility Improvements constructed within the Foxtail Street ARA. The City Public Works Director reviewed and approved the costs upon which the Assessment is based as eligible for reimbursement.

2. **Assessment Share.** The Benefited Property shall be assessed an equitable share of the Assessment (hereinafter "Assessment Share") as follows:

Sidewalk Improvements: **\$ 4,456.01** as based on 56.94 feet of street frontage, including driveway entrance(s), along Foxtail Street.

Water Improvements: **\$ 2,620.53** as based on 6,465 square feet.

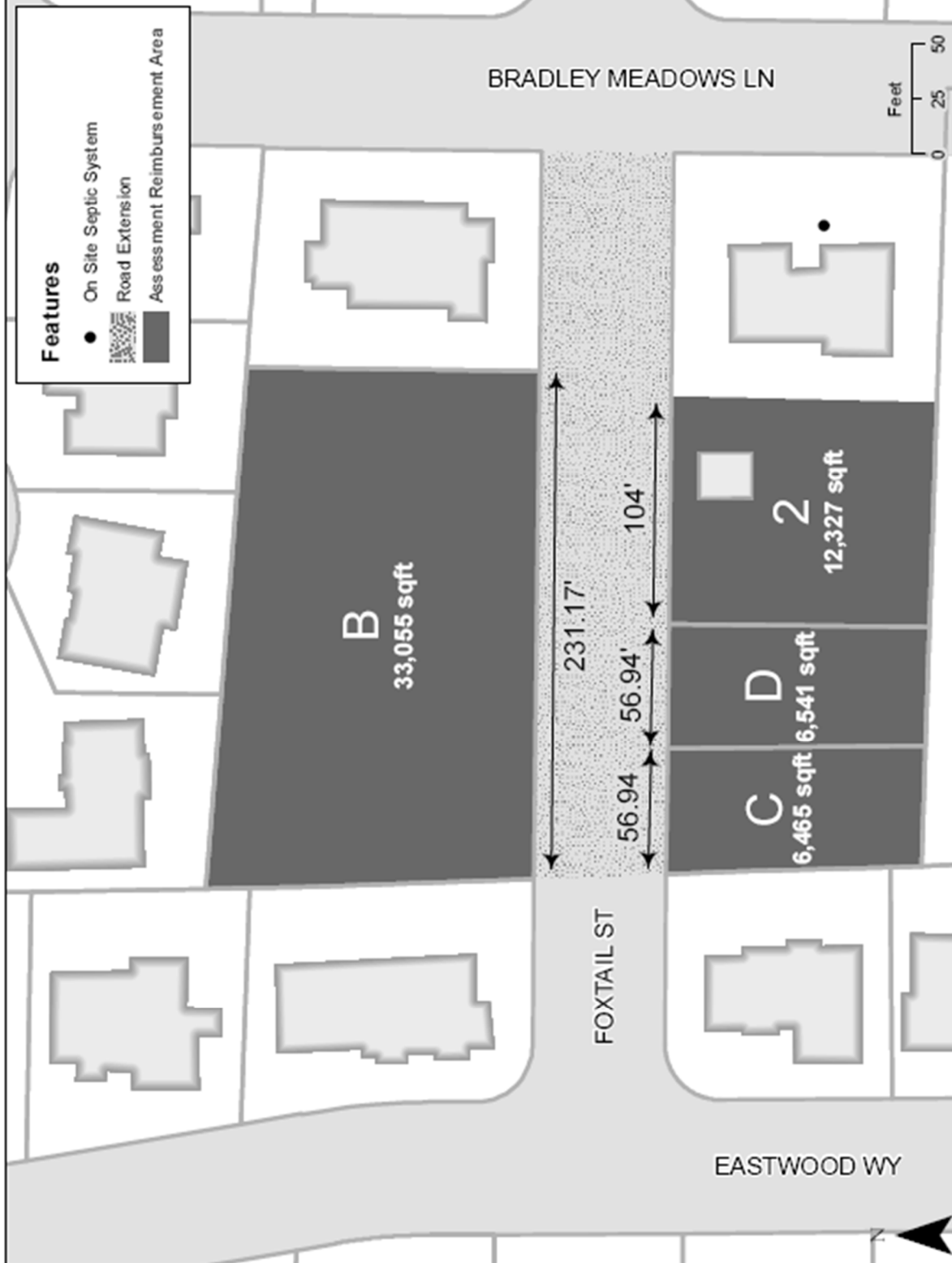
Sewer Improvements: **\$ 3,591.86** as based on 6,465 square feet.

