

City of Lynden Short

RECEIVED

Plat Vacation DEC 11 2020

Application City of Lynden Planning Department

General Information:

Property Owner

Name: Timothy & Stephanie Broersma
Address: 8294 Double Ditch Rd., Lynden, WA 98264
Telephone Number: 360-354-6951 ext. 1025 Fax Number: 360-547-6285
E-mail Address: tim@e-hosp.com

Applicant (Agent, Land Surveyor or Engineer)

Name: Compass Point Survey, LLC. - Richard Lane
Address: 523 Front St., Lynden, WA 98264
Telephone Number: 360-354-8320 Fax Number: 360-354-8321
E-mail Address: richard@compasspointsurvey.com

Who is the primary contact for this project? This person will receive all official correspondence for the project. Property owner [] Applicant [X]

Application is hereby made for a short plat as follows:

Property Information

A. LOCATION:

Address: 8294 Double Ditch Rd., Lynden, WA 98264

Legal Description (attach if necessary):

See attachment

Description of Request: See attachment

B. DESCRIPTION OF SUBDIVISION:

Current property size: 145 +/- x 310 +/- Total square footage: 47,9816 +/-
Total acreage: 1.1 +/- Zoning classification: RS-100

Number of new lots: 0 Area of ROW in SF: N/A

Minimum lot size: 145 +/- x 310 +/- Minimum square footage: 47,9816 +/-

BY SIGNING THIS APPLICATION, I CERTIFY THAT ALL THE INFORMATION SUBMITTED IS TRUE AND CORRECT. I ALSO UNDERSTAND THAT NO FINAL APPROVAL WILL BE ISSUED UNTIL ALL FINAL REVIEW COSTS ARE PAID IN FULL.

SUBMITTED BY: [Signature] DATE: 12-04-20

PROPERTY OWNER SIGNATURE: [Signature] DATE: 12/4/20

PROPERTY OWNER PRINTED NAME: Tim Broersma DATE: 12/4/20

PRE-APPLICATION MEETING DATE: HEARING DATE:

(APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PRE-APPLICATION MEETING)

FEE'S (SHORT PLAT AMENDMENT MAJOR \$400.00 PRIOR TO FINAL PLAT \$200.00) DATE PAID: 12-11-20 RECEIPT #

J# 2959

PARCEL A:

LOT A, NIEUWSMA SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF SHORT PLATS, PAGE(S) 92, UNDER AUDITOR'S FILE NO. 1639427, RECORDS OF WHATCOM COUNTY, WASHINGTON.

TOGETHER WITH A TRIANGULAR TRACT OF LAND WITHIN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 3 EAST OF WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT A OF THE NIEUWSMA SHORT PLAT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "RICKENBACKER TRACT" AS 'SHOWN ON THE R.S. JANSEN SHORT PLAT, RECORDED IN VOLUME 36 OF SHORT PLATS, PAGE 40, THENCE NORTH, 00° 00' 28" WEST ALONG THE WEST LINE OF SAID RICKENBACKER TRACT A DISTANCE OF 10.00 FEET; THENCE SOUTH 89° 01' 59" EAST A DISTANCE OF 151.84 FEET TO A CAPPED REBAR MARKING THE NORTHEAST CORNER OF THE AFORESAID LOTA OF THE NIEUWSMA SHORT PLAT; THENCE SOUTH 87° 11' 43" WEST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 152.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

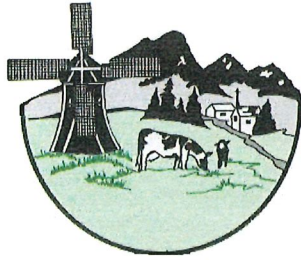
LOT B, NIEUWSMA SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF SHORT PLATS, PAGE 92, UNDER AUDITOR'S FILE NO. 1639427, RECORDS OF WHATCOM COUNTY WASHINGTON.

PARCEL B-1:

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF NIEUWSMA SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF SHORT PLATS, PAGE 92; UNDER AUDITOR'S FILE NO. 1639427, RECORDS OF WHATCOM COUNTY, WASHINGTON

SITUATE IN WHATCOM COUNTY, WASHINGTON.

