

# NORTH PRAIRIE PHASE 7, DIVISION 2

## PORTION OF THE NW 1/4, NE 1/4, AND THE SW 1/4, NE 1/4, SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M. WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

**LAND DESCRIPTION:**

TRACT A, B, C, D AND E, "NORTH PRAIRIE PHASE 7, DIVISION 1" AS PER THE MAP THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2019-0101396, IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON.

SITuate IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

**DECLARATION & DEDICATION:**

WE, THE UNDERSIGNED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC AS EXCLUSIVE PERPETUAL EASEMENTS FOR ALL MUNICIPAL PURPOSES ALL ROADS AND WAYS SHOWN HEREON, WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR EXISTING COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

ROBERT D. LIBOLT, AUTHORIZED MEMBER  
NORTH PRAIRIE LLC

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ROBERT D. LIBOLT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT. ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS AUTHORIZED MEMBER OF NORTH PRAIRIE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT \_\_\_\_\_ WASHINGTON, MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S NOTES:**

SEE SURVEYOR'S NOTES ON SHEET 3

**SURVEYOR'S CERTIFICATE:**

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

DAVID G. LEIGHTON, CERTIFICATE NO. 53987 DATE \_\_\_\_\_  
COMPASS POINT SURVEY, LLC, 523 FRONT STREET, LYNDEN, WA 98264

**AUDITOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF COMPASS POINT SURVEY, LLC.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019 AT \_\_\_\_\_ M. AND THAT IT IS RECORDED

UNDER WHATCOM COUNTY AUDITOR'S FILE NO. \_\_\_\_\_ RECORDS OF WHATCOM COUNTY, WASHINGTON.

COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

**PLAT NOTES AND CONDITIONS:**

1. FOR ADDITIONAL PLAT RESTRICTIONS SEE THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND ARCHITECTURAL STANDARDS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2140302574.
2. ALL LOTS SHALL HAVE ONSITE DOWNSPOUT INFILTRATION PER APPROVED PLAT DRAINAGE PLAN.

**PUBLIC WORKS DEPARTMENT APPROVAL:**

EXAMINED AND APPROVED BY THE LYNDEN PUBLIC WORKS DEPARTMENT AS TO THE LAYOUT OF ROADS AND RIGHTS-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 \_\_\_\_\_, 2019.

STEVE BANHAM, P.E., CITY OF LYNDEN PUBLIC WORKS DIRECTOR

**CITY PLANNING APPROVAL:**

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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

HEIDI GUUDE, AICP, CITY OF LYNDEN PLANNING DIRECTOR

**CITY PLANNING COMMISSION APPROVAL:**

EXAMINED AND APPROVED BY THE CITY OF LYNDEN PLANNING COMMISSION.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN, CITY OF LYNDEN PLANNING COMMISSION

**CITY COUNCIL APPROVAL:**

APPROVED BY THE ORDER OF THE CITY OF LYNDEN, WASHINGTON, BY AN ORDER MADE AND ENTERED ON

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SCOTT KORTHUIS, MAYOR, CITY OF LYNDEN

ATTEST: CITY CLERK

**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 WHICH UNDER SAID PLAT BECOMES STREETS, ALLEYS AND OTHER PUBLIC PLACES, HAVE BEEN PAID.

ANTHONY BURROWS, CITY OF LYNDEN FINANCE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**WHATCOM COUNTY TREASURER'S CERTIFICATE:**

I, \_\_\_\_\_, WHATCOM COUNTY TREASURER, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT ENTITLED "NORTH PRAIRIE PHASE 7, DIVISION 2" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED AS SHOWN IN THE RECORDS OF MY OFFICE.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

TREASURER, WHATCOM COUNTY, WASHINGTON

**MAINTENANCE OF PRIVATE STORMWATER FACILITIES:**

THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION HAS THE RESPONSIBILITY TO PROPERLY MAINTAIN ALL STORMWATER FACILITIES NOT WITHIN CITY RIGHTS-OF-WAY. THE CITY MAY ACCESS AND INSPECT ALL STORMWATER FACILITIES AND COMMUNITY ASSOCIATION INSPECTION RECORDS. IF THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES, THE CITY CAN ISSUE WRITTEN NOTICE SPECIFYING THE REQUIRED ACTIONS. IF THE ACTIONS ARE NOT CORRECTED IN A TIMELY MANNER OR IN THE EVENT OF A PUBLIC HAZARD, THE CITY MAY ENTER THE PROPERTY TO PERFORM THE ACTIONS NEEDED AND BILL THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION. ANY ACTION TAKEN BY THE CITY OF LYNDEN SHALL NOT RELIEVE THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION FROM ITS RESPONSIBILITY TO MAINTAIN THE STORMWATER FACILITIES.

**RIGHT TO FARM DISCLOSURE STATEMENT:**

THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, INSECTS, FUMES, DUST, SMOKE. THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND APPLICATION OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE CITY OF LYNDEN AND WHATCOM COUNTY HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURAL OPERATIONS IS A HIGH PRIORITY AND FAVORED USE AND WILL NOT CONSIDER TO BE A NUISANCE THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM FARM OPERATIONS. IF SUCH OPERATIONS ARE CONSISTENT WITH COMMONLY ACCEPTED GOOD MANAGEMENT PRACTICES AND OTHERWISE COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS.

**RIGHT TO FARM COVENANT:**

THIS PROPERTY IS LOCATED WITHIN ONE-HALF MILE OF AN OPERATING FARM, AGRICULTURE OR RURAL DISTRICT. THE DEVELOPER AND ANY SUBSEQUENT PURCHASER OR SUCCESSORS IN INTEREST OF ALL OF THE LOTS WITHIN THIS PLAT WILL REFRAIN FROM ANY LEGAL ACTION TO RESTRAIN OR COLLECT DAMAGES FROM OWNERS OR OPERATORS OF SUCH SAID AGRICULTURAL LANDS: FROM THE CITY OF LYNDEN; OR FROM WHATCOM COUNTY, ARISING OUT OF ANY REASONABLE AND LAWFUL FARM OPERATIONS ON SAID AGRICULTURAL LANDS WHICH OCCURS IN THE NORMAL COURSE OF THEIR ESTABLISHED USE. UPON SALE OF EACH LOT, THE SELLER SHALL REQUIRE THAT THE "DISCLOSURE STATEMENT" AS SET FORTH IN CHAPTER 17.23.040 SECTION B, LYNDEN MUNICIPAL CODE BE SIGNED BY THE PURCHASER AND RECORDED IN THE COUNTY AUDITOR'S OFFICE IN CONJUNCTION WITH THE DEED CONVEYING SAID LOT. THIS COVENANT SHALL RUN WITH THE LAND.

SHEET: 1 OF 3	DATE: 04/24/19 04/20/19 07/25/19	E.:164003-2006 C4d-64003-06 SOUTHCRD	<p>523 FRONT STREET, LYNDEN, WA 98264 PH: 360-354-9820 FAX: 360-354-9821</p>
DRAWN BY: RLB JD	REVIEWED BY: DLB RL	DRAWING: NP PHASE 7, DIV 2, DWG	