

KODE KAMP VISTA LONG PLAT

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

LAND DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST, W.M., EXCEPTING THEREFROM THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; FURTHER EXCEPTING ONE ACRE FOR GEOMETRY;

FURTHER EXCEPTING RIGHT-OF-WAY FOR COUNTY ROADS KNOWN AS KAMM ROAD AND NORTHWOOD ROAD ON THE SOUTHERN AND WESTERN BOUNDARIES THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

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

DECLARATION & DEDICATION:

1, THE UNDERSIGNED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER THE RIGHTS-OF-WAY AS SHOWN ON SHEET 2, 3, 4 & 5 AND 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 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 TO BE DONE BY ANY PARTY SHALL BE DONE AT THE EXPENSE OF SUCH OWNER AND SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE WASHINGTON STATE PUBLIC UTILITIES CODE AND THE RULES AND REGULATIONS THEREUNDER. THE UNDERSIGNED HEREBY DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

TIMOTHY KOETJE, MANAGER
NORTHWOOD PARTNERS, L.L.C.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF WHATCOM)

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TIMOTHY KOETJE 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 VOLUNTARILY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS _____ DAY OF _____, 202__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, _____

RESIDING AT _____ WASHINGTON

MY COMMISSION EXPIRES _____

WHATCOM COUNTY TREASURER'S CERTIFICATE:

1, _____, WHATCOM COUNTY TREASURER, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMPACED WITHIN THIS PLAT ENTITLED "KODE KAMP VISTA LONG PLAT" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED AS SHOWN IN THE RECORDS OF MY OFFICE.

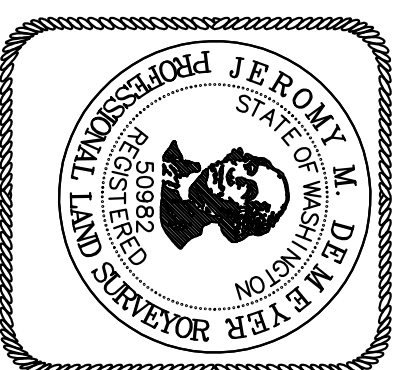
DATED THIS _____ DAY OF _____, 202__.

TREASURER, WHATCOM COUNTY, WASHINGTON _____

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.

JEROMY M. DEMETER, 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 THE CITY OF LYNDEN DEVELOPMENT STANDARDS.

THIS _____ DAY OF _____, 202__.

STEVE BANHAM, P.E., PUBLIC WORKS DIRECTOR _____

CITY PLANNING APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF LYNDEN PLANNING DEPARTMENT

THIS _____ DAY OF _____, 202__.

HEIDI GILDE, AICP, PLANNING DIRECTOR _____

CITY PLANNING COMMISSION APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF LYNDEN PLANNING COMMISSION

THIS _____ DAY OF _____, 202__.

CHAIRMAN, 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 _____, 202__.

MAYOR OF THE CITY OF LYNDEN _____ ATTEST: CITY CLERK _____

FINANCE DIRECTOR APPROVAL:

1, _____, FINANCE DIRECTOR OF THE CITY OF LYNDEN, WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF COLLECTIONS OF SPECIAL ASSESSMENTS LAYED BY THE CITY OF LYNDEN ON A PLAT AND EMPACED IN THIS PLAT AND THAT ALL CITY ASSESSMENTS FOR WHICH THE PROPERTY EMPACED 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.

ANTHONY BURROWS, CITY OF LYNDEN FINANCE DIRECTOR _____ DATE _____

AUDITOR'S CERTIFICATE:

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

THIS _____ DAY OF _____, 202__ AT _____ A.M./P.M. AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.

AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 202__-____.

AUDITOR OF WHATCOM COUNTY _____ BY _____ DEPUTY AUDITOR _____

RIGHT TO FARM COVENANT:

THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURE LAND OR FARM OPERATIONS UPON 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, LIES, FLEETING TRAFFIC, LIGHT POLLUTION, AIR POLLUTION, VIBRATION, AND OTHERS. YOU MAY BE SUBJECT TO THE DISPOSITION OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. 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 THE COMMONLY ACCEPTED GOOD MANAGEMENT PRACTICES AND OTHERWISE COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS.

STORM INFILTRATION NOTE:

ALL LOTS SHALL HAVE ONSITE DOWNSPOUT INFILTRATION PER APPROVED PLAT DRAINAGE PLAN AS PREPARED BY FREELAND & ASSOCIATES AND APPROVED ON _____.