The property owners would like to consolidate lots A & B of Nieuwsma Short Plat into one lot and remove the 30' ingress, egress and utility easement that runs along the southerly lot line of lot A.



City of Lynden

Critical Areas Checklist

Section: 19 Township: 40 Range: 3E Parcel Number: 400319311308 & 400319325308

Site Address: 8294 Double Ditch Rd., Lynden, WA 98264

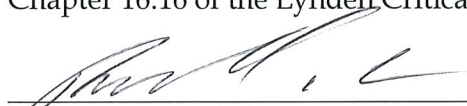
Proposed Uses: Residential

Please answer the following questions concerning Critical Area indicators *located on or within 200-feet of the project area*:

- a. Are you aware of any environmental documentation that has been prepared related to critical areas that includes the subject area? (If yes, please attach a list of document titles).
 Yes No Unknown
- b. Are there any surface waters (including year-round and seasonal streams, lakes, ponds, swamps)?
 Yes No Unknown
- c. Is there vegetation that is associated with wetlands?
 Yes No Unknown
- d. Have any wetlands been identified?
 Yes No Unknown
- e. Are there areas where the ground is consistently inundated or saturated with water?
 Yes No Unknown
- f. Are there any State or Federally listed sensitive, endangered, or threatened species and habitats?
 Yes No Unknown
- g. Are there slopes of 15% or greater?
 Yes No Unknown
- h. Is the project located within a Flood Hazard Zone?
 Yes No Unknown
- i. Do you know of any landslide hazard areas?
 Yes No Unknown

I grant permission to the field inspector to enter the building site to determine the presence or absence of critical areas.

I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to conditions or denial as necessary to meet the requirements of Chapter 16.16 of the Lynden Critical Areas Ordinance.



Applicant's Signature

12-04-20

Date

TOWNSHIP:
40
RANGE:
03
SECTION:
19
MAP NO. NO.
01

KEY MAP:

| | | |
|----|----|----|
| 13 | 18 | 17 |
| 24 | 19 | 20 |
| 25 | 30 | 29 |

0 400
1" = 400'
PL.



- Tax Parcels
- Lots
- Section Lines
- Qtr. Section Lines
- City Limits
- Annexations
- Railroads
- Pipelines
- Waterlines
- Waterbodies

Whatcom County Assessor's Office

Oct. 28, 2020

This map is for assistance in property location and is not guaranteed for accurate measurements.

Geographic Tax Parcel Numbers (GID) are a 16-digit number derived from a combination of the Township, Range and Section, plus the XY coordinates of the theoretical center of the parcel, plus four trailing zeroes. The trailing zeroes are used where an auxiliary tax parcel exists at the same location as the primary parcel, such as, a condo unit or a mobile home.

For information on reading maps visit our website: whatcomcounty.us/177/Assessor



STATE HWAY NO. 539
GUIDE MERIDIAN

COUNTY ROAD NO. 120
COUNTY ROAD NO. 122
COUNTY ROAD NO. 126
COUNTY ROAD NO. 128
COUNTY ROAD NO. 130
COUNTY ROAD NO. 132
COUNTY ROAD NO. 134
COUNTY ROAD NO. 136
COUNTY ROAD NO. 138
COUNTY ROAD NO. 140
COUNTY ROAD NO. 142
COUNTY ROAD NO. 144
COUNTY ROAD NO. 146
COUNTY ROAD NO. 148
COUNTY ROAD NO. 150
COUNTY ROAD NO. 152
COUNTY ROAD NO. 154
COUNTY ROAD NO. 156
COUNTY ROAD NO. 158
COUNTY ROAD NO. 160
COUNTY ROAD NO. 162
COUNTY ROAD NO. 164
COUNTY ROAD NO. 166
COUNTY ROAD NO. 168
COUNTY ROAD NO. 170
COUNTY ROAD NO. 172
COUNTY ROAD NO. 174
COUNTY ROAD NO. 176
COUNTY ROAD NO. 178
COUNTY ROAD NO. 180
COUNTY ROAD NO. 182
COUNTY ROAD NO. 184
COUNTY ROAD NO. 186
COUNTY ROAD NO. 188
COUNTY ROAD NO. 190
COUNTY ROAD NO. 192
COUNTY ROAD NO. 194
COUNTY ROAD NO. 196
COUNTY ROAD NO. 198
COUNTY ROAD NO. 200

