



City of Lynden

SHORT PLAT APPLICATION

SP# 18-08

General Information:

PLN 09228

Property Owner

Name: Benjamin Stuit

Address: 8036 Flynn Road, Lynden, WA 98246

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

Applicant (Agent, Land Surveyor or Engineer)

Name: Jeromy DeMeyer of Northwest Surveying & GPS, Inc.

Address: 407 5th Street, Lynden

Telephone Number: 360-354-1950 Fax Number: 354-7644

E-mail Address: jeromy@nwsurvey.com

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

Application is hereby made for a short plat as follows:

Property Information

A. LOCATION:

Address: 8036 Flynn Road, Lynden, WA

Legal Description (attach if necessary): See deed

B. DESCRIPTION OF SUBDIVISION:

Current property size: 590' x 463' Total square footage: 27,318

Total acreage: 3.38 Zoning classification: RS-100 RM-2

Number of new lots: three

Minimum lot size: 110.06' x 135.96' Minimum square footage: 14,984 SF

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.

Applicant's Signature: [Signature] Date: 9/14/18

Property Owner: [Signature] Date: 9-21-18

PRE-APPLICATION MEETING DATE: _____ HEARING DATE: _____

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

FEES (SHORT PLAT \$250.00 + \$100.00 PER LOT) DATE PAID: _____ RECEIPT # _____



City of Lynden

Critical Areas Checklist

Section: 22 Township: 40 Range: 2E Parcel Number: 400225 388/423 0000

Site Address: 8036 Flynn Road

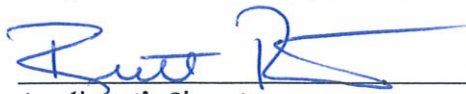
Proposed Uses: residential 4 Lot Short Plat