SEWER ASSESSMENT AREA NOTE:

THIS PROPERTY IS LOCATED IN THE EAST LYNDEN SEWER SPECIAL ASSESSMENT AREA. LOTS WITHIN THIS AREA ARE ASSESSED ADDITIONAL CHARGES UPON CONNECTION TO SANITARY SEWER TO FUND REGIONAL SEWER FACILITIES.

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:

- FOR ADDITIONAL PLAT RESTRICTIONS SEE THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER WHATCOM COUNTY AUDITOR'S FILE No.202__-_____.
- NO VEHICULAR ACCESS TO LOTS 1, 8, 9, 10, 11, 12, 13, 14, 90, 91, 92, OPEN SPACE 1 OR OPEN SPACE 2 SHALL BE ALLOWED FROM NORTHWOOD ROAD OR KAMM ROAD.

WETLAND NOTE:

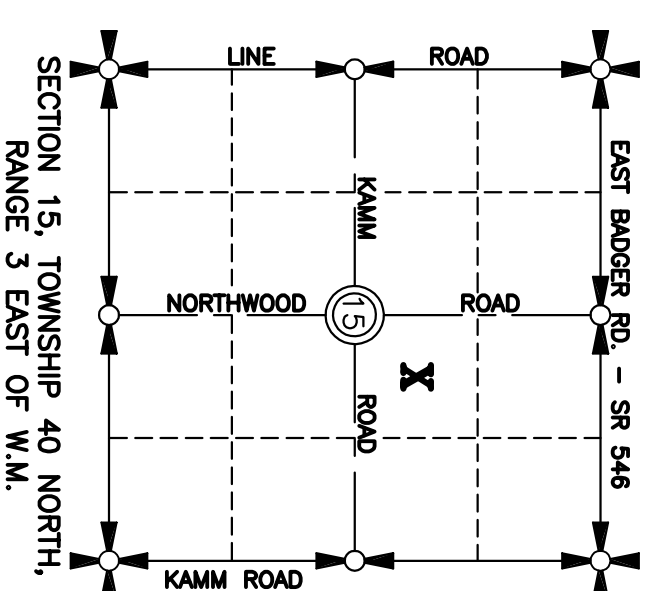
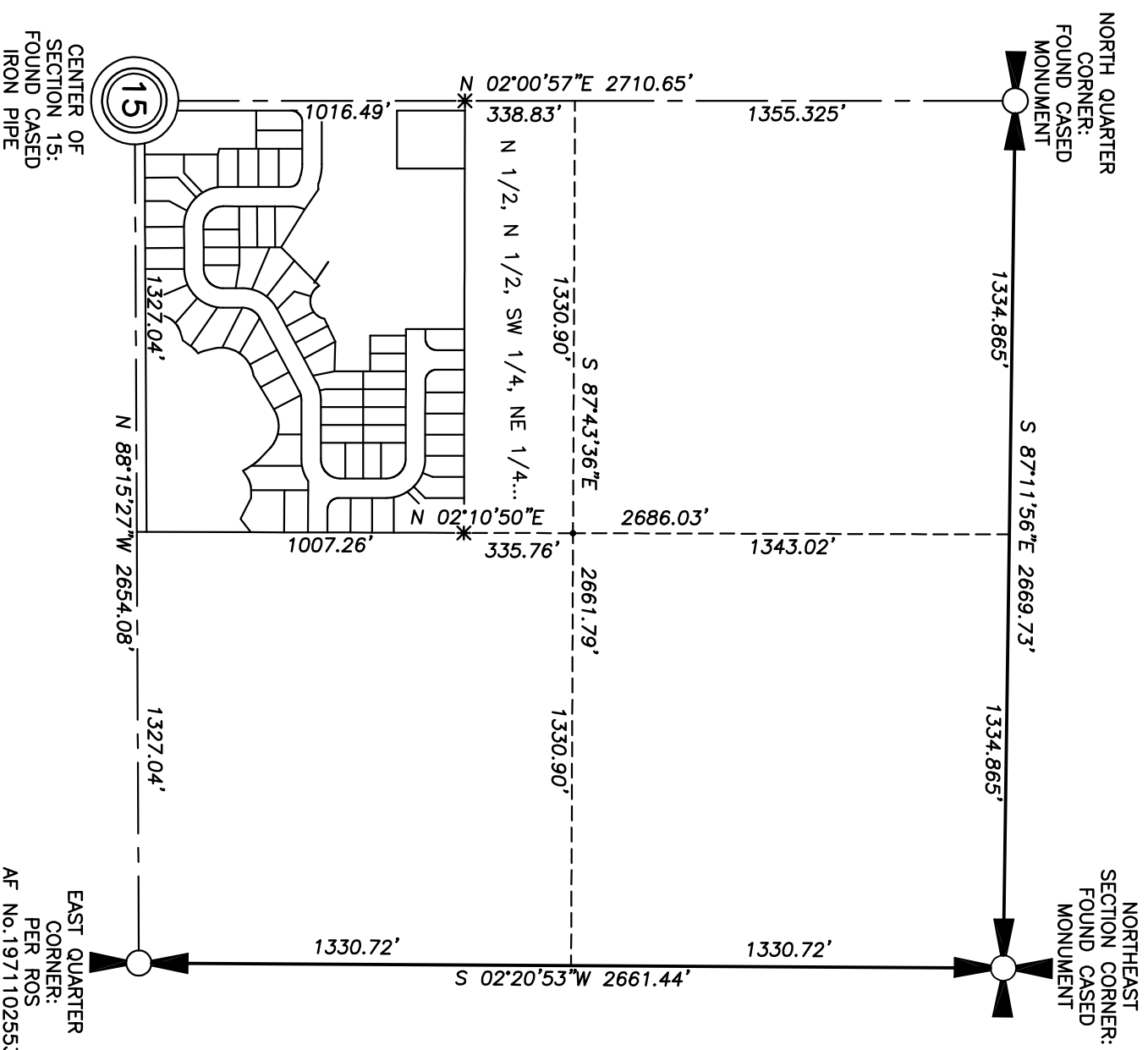
WETLANDS AND BUFFERS PER MILLER ENVIRONMENTAL SERVICES, LLC. LOCATED BY THIS FIRM IN MAY OF 2020.

