

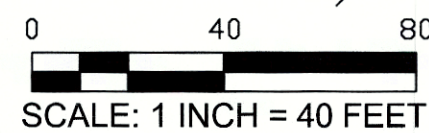
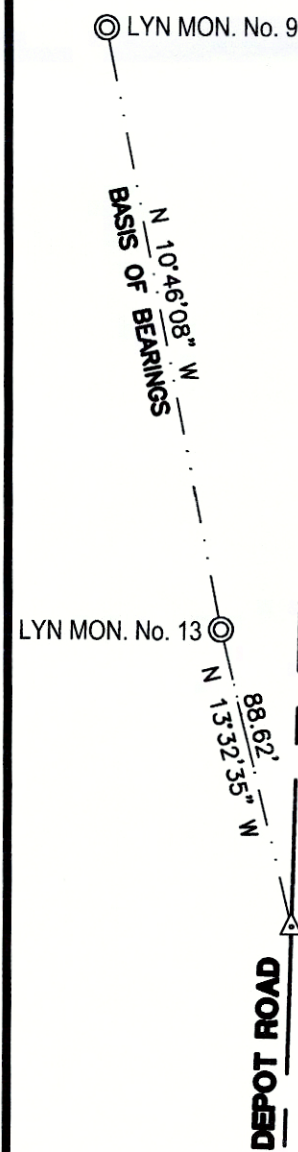
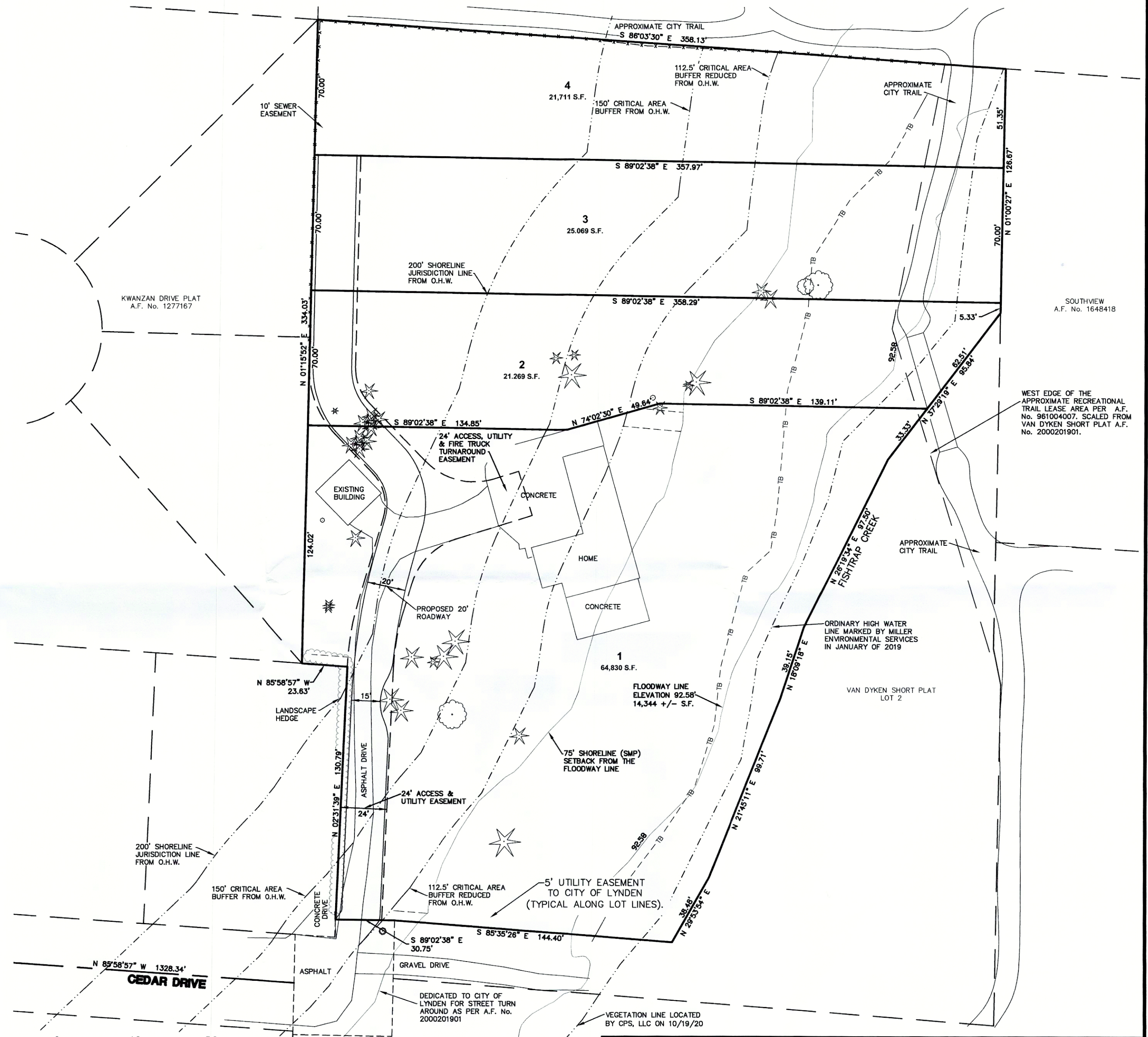
CEDARBROOK SHORT PLAT