3. **Collection of Assessment Share.** City shall collect the Assessment Share from the owner(s) of the Benefited Property as a condition of approval of an application to connect to or use the water improvements and/or sewer improvements, and/or as a condition of approval of an application for a building permit to construct on the Benefited Property. The Assessment Share shall be collected in addition to all other City charges in effect at the time of utility service or building permit application, including without limitation utility general facilities fees and impact fees. Upon application by the owner(s) of the Benefited Property, City may further segregate the Assessment Share based on square footage (for water or sewer improvements) or street frontage (for sidewalk improvements). All fees and costs of such segregation shall be borne by the owner(s) requesting such segregation.

4. **City Authority; Effective Date; Assessment Duration.** City is authorized to collect the Assessment by virtue of the provisions of LMC 13.28.180, RCW 35.72, and RCW 35.91. The obligation of the property owner(s) of the Benefited Property to pay the Assessment Share of the Assessment shall become effective upon recording of this Notice, shall run with the land, and shall remain in full force and effect in perpetuity until paid in full.

5. **Recording.** This Notice shall be recorded in the Whatcom County Auditor's Office, Whatcom County, Washington, immediately upon execution by City.

Exhibit A: Final Foxtail Assessment Reimbursement Area



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ROBERT A. CARMICHAEL
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DOCUMENT TITLE:

NOTICE OF ASSESSMENT FOR CITY WATER, SEWER, AND SIDEWALK IMPROVEMENTS

REFERENCE NUMBER OF RELATED DOCUMENT:

N/A

GRANTOR:

CITY OF LYNDEN, a Washington municipal corporation

GRANTEES:

BENEFITED PROPERTY OWNER
PUBLIC

ABBREVIATED LEGAL DESCRIPTION:

Lot D Larry Haak SP AF No. 2021-0201853

ASSESSOR'S TAX PARCEL NUMBERS:

4003164372050000

**NOTICE OF ASSESSMENT FOR CITY WATER, SEWER,
AND SIDEWALK IMPROVEMENTS**

NOTICE IS HEREBY GIVEN, pursuant to Section 13.28.180 Lynden Municipal Code (hereinafter "LMC") and Chapters 35.72 and 35.91 Revised Code of Washington (hereinafter "RCW"), by the CITY OF LYNDEN, a Washington municipal corporation (hereinafter "City") of the assessment of costs for city water, sewer, and sidewalk improvements which benefit Whatcom County Parcel Number 4003164372050000 (hereinafter "Benefited Property") and which were completed with the construction of an extension of Foxtail Street as of the 11th day of June 2021.

RECITALS

WHEREAS, City is a Washington municipal corporation under the laws of the State of Washington, and is empowered to furnish water, sewer, and stormwater utility services, and street system improvements, among other things, to property owners within and without the City in the manner provided by law; and

WHEREAS, City is authorized, pursuant to LMC 13.28.180, RCW 35.72.040 and RCW 35.91.060, to recover costs associated with water and sewer facility improvements and street system improvements through the creation of an assessment reimbursement area of which City is the sole beneficiary; and

WHEREAS, City has completed water, sewer, and sidewalk improvements as part of the construction of an extension of Foxtail Street (hereinafter "Street and Utility Improvements") and has created a corresponding assessment reimbursement area (hereinafter "Foxtail Street ARA") which is depicted on **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the Benefited Property (labelled as "Lot D" on Exhibit A) is one of four (4) parcels which are benefited by the Street and Utility Improvements, and which fall within the Foxtail Street ARA; and

WHEREAS, City is entitled to reimbursement from the owner(s) of the Benefited Property for their share of the cost to City incurred to construct the Street and Utility Improvements at such time as they seek connection to or use said improvements (for water and sewer improvements) and/or make application for a building permit (for sidewalk improvements); and

WHEREAS, these recitals are a material part of this Notice,

NOW, THEREFORE, the terms of this Notice of Assessment for City Water, Sewer, and Sidewalk Improvements (hereinafter "Notice") are as follows:

1. **Assessment.** The total Assessment amount for street and utility improvements is **\$84,706.70**. The total Assessment amount for sidewalk improvements is **\$33,113.34**. The total Assessment for water improvements is **\$22,756.45**. The total Assessment amount for sewer improvements is **\$28,836.91**. These amounts reflect the actual costs to City for the Street and Utility Improvements constructed within the Foxtail Street ARA. The City Public Works Director reviewed and approved the costs upon which the Assessment is based as eligible for reimbursement.