EASEMENT INFORMATION:

- E1 = 10' UTILITY EASEMENT TO THE CITY OF LYNDEN ESTABLISHED HEREON (TYPICAL).
- E2 = 5' UTILITY EASEMENT TO THE CITY OF LYNDEN ESTABLISHED HEREON (TYPICAL).
- E3 = 20' SANITARY SEWER EASEMENT TO THE CITY OF LYNDEN (CENTERED OVER LOT LINE) PER AF No.202__-_____.
- E4 = 20' STORM DRAIN OVERFLOW EASEMENT TO THE CITY OF LYNDEN (CENTERED OVER LOT LINE) PER AF No.202__-_____.
- E5 = 30' UTILITY EASEMENT TO THE CITY OF LYNDEN (CENTERED OVER LOT LINE) PER AF No.202__-_____.
- E6 = 24' ACCESS & UTILITY EASEMENT ACCESS EASEMENT IN FAVOR OF LOT 24 PER AF No.202__-_____.
- E7 = STORM DRAIN EASEMENT ACCESS EASEMENT TO THE CITY OF LYNDEN PER AF No.202__-_____.

SURVEYOR'S NOTES:

- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
- "@" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET ON LINE 1.00' FROM CALCULATED POSITION BY THIS SURVEY. CALCULATED POSITION LIES IN WATER METERS OR CATCHBASINS.
- "⊕" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET ON LINE 1.50' FROM CALCULATED POSITION BY THIS SURVEY. CALCULATED POSITION LIES IN WATER METERS OR CATCHBASINS.
- "⊙" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET ON LINE 2.00' FROM CALCULATED POSITION BY THIS SURVEY. CALCULATED POSITION LIES IN WATER METERS OR CATCHBASINS.
- "⊛" DENOTES BRASS DISC SET IN CONCRETE 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 SEPTEMBER OF 2021. ACCURACY EXCEEDS 1:10000.
- THIS SURVEY TIED INTO STREET MONUMENTATION AS SHOWN AND RELIED UPON THE CITY OF LYNDEN SURVEY MONUMENT NETWORK FOR BASIS OF BEAKINGS.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE (OR PLAT CERTIFICATE) FROM WHATCOM LAND TITLE ORDER No.W-175985, DATED 03-09-2021. SEE ALSO AF No. 1361389, SUBJECT TO RIGHT-OF-WAY FOR DRAINAGE DITCH AND PUGET SOUND ENERGY EASEMENT AS PER AF No. 819853, AS SURVEYED AND AGREED UPON.
- ////// DENOTES VEHICULAR ACCESS PROHIBITION AREA.

**IMPERVIOUS SURFACE CALCULATIONS**

NOTE:
THERE ARE NO IMPERVIOUS SURFACES EXISTING ON ANY LOTS, TRACTS OR OPEN SPACES OF THIS LONG PLAT.

LONG PLAT AREA BREAKDOWN:

GROSS PLAT AREA	1,237,537 SF
OPEN SPACE	249,436 SF
CRITICAL AREAS	233,324 SF
RIGHT-OF-WAYS	222,489 SF
OTHER INFRASTRUCTURE	0 SF
NET DEVELOPABLE	532,288 SF
PERCENT R-O-W & INFRASTRUCTURE	43%