PORTION OF THE SE 1/4, SE 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.
WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

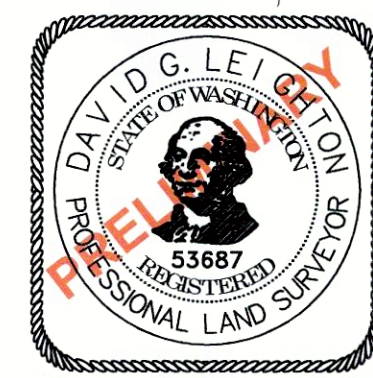
SURVEYOR'S NOTES:

- "O" DENOTES 5/8 INCH REBAR WITH PLASTIC CAP MARKED "CPS PLS 53687" SET BY THIS SURVEY IN XXXX OF 2019.
- "●" DENOTES 5/8 INCH REBAR WITH PLASTIC CAP MARKED "XXXXXX" OR OTHERWISE NOTED FOUND BY THIS SURVEY IN XXXX OF 2019.
- "⊙" DENOTES BRASS DISC IN CONCRETE FOUND BY THIS SURVEY IN XXXX OF 2019 AND HELD FOR STREET INTERSECTION MONUMENTS.
- "□" DENOTES HUB AND LATH SET ON PROPERTY LINE BY THIS SURVEY IN XXXX OF 2019.
- "*" DENOTES CALCULATED POINT ONLY.
- THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM 90 TOTAL STATION WITH A CARLSON SURVEYOR 2 DATA COLLECTOR/FIELD COMPUTER IN XXXX OF 2019.
- THIS SURVEY WAS PERFORMED USING A LEICA RX1250T GPS SYSTEM IN XXXX OF 2019.
- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 1 OF VAN DYKEN SHORT PLAT INTO THREE LOTS. COMPASS POINT SURVEY, LLC ASSUMES NO LIABILITY IF THIS SURVEY IS USED FOR ANY PURPOSE OTHER THAN STATED ABOVE.
- THIS SURVEY TIED INTO STREET MONUMENTATION AS SHOWN. THE BASIS OF BEARINGS FOR THIS SURVEY IS VAN DYKEN SHORT PLAT FILED UNDER A.F. No. 2000201901. THIS SURVEY RELIED UPON SAID SURVEY FOR SECTION SUBDIVISION AND LOT DIMENSIONS.
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY NOT SHOW ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

PLAT AREA BREAKDOWN TABLE		
	ACRES & SQUARE FOOTAGE	PERCENTAGE
GROSS PARCEL AREA	3.05 AC. / 132,879 S.F.	100%
RESERVE TRACTS	0.00 AC. / 0 S.F.	0%
CRITICAL AREAS	0.17 AC. / 7,685 S.F.	6%
RIGHT OF WAYS (ROWS)	0.00 AC. / 0 S.F.	0%
OTHER INFRASTRUCTURE	0.00 AC. / 0 S.F.	0%
NET DEVELOPABLE	2.88 AC. / 125,194 S.F.	94%
PERCENT ROW & INFRASTRUCTURE	0.00 AC. / 0 S.F.	0%



BASIS OF BEARINGS =
VAN DYKEN SHORT PLAT
A.F. No. 2000201901
(CITY OF LYNDEN MONUMENT NETWORK)



Sheet: 2 of 2	Date: 05/10/21
Drawn by: RL	Drawing: CEDARBROOK- 062419.dwg
Reviewed by: RL & DL	Dir: G:\174003- LIBOLT CEDAR ST Crd:174003-LIBOLT CEDAR ST.CRD



**COMPASS POINT
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