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

2/14/18
Date

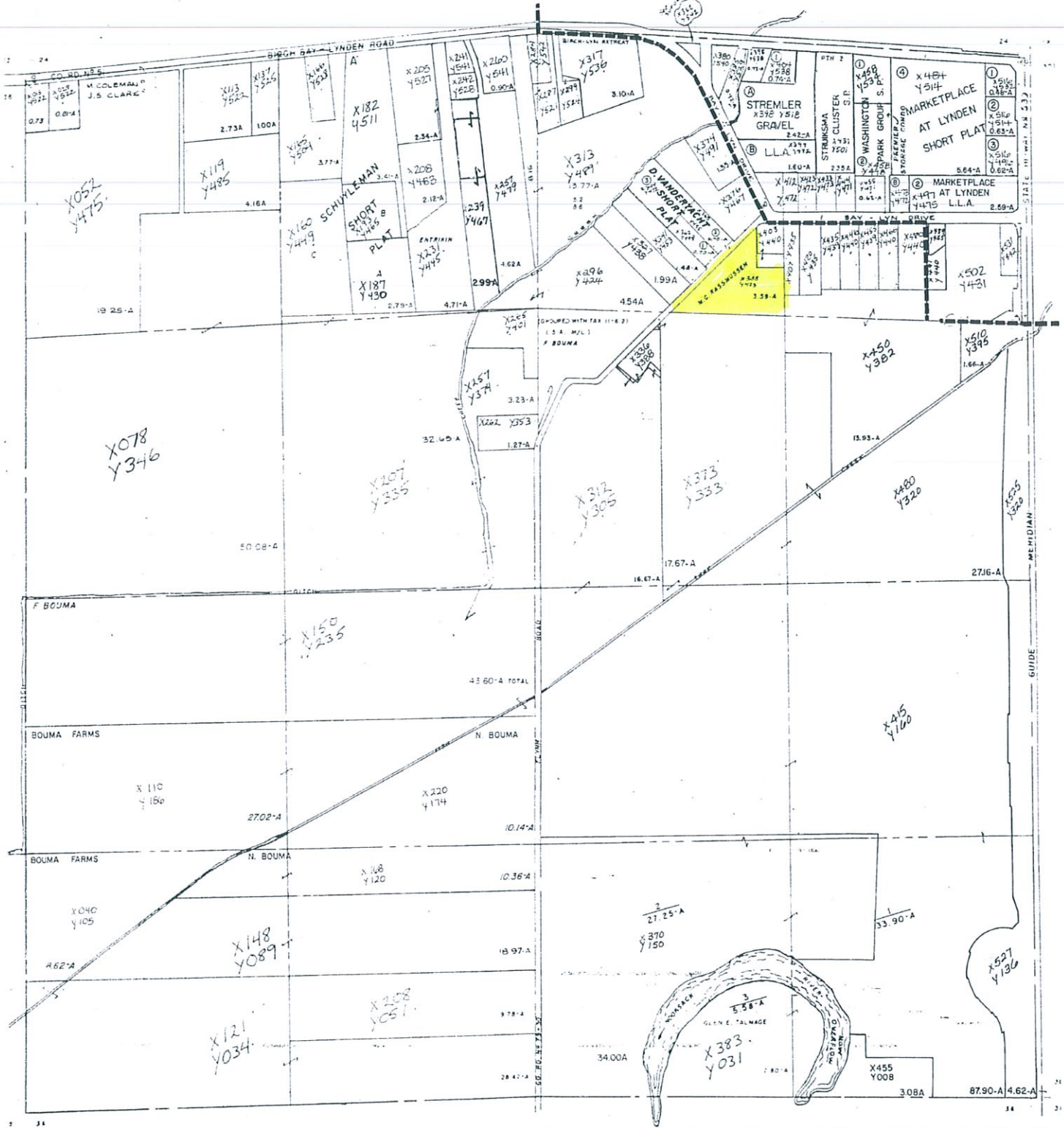
DATE 10/14/57

SCALE 1" = 400'

SECTION 25

TOWNSHIP 40
DELTA

RANGE 2 EAST



THIS MAP IS FOR
 ASSISTANCE IN
 DETERMINING
 AND NOT GUARANTEEING
 THE ACCURACY
 OF THE INFORMATION
 HEREON.

REVISED
 11 July 2016
 Assessor's Dept.
 Wisconsin Co.

10/4/57

DATE

1" = 400'

SCALE



01

MAP NO.

SECTION
25

RANGE
2 E

TOWNSHIP
40

When recorded return to:
Benjamin L. Stuit
8036 Flynn Road
Lynden, WA 98264



2120601346
Page: 1 of 2
6/12/2012 3:21 PM
DEED \$63.00
Whatcom County, WA
Request of: CHICAGO TITLE INSURANCE

Filed for record at the request of:



CHICAGO TITLE
COMPANY

607 Front Street
Lynden, WA 98264

Escrow No.: 245347427

QUIT CLAIM DEED

THE GRANTOR(S)

Lindy S. Stuit, spouse of Benjamin L. Stuit

for and in consideration of to establish separate property in hand paid, conveys and quit claims to
Benjamin L. Stuit, a married man as his sole and separate property

the following described real estate, situated in the County of Whatcom, State of Washington together
with all after acquired title of the grantor(s) herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn NW NE Sec 25, Twn 40 N, R2E Tax/Map ID(s): 400225 388423 0000

Tax Parcel Number(s): 125969, 400225 388423 0000

Dated June 11, 2012

Lindy S. Stuit

State of WA
Whatcom COUNTY of WHATCOM

I certify that I know or have satisfactory evidence that Lindy S. Stuit is the person who appeared before
me, and said person acknowledged that she signed this instrument and acknowledged it to be her free
and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-11-12

Name: _____
Notary Public in and for the State of WA
Residing at: B. H. 12
My appointment expires: 3-17-15