2. **Assessment Share.** The Benefited Property shall be assessed an equitable share of the Assessment (hereinafter "Assessment Share") as follows:

Sidewalk Improvements: **\$ 4,456.01** as based on 56.94 feet of street frontage, including driveway entrance(s), along Foxtail Street.

Water Improvements: **\$ 2,636.00** as based on 6,541 square feet.

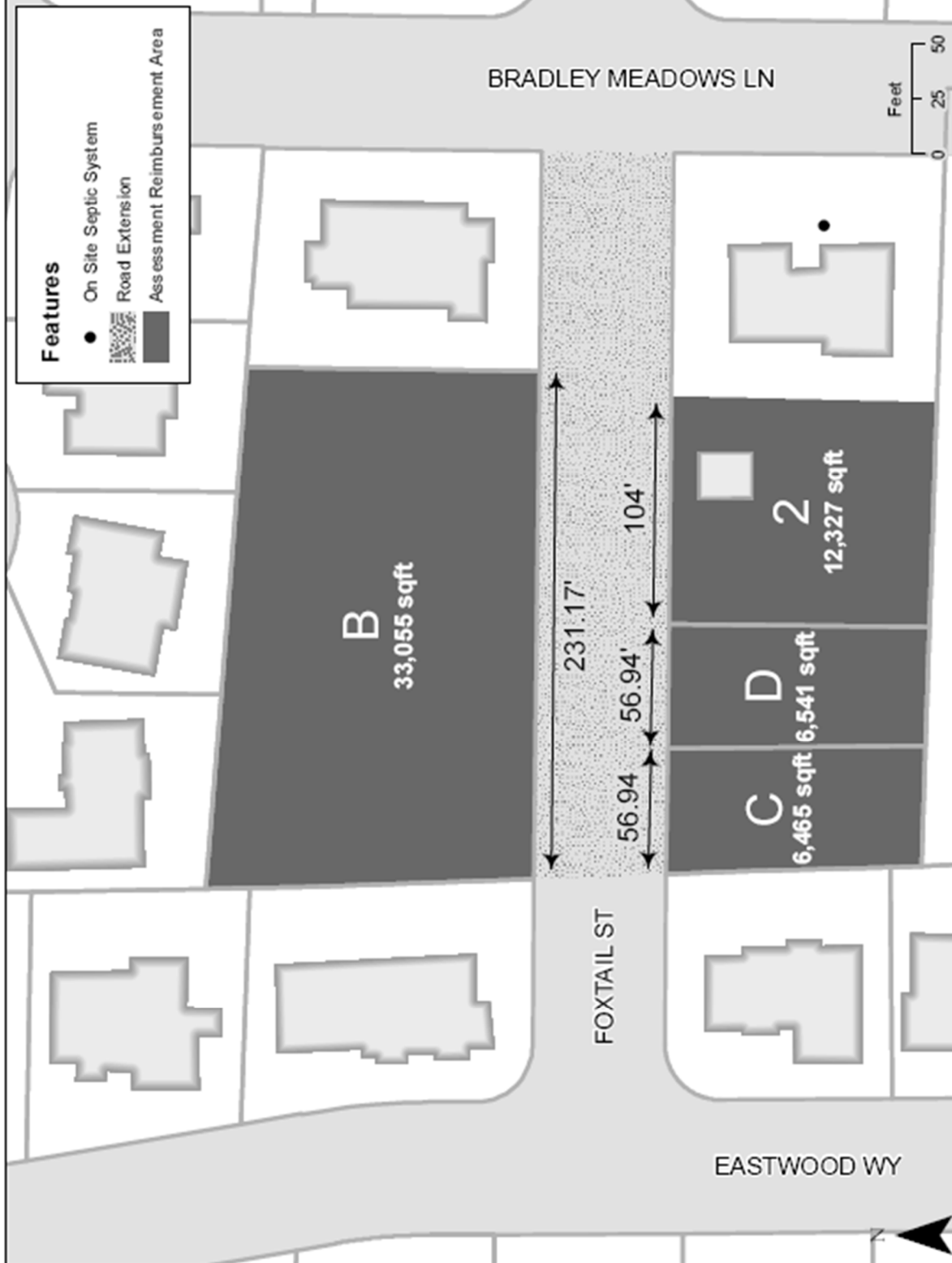
Sewer Improvements: **\$ 3,618.51** as based on 6,541 square feet.

