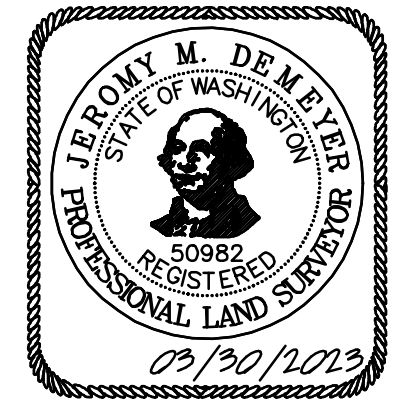
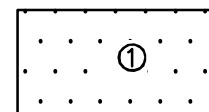


1610 GROVER SHORT PLAT

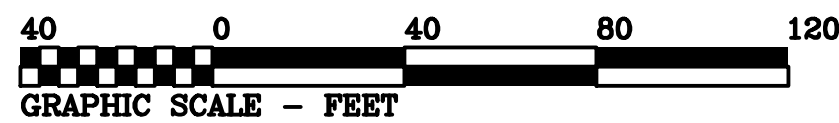
A PORTION OF THE NE QUARTER OF THE SE QUARTER OF SECTION 19,
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.,
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON



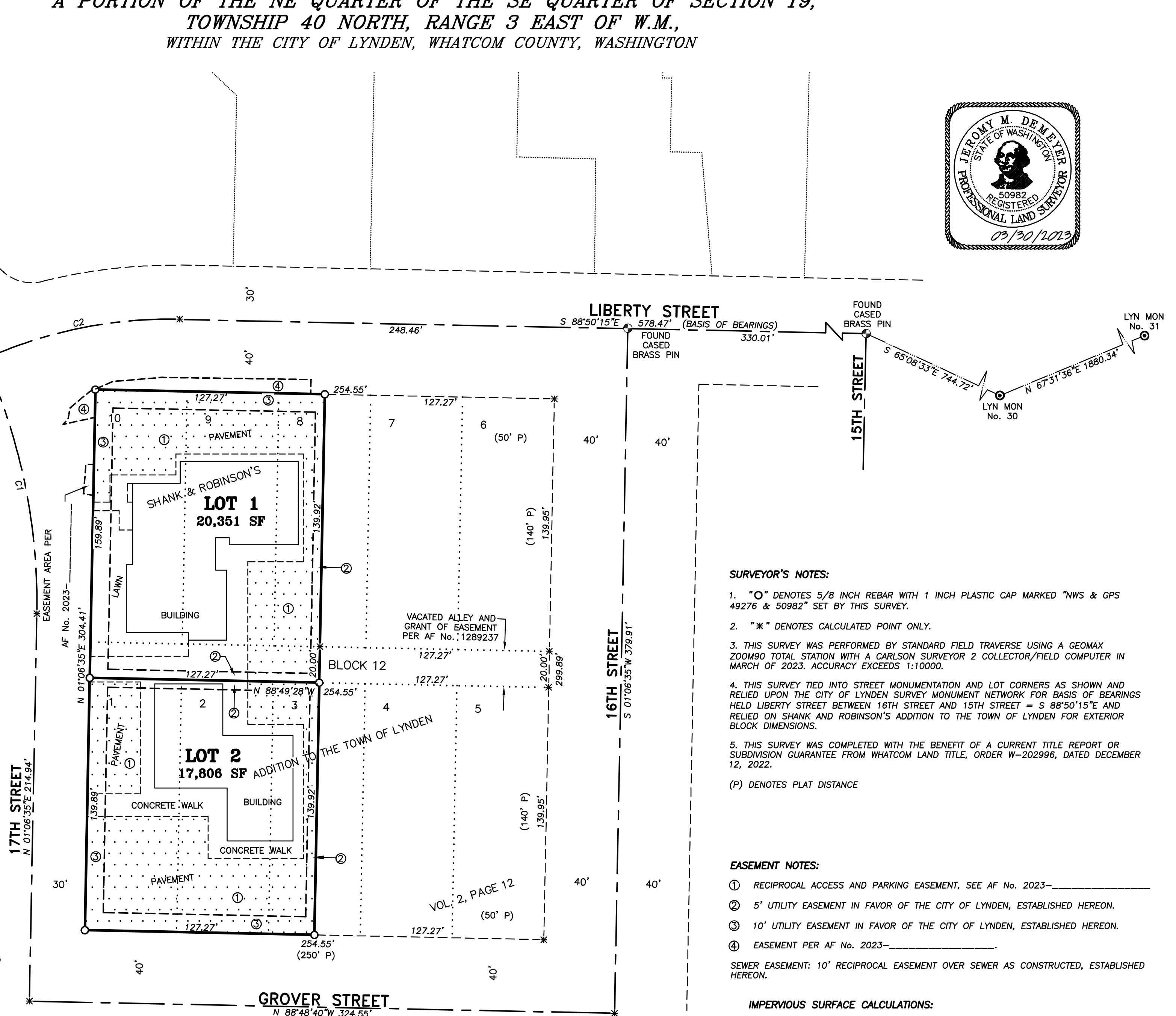
Curve	Radius	Length	Delta
C1	327.56'	145.23'	25°24'13"
C2	251.08'	111.53'	25°27'00"
C3	327.56'	29.80'	5°12'48"