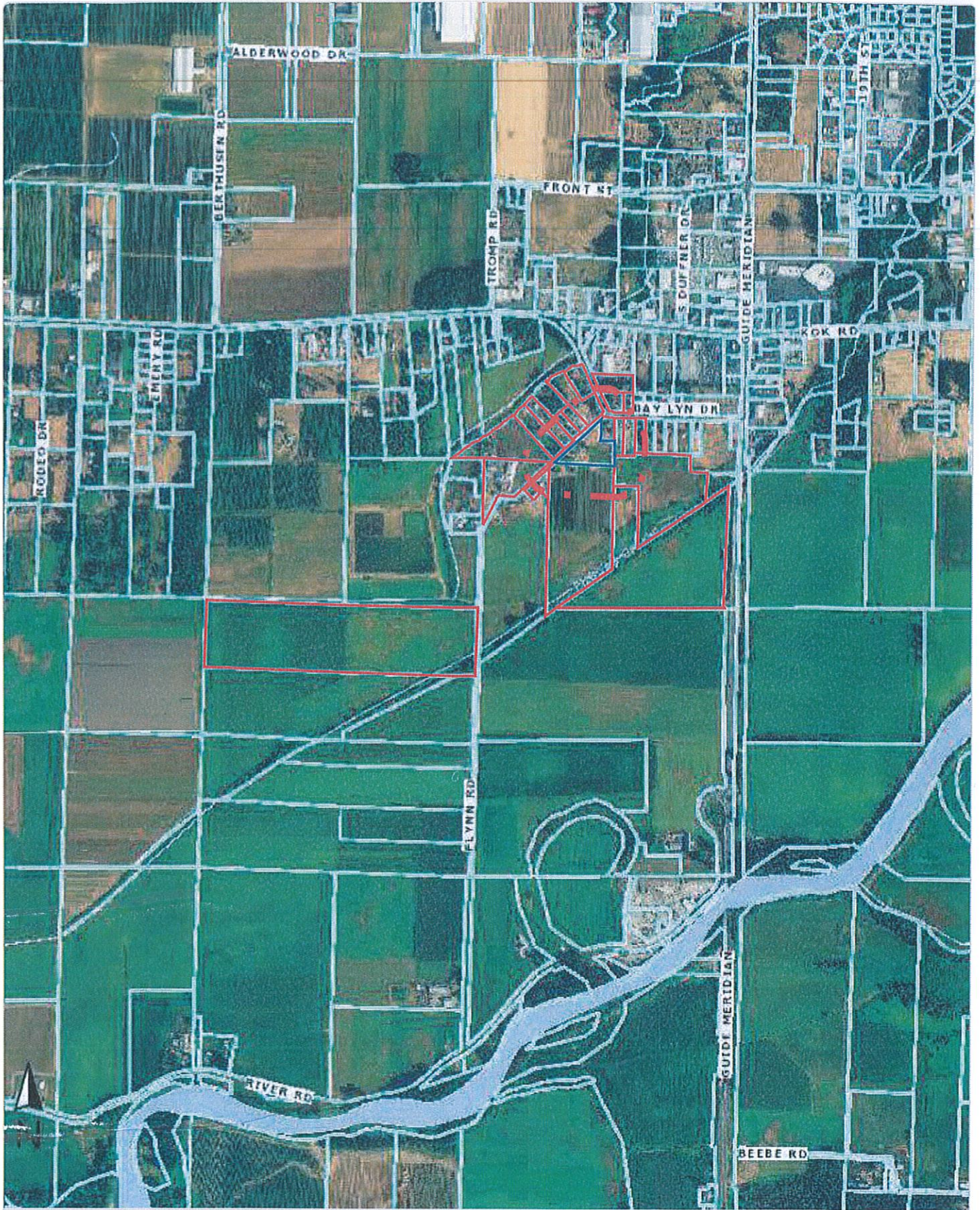
MARLIN DU BOIS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
03-17-15

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 125969
Tax Map ID(s): 400225 388423 0000

All that portion of the Northwest Quarter of the Northeast Quarter of Section 25, Township 40 North, Range 2 East of W.M., lying South and East of the county road (Schuleyman Road) as at present laid out and established, except beginning on the East line of said tract 317 feet North of the Southeast corner thereof; thence West 138 feet; thence North to the county road (Schuleyman Road); thence Northeasterly and East along said Schuleyman Road and county road to the East line of said Northwest Quarter of the Northeast Quarter; thence South along said East line to the true point of beginning; subject to boundary line agreement recorded under Auditor's File No. 1307170, less roads.

Situate in Whatcom County, Washington



Whatcom Land Title

2011 Young Street Bellingham, WA 98225
Ph: (360) 676-8484 Toll Free: (800) 334-6314

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

STUIT FAMILY SHORT PLAT
 A PORTION OF THE NW QUARTER OF THE NE QUARTER OF SECTION 25,
 TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M.,
 WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