3. **Collection of Assessment Share.** City shall collect the Assessment Share from the owner(s) of the Benefited Property as a condition of approval of an application to connect to or use the water improvements and/or sewer improvements, and/or as a condition of approval of an application for a building permit to construct on the Benefited Property. The Assessment Share shall be collected in addition to all other City charges in effect at the time of utility service or building permit application, including without limitation utility general facilities fees and impact fees. Upon application by the owner(s) of the Benefited Property, City may further segregate the Assessment Share based on square footage (for water or sewer improvements) or street frontage (for sidewalk improvements). All fees and costs of such segregation shall be borne by the owner(s) requesting such segregation.

4. **City Authority; Effective Date; Assessment Duration.** City is authorized to collect the Assessment by virtue of the provisions of LMC 13.28.180, RCW 35.72, and RCW 35.91. The obligation of the property owner(s) of the Benefited Property to pay the Assessment Share of the Assessment shall become effective upon recording of this Notice, shall run with the land, and shall remain in full force and effect in perpetuity until paid in full.

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Exhibit A: Final Foxtail Assessment Reimbursement Area



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NOTICE OF ASSESSMENT FOR CITY WATER, SEWER, AND SIDEWALK IMPROVEMENTS

REFERENCE NUMBER OF RELATED DOCUMENT:

N/A

GRANTOR:

CITY OF LYNDEN, a Washington municipal corporation

GRANTEES:

BENEFITED PROPERTY OWNER
PUBLIC

ABBREVIATED LEGAL DESCRIPTION:

Lot 2 Hatch LLA AF No. 2060403412

ASSESSOR'S TAX PARCEL NUMBERS:

4003164492050000

**NOTICE OF ASSESSMENT FOR CITY WATER, SEWER,
AND SIDEWALK IMPROVEMENTS**

NOTICE IS HEREBY GIVEN, pursuant to Section 13.28.180 Lynden Municipal Code (hereinafter "LMC") and Chapters 35.72 and 35.91 Revised Code of Washington (hereinafter "RCW"), by the CITY OF LYNDEN, a Washington municipal corporation (hereinafter "City") of the assessment of costs for city water, sewer, and sidewalk improvements which benefit Whatcom County Parcel Number 4003164492050000 (hereinafter "Benefited Property") and which were completed with the construction of an extension of Foxtail Street as of the 11th day of June 2021.

RECITALS

WHEREAS, City is a Washington municipal corporation under the laws of the State of Washington, and is empowered to furnish water, sewer, and stormwater utility services, and street system improvements, among other things, to property owners within and without the City in the manner provided by law; and

WHEREAS, City is authorized, pursuant to LMC 13.28.180, RCW 35.72.040 and RCW 35.91.060, to recover costs associated with water and sewer facility improvements and street system improvements through the creation of an assessment reimbursement area of which City is the sole beneficiary; and

WHEREAS, City has completed water, sewer, and sidewalk improvements as part of the construction of an extension of Foxtail Street (hereinafter "Street and Utility Improvements") and has created a corresponding assessment reimbursement area (hereinafter "Foxtail Street ARA") which is depicted on **Exhibit A** attached hereto and incorporated herein by this reference; and

WHEREAS, the Benefited Property (labelled as "Lot 2" on Exhibit A) is one of four (4) parcels which are benefited by the Street and Utility Improvements, and which fall within the Foxtail Street ARA; and

WHEREAS, City is entitled to reimbursement from the owner(s) of the Benefited Property for their share of the cost to City incurred to construct the Street and Utility Improvements at such time as they seek connection to or use said improvements (for water and sewer improvements) and/or make application for a building permit (for sidewalk improvements); and

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2. **Assessment Share.** The Benefited Property shall be assessed an equitable share of the Assessment (hereinafter "Assessment Share") as follows:

Sidewalk Improvements: **\$ 8,286.32** as based on 104.00 feet of street frontage, including driveway entrance(s), along Foxtail Street.

Water Improvements: **\$ 5,118.29** as based on 12,327 square feet.

Sewer Improvements: **\$ 6,972.18** as based on 12,327 square feet.

3. **Collection of Assessment Share.** City shall collect the Assessment Share from the owner(s) of the Benefited Property as a condition of approval of an application to connect to or use the water improvements and/or sewer improvements, and/or as a condition of approval of an application for a building permit to construct on the Benefited Property. The Assessment Share shall be collected in addition to all other City charges in effect at the time of utility service or building permit application, including without limitation utility general facilities fees and impact fees. Upon application by the owner(s) of the Benefited Property, City may further segregate the Assessment Share based on square footage (for water or sewer improvements) or street frontage (for sidewalk improvements). All fees and costs of such segregation shall be borne by the owner(s) requesting such segregation.

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Exhibit A: Final Foxtail Assessment Reimbursement Area

