

# 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

### LAND DESCRIPTION AS PER A.F. No. 2019-0501031:

LOT 1, VAN DYKEN SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER WHATCOM AUDITOR'S FILE No. 2000201901, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD.

### **DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED DO HEREBY DECLARE THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES AND DO HEREBY GRANT, RESERVE AND AMEND ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

SHANE BAJEMA, AUTHORIZED MEMBER CEDARBROOK PARTNERS LLC

### **ACKNOWLEDGEMENT:**

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 THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

THIS \_\_\_\_\_\_, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT \_\_\_\_\_ WASHINGTON

SURVEYOR NOTES: SEE SHEET 2

MY COMMISSION EXPIRES

# NOT TO SCALE 17 SECTION 17, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.

### **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 SHORT PLAT AND THAT ALL CITY ASSESSMENTS FOR WHICH THE PROPERTY EMBRACED IN THIS SHORT PLAT MAY BE LIABLE AT THIS DATE AND THAT ALL SPECIAL CITY OF LYNDEN ASSESSMENTS ASSESSED AGAINST THE PROPERTY IN THIS SHORT PLAT WHICH UNDER SAID SHORT PLAT BECOMES STREETS, ALLEY AND OTHER PUBLIC PLACES, HAVE BEEN PAID.

THIS	DAY OF	,2021.	
			3

ANTHONY BURROWS, FINANCE DIRECTOR OF THE CITY OF LYNDEN

### **PUBLIC WORKS DEPARTMENT APPROVAL:**

EXAMINED AND APPROVED BY THE LYNDEN PUBLIC WORKS DEPARTMENT AS TO THE LAYOUT AND THE DEDICATION OF EASEMENTS AND RIGHTS-OF-WAY ON BEHALF OF THE CITY OF LYNDEN IN ACCORDANCE WITH THE CITY OF LYNDEN DEVELOPMENT STANDARDS.

1HIS	DAY OF	,2021.
STEVE BA	NHAM. P.E., PUBLIC	WORKS DIRECTOR

### CITY PLANNING DEPARTMENT APPROVAL:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS SHORT PLAT FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY SUBDIVISION AND ZONING ORDINANCES

AND HEREBY APPROVE THE SAME THIS	DAY OF	, 2021.
HEIDI GUDDE, AICP, CITY OF LYNDEN PLANNI	ING DIRECTOR	

## 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 SHORT 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.

<b>AUDITOR'S CERTIFICATE</b>		
FILED FOR THE RECORD THIS	DAY OF	, 2021 AT
IN BOOK	OF SURVEYS ON PAGE_	AT THE
REQUEST OF COMPASS POINT	SURVEY LLC.	
COUNTY AUDITOR	DEPUTY	

AUDITOR'S FILE No.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST

F	SHANE BAJEMA	IN MAY DF 2	202
	DATE	CERTIFICATE No. 53687	

CEDARBROOK SHORT PLAT
WITHIN THE SE 1/4, SE 1/4, SECTION 17,
TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M.
WHATCOM COUNTY, WASHINGTON

	WHATCOM COUNTY, WASHINGTON			
021.	Drawn by:	Orawing:	Date:	Field Book:
	RL	CEDARBROOK-062419.dwg	05/10/21	XX
	Reviewed by:	Dir: G:\174003\CEDARBROOK	Sheet:	PAGE:
	RL & DL	Crd:174003-LIBOLT CEDAR ST-2019.CRD	1 of 2	XX-XX





