

KAMM CREEK PRD

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

LAND DESCRIPTIONS:

PARCEL A:
THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., EXCEPT THE EAST 5 ACRES THEREOF, EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERAL RIGHTS, RESERVED UNDER AUDITOR'S FILE NO. 927862.

PARCEL B:

THE EAST 5 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., LESS ROAD, EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ALL OIL, GAS AND MINERAL RIGHTS, RESERVED UNDER AUDITOR'S FILE NO. 927862.

ALL SITUATE IN WHATCOM COUNTY, WASHINGTON.

ALL SUBJECT TO: THIS CONVEYANCE IS 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:

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

TIMOTHY KOEJUE, MANAGER
KAMM CREEK PARTNERS, L.L.C.

JEREMY PERRIERA, MEMBER
KAMM CREEK PARTNERS, L.L.C.

DEREK DEKOSTER, MEMBER
KAMM CREEK PARTNERS, L.L.C.

KENT KAMPHOUSE, MEMBER
KAMM CREEK PARTNERS, L.L.C.

JEROMY DEMETER, MEMBER
KAMM CREEK PARTNERS, L.L.C.

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF WHATCOM

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT TIMOTHY KOEJUE, JEREMY PERRIERA, DEREK DEKOSTER, KENT KAMPHOUSE AND JEROMY DEMETER ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS AUTHORIZED MEMBERS OF KAMM CREEK PARTNERS, L.L.C., 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT _____ WASHINGTON, MY COMMISSION EXPIRES _____

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. DELETER CERTIFICATE No. 50982 DATE _____
NORTHWEST SURVEYING & GPS, INC., 407 5TH ST., LYNDEN, WA 98264

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 _____, 2023.

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 _____, 2023.

HEIDI GUDDA, AICP CITY OF LYNDEN PLANNING DIRECTOR

CITY PLANNING COMMISSION APPROVAL:

EXAMINED AND APPROVED BY THE CITY OF LYNDEN PLANNING COMMISSION.

THIS _____ DAY OF _____, 2023.

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 _____, 2023.

SCOTT KORTIUS, MAYOR, CITY OF LYNDEN

ATTEST: CITY CLERK

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 NORTHWEST SURVEYING & GPS, INC.

THIS _____ DAY OF _____, 2023 AT _____ AM/PM, AND THAT IT IS RECORDED

UNDER WHATCOM COUNTY AUDITOR'S FILE No.2023-_____ RECORDS OF WHATCOM COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____

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 LIEVED 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, _____, 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 "KAMM CREEK PRD" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED AS SHOWN IN THE RECORDS OF MY OFFICE.
DATED THIS _____ DAY OF _____, 2023.

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, PLUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD (INCLUDING AIRCRAFT), AND 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 SUCH OPERATIONS. THESE OPERATIONS ARE CONSISTENT WITH COMMONLY ACCEPTED GOOD MANAGEMENT PRACTICES AND OTHERWISE COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS.

SEWER ASSESSMENT AREA NOTE:

THIS PROPERTY IS LOCATED IN THE LATECOMER AREA PER AF No.2023-_____.

PLAT NOTES AND CONDITIONS:

- FOR ADDITIONAL PLAT RESTRICTIONS SEE THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND ARCHITECTURAL STANDARDS RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE No. 2023-_____.
- ALL LOTS SHALL HAVE ONSITE DOWNSPOUT INFILTRATION PER APPROVED PLAT DRAINAGE PLAN.

STORM INFILTRATION NOTE:

ALL LOTS SHALL HAVE ONSITE DOWNSPOUT INFILTRATION PER APPROVED PLAT DRAINAGE PLAN AS PREPARED BY FREELAND AND ASSOCIATES, INC. AND APPROVED BY THE CITY OF LYNDEN ON APRIL 4, 2022.

SPECIAL FLOOD PLAN HAZARD NOTE:

ANY STRUCTURE OR FILL INSIDE THE SPECIAL FLOOD PLAN HAZARD AREA WILL REQUIRE MEETING THE LYNDEN MUNICIPAL CODE 16.12. THE FLOOD PLAIN ELEVATIONS WERE INTERPOLATED USING A FEMA NATIONAL FLOOD HAZARD LAYER VIEWER MAP AND MEASURED TO AN ELEVATION OF 63.0 FEET FOR THE WESTERLY PORTION OF THE PROPERTY AND 63.5 FOR THE EASTERLY PORTION OF THE PROPERTY AND WAS COMPUTER GENERATED FROM GROUND SPOT ELEVATIONS IN MAY OF 2022.

WETLAND NOTE:

EXISTING WETLANDS AND BUFFERS PER MILLER ENVIRONMENTAL SERVICES, L.L.C. IN FEBRUARY AND MARCH OF 2020.

PRIVATE STREET NOTE:

SEE AF No.2023-_____ (P.R.D. DEVELOPMENT AGREEMENT) AND AF No.2023-_____ (DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS) FOR MAINTENANCE AGREEMENTS FOR PRIVATE STREETS AND UTILITIES IN TRACT A, OPEN SPACES A, B, C AND D.

SURVEYOR'S NOTES:

- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "WS & GPS 49276 & 50982" SET BY THIS SURVEY.
 - "@" DENOTES COTTON OIL SPIKE MARKED "WS & GPS LS 49276 & 50982" SET IN PAVEMENT BY THIS SURVEY.
 - "⊙" 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 NOVEMBER OF 2022. ACCURACY EXCEEDS 1:10000.
 - THIS SURVEY TIED INTO THE NORTH QUARTER CORNER AND CENTER OF SECTION 15 AND CONTROL POINTS FROM OUR PREVIOUS SURVEYS WITHIN THE AREA AND RELIED UPON THE CITY OF LYNDEN SURVEY MONUMENT NETWORK FOR BASIS OF BEARINGS.
 - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE (OG PLAT CERTIFICATED) FROM WHATCOM LAND TITLE ORDER #W-203425 DATED JANUARY 3, 2023. SEE ALSO PUGET SOUND ENERGY EASEMENT AS PER AF No. 2021-1203441 AS CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED.
- //////// DENOTES VEHICULAR ACCESS PROHIBITION AREA.

IMPERVIOUS SURFACE CALCULATIONS NOTE:

LOT NUMBER	TRACT A
TOTAL AREA	2.33 ACRES
TOTAL IMPERVIOUS SURFACE AREA	0.39 ACRES
TOTAL PERVIOUS SURFACE AREA	1.94 ACRES

LONG PLAT AREA BREAKDOWN:

GROSS PLAT AREA	1,297,779 SF
OPEN SPACE	16,108 SF
CRITICAL AREAS	233,328 SF
RIGHT-OF-WAYS	180,958 SF
OTHER INFRASTRUCTURE	0 SF
NET DEVELOPABLE	867,385 SF
PERCENT R-O-W & INFRASTRUCTURE	14%

