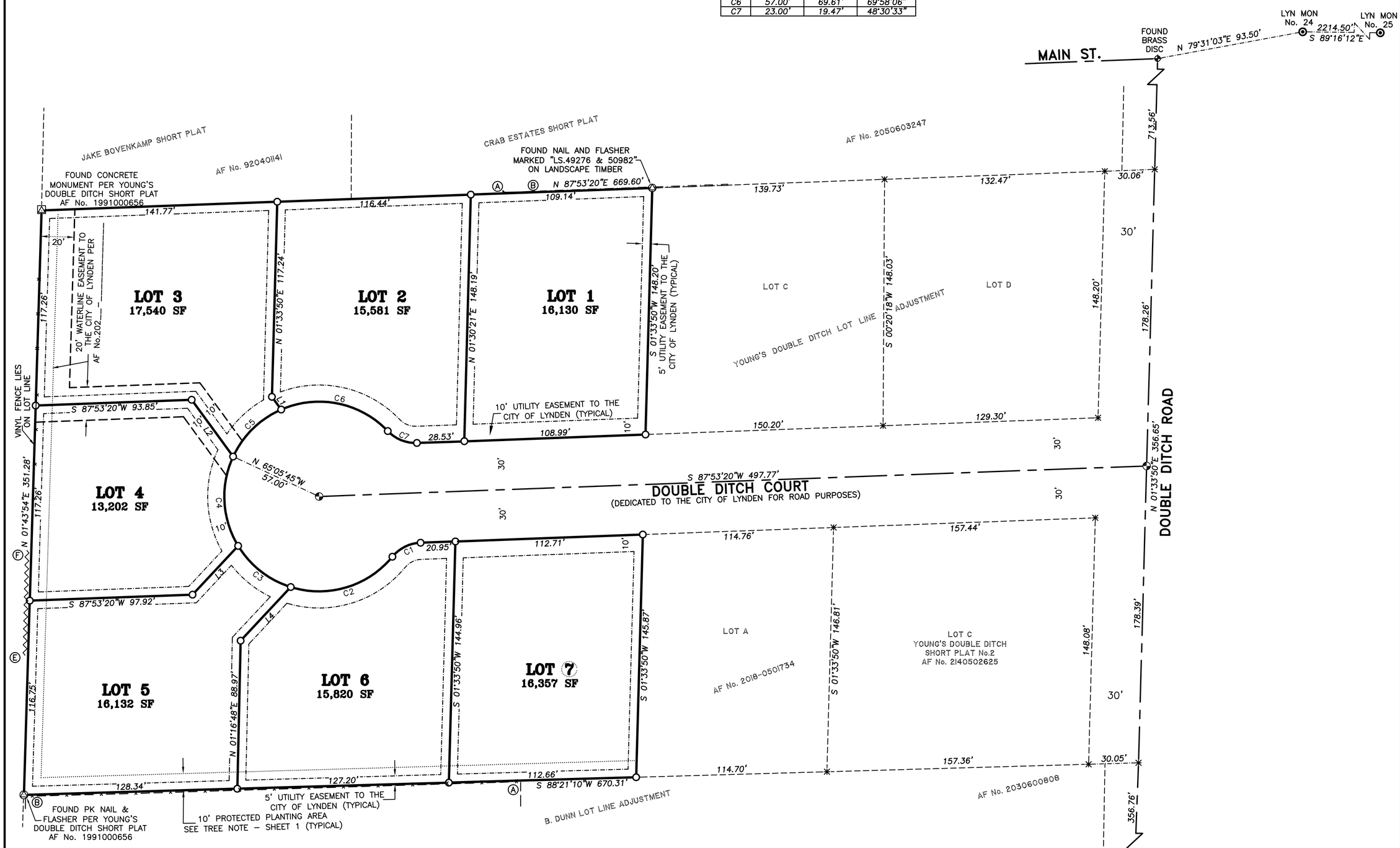
YOUNG'S LONG PLAT

A PORTION OF THE SE QUARTER OF THE NW QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 3 EAST OF W.M., WITHIN THE CITY OF LYNDEN, WHATCOM COUNTY, WASHINGTON

JEROMY M. DEMEYER — STATE OF WASHINGTON — 50982 REGISTERED PROFESSIONAL LAND SURVEYOR — 12/16/2020

Course	Bearing	Distance
L1	S 36°08'05" E	9.47'
L2	N 36°08'05" W	42.23'
L3	S 43°06'14" W	40.11'
L4	S 43°06'14" W	44.13'

Curve	Radius	Length	Delta
C1	23.00'	19.47'	48°30'33"
C2	57.00'	67.66'	68°00'37"
C3	57.00'	41.04'	41°15'07"
C4	57.00'	55.97'	56°15'45"
C5	57.00'	41.31'	41°31'32"
C6	57.00'	69.61'	69°58'06"
C7	23.00'	19.47'	48°30'33"



SCALE: 1 INCH = 40 FEET

BASIS OF BEARINGS = CITY OF LYNDEN SURVEY MONUMENT NETWORK

SURVEYOR'S NOTES:

1. "○" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
2. "⊕" DENOTES BRASS DISC SET IN CONCRETE BY THIS SURVEY.
3. "✱" DENOTES CALCULATED POINT ONLY.
4. THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A GEOMAX ZOOM90 TOTAL STATION WITH A CARLSON SURVEYOR 2 COLLECTOR/FIELD COMPUTER IN DECEMBER OF 2020. ACCURACY EXCEEDS 1:10000.
5. THIS SURVEY TIED INTO CONTROL POINTS FROM OUR PREVIOUS SURVEYS WITHIN THE AREA AND STREET MONUMENTATION AS SHOWN AND RELIED UPON YOUNG'S DOUBLE DITCH SHORT PLAT No. 2, FILED UNDER AF No. 2140502625 FOR BASIS OF BEARINGS AND SECTION SUBDIVISION.
7. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A SUBDIVISION GUARANTEE (OR PLAT CERTIFICATE) BUT WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

PUGET SOUND ENERGY EASEMENT AS PER AF No. 2020–1001415, NOT SHOWN (AS CONSTRUCTED, TO BE CONSTRUCTED, EXTENDED OR RELOCATED).

OCCUPATION NOTES:

Ⓐ CHAIN LINK FENCE CORNER LIES 0.7' SOUTH OF LOT LINE.

Ⓑ CHAIN LINK FENCE CORNER LIES 0.9' SOUTH AND 1.1' EAST OF FOUND NAIL AND FLASHER.

IMPERVIOUS SURFACE CALCULATIONS:

LOT NUMBER	LOT 1	LOT 2	LOT 3	LOT 4
TOTAL AREA	16,130 SF	15,581 SF	17,540 SF	13,202 SF
TOTAL IMPERVIOUS SURFACE AREA	0 SF	0 SF	0 SF	0 SF
TOTAL PERVIOUS SURFACE AREA	16,130 SF	15,581 SF	17,540 SF	13,202 SF

LOT NUMBER	LOT 5	LOT 6	LOT 7
TOTAL AREA	16,132 SF	15,820 SF	16,357 SF
TOTAL IMPERVIOUS SURFACE AREA	0 SF	0 SF	0 SF
TOTAL PERVIOUS SURFACE AREA	16,132 SF	15,820 SF	16,357 SF

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