

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*

LAND DESCRIPTION:

LOTS 1, 2, 9 AND 10, AND THE WEST HALF OF LOTS 3 AND 8, BLOCK 12, PLAT OF SHANK AND ROBINSON'S ADDITION TO THE TOWN OF LYNDEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 12, RECORDS OF WHATCOM COUNTY, WASHINGTON, TOGETHER WITH THE VACATED ALLEY ABUTTING SAID LOTS AS WOULD ATTACH BY OPERATION OF LAW, PURSUANT TO CITY OF LYNDEN ORDINANCE 570 RECORDED MAY 18, 1978, UNDER AUDITOR'S FILE No. 1289237.

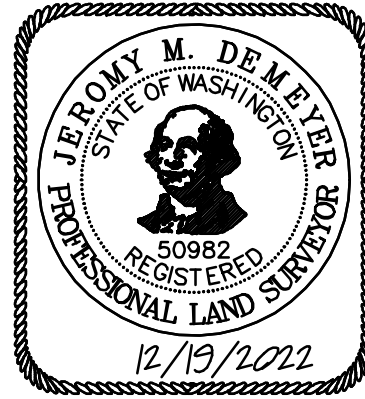
SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SHORT PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL SURVEY MADE IN COMPLIANCE WITH STATE LAWS.

_____, DATE _____
 JEROMY M. DEMEYER, P.L.S. CERTIFICATE No. 50982
 NORTHWEST SURVEYING & GPS INC, 407 5TH STREET, LYNDEN, WA 98264



CITY OF LYNDEN APPROVAL:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS SHORT PLAT FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY SUBDIVISION AND ZONING ORDINANCES AND HEREBY APPROVE THE SAME.

THIS _____ DAY OF _____, 2023.

 HEIDI GUDDE, AICP PLANNING DIRECTOR

PUBLIC WORKS DEPARTMENT APPROVAL:

EXAMINED AND APPROVED BY THE LYNDEN PUBLIC WORKS DEPARTMENT AS TO THE LAYOUT OF ROADS AND RIGHT-OF-WAY AND ACCEPTANCE OF THE DEDICATION AND/OR EASEMENTS ON BEHALF OF THE CITY OF LYNDEN IN ACCORDANCE WITH THE THE CITY OF LYNDEN DEVELOPMENT STANDARDS.

THIS _____ DAY OF _____, 2023.

 STEVE BANHAM, P.E., PUBLIC WORKS DIRECTOR

FINANCE DIRECTOR APPROVAL:

I, ANTHONY BURROWS, FINANCE DIRECTOR OF THE CITY OF LYNDEN, WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS LEVIED BY THE CITY OF LYNDEN ON ALL LAND EMBRACED IN THIS PLAT AND THAT ALL CITY ASSESSMENTS FOR WHICH THE PROPERTY EMBRACED IN THIS PLAT MAY BE LIABLE AT THIS DATE AND THAT ALL SPECIAL CITY OF LYNDEN ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT, HAVE BEEN PAID.

_____, DATE _____
 ANTHONY BURROWS, FINANCE DIRECTOR

AUDITOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SHORT PLAT WAS FILED FOR RECORD IN THE OFFICE OF WHATCOM COUNTY, WASHINGTON,

THIS _____ DAY OF _____, 2023 AT _____ A.M./P.M. IN BOOK ____ OF PLATS, PAGE _____, AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC. AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 2023-_____.

 DIANA BRADRICK
 AUDITOR OF WHATCOM COUNTY

BY _____
 DEPUTY AUDITOR

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED OWNER, HEREBY DECLARE THIS PLAT ENTITLED "1610 GROVER SHORT PLAT" IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY WISHES AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

THIS _____ DAY OF _____, 2023.

 PETER JAY VISSER, MEMBER
 LYNDEN PROFESSIONAL GROUP, L.L.C.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)
 COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT PETER JAY VISSER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MEMBER OF LYNDEN PROFESSIONAL GROUP, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS _____ DAY OF _____, 2023.

 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT _____ WASHINGTON MY COMMISSION EXPIRES _____

OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

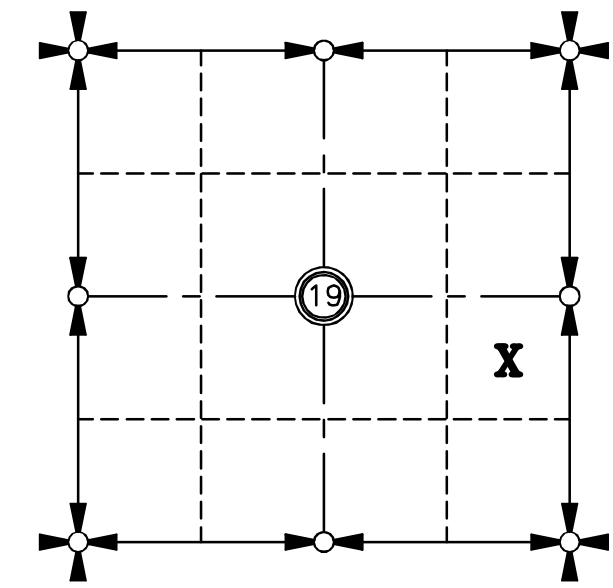
THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

PLAT NOTES:

1. A 5' UTILITY EASEMENT IN FAVOR OF THE CITY OF LYNDEN LIES AROUND THE INTERIOR PERIMETER OF ALL NEWLY CREATED LOTS WITHIN THIS SHORT PLAT, ESTABLISHED BY THIS SHORT PLAT AS SHOWN ON SHEET 2 OF 2.
2. A 10' UTILITY EASEMENT IN FAVOR OF THE CITY OF LYNDEN ABUTTING STREET RIGHT-OF-WAY OF ALL NEWLY CREATED LOTS WITHIN THIS SHORT PLAT. ESTABLISHED BY THIS SHORT PLAT AS SHOWN ON SHEET 2.

PLAT AREA BREAKDOWN:

GROSS PLAT AREA	38,157 SF
RESERVE TRACTS	0 SF
CRITICAL AREAS	0 SF
RIGHT-OF-WAYS	0 SF
OTHER INFRASTRUCTURE	0 SF
NET DEVELOPABLE	38,157 SF
PERCENT R-O-W & INFRASTRUCTURE	0%



SECTION 19, TOWNSHIP 40 NORTH,
 RANGE 3 EAST OF W.M.

NORTHWEST SURVEYING & GPS, INC.
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 BRETT DE VRIES, L.S. 49276
 407 5TH STREET, LYNDEN, WA.
 PH. 360.354.1950 NWSURVEY.COM