Whatcom County Assessor & Treasurer

Property Search Results > 132621 TIMOTHY W & STEPHANIE A BROERSMA for Year 2020 - 2021

Property

Account

| | | | |
|--------------|--------|--------------------------------|--|
| Property ID: | 132621 | Abbreviated Legal Description: | LOT A NIEUWSMA SHORT PLAT AS REC BOOK 18 SHORT PLATS PG 92-THAT PTN OF E 10 FT OF W 30 FT OF W 1/2 SW NE ABTG LOT A-TR IN SW NE DAF-BEG AT NW COR OF LOT A SD PT ALSO BEING SW COR OF RICKENBACKER TR AS SHOWN ON R S JANSEN SHORT PLAT AS REC BOOK 36 SHORT |
|--------------|--------|--------------------------------|--|

| | | | |
|-----------------------------|-----------------------------|-------------------|--------|
| Parcel # / Geo ID: | 4003193113080000 | Agent Code: | |
| Type: | Real | | |
| Tax Area: | 0400 - LYNDEN 504 L C10 LPR | Land Use Code | 11 |
| Open Space: | N | DFL | N |
| Historic Property: | N | Remodel Property: | N |
| Multi-Family Redevelopment: | N | | |
| Township: | T40N | Section: | 19 |
| Range: | R03E | Legal Acres: | 0.5300 |

Location

| | | | |
|------------------|------------------------------------|---------|------------|
| Address: | 8294 DOUBLE DITCH RD LYNDEN, WA | Mapsc0: | |
| Neighborhood: | 2240012000 SFR-LOT | Map ID: | 2JMS_19MID |
| Neighborhood CD: | 2240012000 | | |

Owner

| | | | |
|------------------|---|--------------|-----------------|
| Name: | TIMOTHY W & STEPHANIE A BROERSMA | Owner ID: | 530153 |
| Mailing Address: | 8294 DOUBLE DITCH RD LYNDEN, WA 98264-9716 | % Ownership: | 100.0000000000% |
| | | Exemptions: | |

Pay Tax Due

Taxes and Assessment Details

Values

Whatcom County Assessor & Treasurer

Property Search Results > 132657 TIMOTHY W & STEPHANIE A BROERSMA for Year 2020 - 2021

Property

Account

| | | | |
|-----------------------------|-----------------------------|--------------------------------|--|
| Property ID: | 132657 | Abbreviated Legal Description: | LOT B NIEUWSMA SHORT PLAT AS REC BOOK 18 SHORT PLATS PG 92 |
| Parcel # / Geo ID: | 4003193253080000 | Agent Code: | |
| Type: | Real | Land Use Code | 91 |
| Tax Area: | 0400 - LYNDEN 504 L C10 LPR | DFL | N |
| Open Space: | N | Remodel Property: | N |
| Historic Property: | N | Section: | 19 |
| Multi-Family Redevelopment: | N | Legal Acres: | 0.6000 |
| Township: | T40N | | |
| Range: | R03E | | |

Location

| | | | |
|------------------|-------------------------------|---------|------------|
| Address: | DOUBLE DITCH RD LYNDEN, WA | Mapsco: | |
| Neighborhood: | 2240010200 RLOT | Map ID: | 2JMS_19MID |
| Neighborhood CD: | 2240010200 | | |

Owner

| | | | |
|------------------|---|--------------|-----------------|
| Name: | TIMOTHY W & STEPHANIE A BROERSMA | Owner ID: | 530153 |
| Mailing Address: | 8294 DOUBLE DITCH RD LYNDEN, WA 98264-9716 | % Ownership: | 100.0000000000% |
| | | Exemptions: | |

Pay Tax Due

Taxes and Assessment Details

Values

Map List

Taxing Jurisdiction

Improvement / Building

Sketch

Property Image

Land

Roll Value History