DENOTES ACCESS & PARKING EASEMENT AREA, SEE EASEMENT NOTES



SCALE: 1 INCH = 40 FEET
BASIS OF BEARINGS =
CITY OF LYNDEN
SURVEY MONUMENT NETWORK
HELD LIBERTY STREET
BETWEEN 16 STREET & 14TH STREET
(LIBERTY STREET = S 88°50'15"E)



SURVEYOR'S NOTES:

- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
- "*" DENOTES CALCULATED POINT ONLY.
- THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN MARCH OF 2023. ACCURACY EXCEEDS 1:10000.
- THIS SURVEY TIED INTO STREET MONUMENTATION AND LOT CORNERS AS SHOWN AND RELIED UPON THE CITY OF LYNDEN SURVEY MONUMENT NETWORK FOR BASIS OF BEARINGS HELD LIBERTY STREET BETWEEN 16TH STREET AND 15TH STREET = S 88°50'15"E AND RELIED ON SHANK AND ROBINSON'S ADDITION TO THE TOWN OF LYNDEN FOR EXTERIOR BLOCK DIMENSIONS.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A CURRENT TITLE REPORT OR SUBDIVISION GUARANTEE FROM WHATCOM LAND TITLE, ORDER W-202996, DATED DECEMBER 12, 2022.

(P) DENOTES PLAT DISTANCE

EASEMENT NOTES:

- RECIPROCAL ACCESS AND PARKING EASEMENT, SEE AF No. 2023-_____
 - 5' UTILITY EASEMENT IN FAVOR OF THE CITY OF LYNDEN, ESTABLISHED HEREON.
 - 10' UTILITY EASEMENT IN FAVOR OF THE CITY OF LYNDEN, ESTABLISHED HEREON.
 - EASEMENT PER AF No. 2023-_____
- SEWER EASEMENT: 10' RECIPROCAL EASEMENT OVER SEWER AS CONSTRUCTED, ESTABLISHED HEREON.

IMPERVIOUS SURFACE CALCULATIONS:

LOT NUMBER	LOT 1	LOT 2
TOTAL AREA	20,351 SF	17,806 SF
TOTAL IMPERVIOUS SURFACE AREA	18,291 SF	17,806 SF
TOTAL PERVIOUS SURFACE AREA	2,060 SF	0 SF

NORTHWEST SURVEYING & GPS, INC.
JEROMY DEMEYER, L.S. 50982
BRETT DE VRIES, L.S. 49276
4 0 7 5 T H S T R E E T , L Y N D E N , W A .
P H . 3 6 0 . 3 5 4 . 1 9 5 0 N W S U R V E Y . C O M