NORTH QUARTER
 CORNER PER
 AF No. 211101468

NORTHEAST SECTION
 CORNER PER
 AF No. 211101468

EAST QUARTER
 CORNER PER
 AF No. 211101468

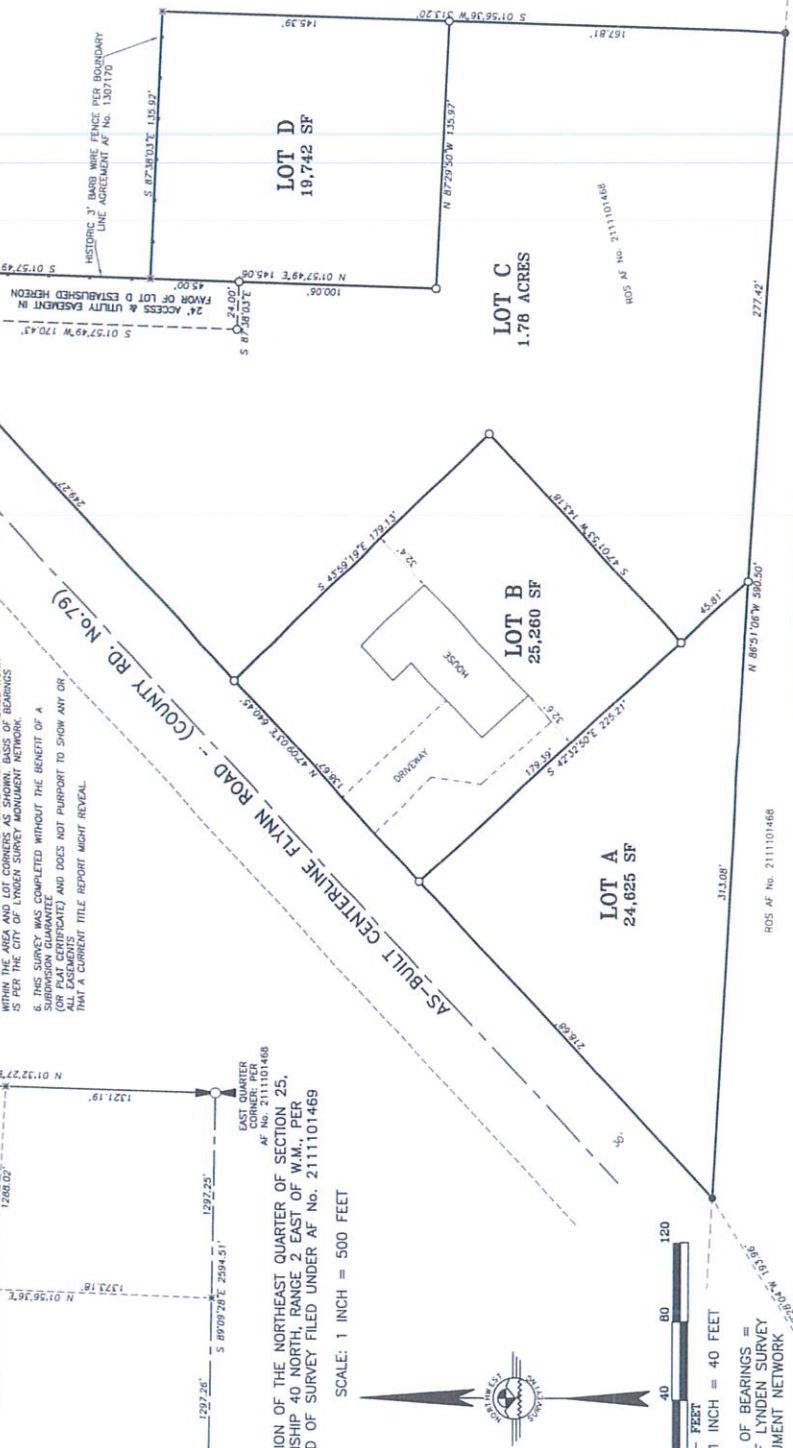
SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M., PER
 RECORD OF SURVEY FILED UNDER AF No. 211101469

SCALE: 1 INCH = 500 FEET



BASIS OF BEARINGS =
 CITY OF LYNDEN SURVEY
 MONUMENT NETWORK

- SURVEYOR'S NOTES:**
1. "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50992" SET FOR LOT CORNERS IN 09/12/18.
 2. "S" DENOTES CHIPPED REBAR MARKED "S-21437" FOUND BY THIS SURVEYOR.
 3. "C" DENOTES CALCULATED POINT ONLY.
 4. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA 1512 TOTAL STATION WITH A CARLSON SURVEYOR 2 DATA COLLECTOR/FIELD COMPUTER IN 09/12/18.
 5. THIS SURVEY TIED AND CONTROL POINTS FROM OUR PREVIOUS WORK (OR PLAT CERTIFICATE) AND DOES NOT PURPORT TO SHOW ANY OR THAT A CURRENT TITLE REPORT MIGHT REVEAL.
 6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A SUBDIVISION GUARANTEE.



		NORTHWEST SURVEYING & GPS, INC. Jeromy M. DeMeyer, L.S. No. 50092 Brett W. DeWitt, L.S. No. 49276 407 5TH STREET, LYNDEN WASHINGTON, 98564 PH: (509) 354-1950 NWSURVEY.COM	
DRAWN BY: BRETT	DATE: 09/12/18	JOB NO.: 18-372	SHEET: 2 OF 2
REVIEWED BY: JEROMY	DR: 254002VBDOMA CRD: 254002CP.CHD		

STUIT FAMILY SHORT PLAT
A PORTION OF THE NW QUARTER OF SECTION 25,
TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M.,
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

LAND DESCRIPTION:

ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 2 EAST OF W.M., ...

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

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED OWNER, HEREBY DECLARE THIS PLAT ENTITLED "STUIT FAMILY SHORT PLAT" IS MADE

THIS _____ DAY OF _____, 2018.

BENJAMIN STUIT, OWNER

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF WHATCOM }

CERTIFY THAT I, JEREMY M. DE MEYER, OR HAVE PERSONALLY OBSERVED THAT BENJAMIN STUIT IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON

THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____ WASHINGTON

MY COMMISSION EXPIRES _____

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

THIS _____ DAY OF _____, 2018.

HEIDI GLODE, PLANNING 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 _____, 2018, AT _____ A.M./P.M. AT THE REQUEST OF NORTHWEST

SURVEYING & GPS, INC. AND IS RECORDED UNDER AUDITOR'S FILE NUMBER _____

AUDITOR OF WHATCOM COUNTY _____ BY _____ DEPUTY AUDITOR

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.

JEREMY M. DE MEYER, P.L.S. CERTIFICATE NO. 50982 DATE _____

NORTHWEST SURVEYING & GPS INC, 407 5TH STREET, LYNDEN, WA 98264

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 CITY OF LYNDEN DEVELOPMENT STANDARDS.

THIS _____ DAY OF _____, 2018.

STEVE BANTAM, P.E., PUBLIC WORKS DIRECTOR

FINANCE DIRECTOR APPROVAL:

I, FINANCE DIRECTOR OF THE CITY OF LYNDEN, WASHINGTON, DO HEREBY CERTIFY THAT I AM THE

OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY ENRICHED IN THIS PLAT MAY BE LIABLE AT THIS DATE, AND THAT ALL SPECIAL CITY OF LYNDEN

ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS PLAT WHICH UNDER SAID PLAT BECOMES STREETS, ALLEY AND OTHER PUBLIC PLACES, HAVE

BEEN PAID.

CITY OF LYNDEN FINANCE DIRECTOR _____ DATE _____

JOINT ROAD MAINTENANCE AGREEMENTS:

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH THE VARIOUS HIGHWAYS, ROADS, EGRESS & UTILITY EASEMENTS AS

SHOWN ON THIS PLAT SHALL BE PAID BY THE OWNERS OF SAID PROPERTY IN ACCORDANCE WITH THE MAINTENANCE, REPAIRS OR IMPROVEMENTS

BEFORE AN ENFORCEABLE LIEN AGAINST ANY LOT WHOSE OWNERS REFUSE OR FAIL TO PARTICIPATE IN THE MAINTENANCE, REPAIRS OR IMPROVEMENTS

MADE BY AGREEMENT OF THE OTHER OWNERS. THIS PROVISION SHALL BE CONSTRUED AS A COVENANT RUNNING WITH THE LAND.

SURVEYOR'S NOTES: SEE SHEET 2



NORTHWEST SURVEYING & GPS, INC.
Jerome M. De Meyer, L.S. No. 50982
Brett W. De Vries, L.S. No. 49276
407 5TH STREET, LYNDEN, WASHINGTON, 98264
PH. (360) 354-1950
NWSURVEY.COM

DRAWN BY: BRETT
REVIEWED BY: JEREMY
DATE: 09/12/18
JOB NO.: 18-372
SHEET: 1 OF 2
DIA: V24-002(V)BDDMM
CRD: 254002GP.CRD