

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

LAND DESCRIPTION:

LOT B, AS DELINEATED ON YOUNG'S LOT LINE ADJUSTMENT, RECORDED MAY 15, 2018, UNDER AUDITOR'S FILE NO. 2018-0501734, RECORDS OF WHATCOM COUNTY, WASHINGTON, SITUATE IN WHATCOM COUNTY, WASHINGTON.

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

DECLARATION & DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER THE VARIABLE WIDTH RIGHT-OF-WAY LABELED "DOUBLE DITCH COURT" AS SHOWN ON SHEET 2 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 AND ACROSS 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 IN CULVERTS OR DRAINS OR ROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

JOAN E. KAYSER, AS CO-TRUSTEE OF THE
 JACK A. YOUNG & JOSEPHINE YOUNG LIVING TRUST
 U/T/D NOVEMBER 2, 2017

JOSEPHINE YOUNG, AS CO-TRUSTEE OF THE
 JACK A. YOUNG & JOSEPHINE YOUNG LIVING TRUST
 U/T/D NOVEMBER 2, 2017

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOAN E. KAYSER AND JOSEPHINE YOUNG ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS CO-TRUSTEES OF THE JACK A. YOUNG & JOSEPHINE YOUNG LIVING TRUST U/T/D NOVEMBER 2, 2017, TO BE THE FREE AND VOLUNTARY 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 _____

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 GUDGE, A/GP, 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

AUDITOR'S CERTIFICATE:

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

WASHINGTON, THIS _____ DAY OF _____, 202__ AT _____ A.M./P.M., IN BOOK _____ OF SURVEYS

ON PAGE _____, AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.

AND IS RECORDED UNDER AUDITOR'S FILE NUMBER _____.

 AUDITOR OF WHATCOM COUNTY

BY _____
 DEPUTY AUDITOR

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 LEVIED 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, ALLEY AND OTHER PUBLIC PLACES, HAVE BEEN PAID.

 ANTHONY BURROWS, CITY OF LYNDEN FINANCE DIRECTOR

 DATE

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 EMBRACED WITHIN THIS PLAT ENTITLED "YOUNG'S 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 _____, 201__.

 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.

 DATE _____

 JEROMY M. DEMETER, P.L.S. CERTIFICATE No. 50982
 NORTHWEST SURVEYING & GPS INC, 407 5TH STREET, LYNDEN, WA 98264

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, FILLS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE 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.

TREE NOTE:

ALL LOTS SHALL PLANT 3 NATIVE CONIFERS APPROXIMATELY 5'-6' IN HEIGHT AT THE TIME OF PLANTING. TREES MUST BE PLANTED PRIOR TO FINAL OCCUPANCY OF PRIMARY DWELLING UNIT.

STORM INFILTRATION NOTE:

ALL LOTS SHALL HAVE ONSITE DOWNSPOUT INFILTRATION PER APPROVED PLAT DRAINAGE PLAN AS PREPARED BY FRELAND AND ASSOCIATES AND APPROVED ON 11.17.2020.

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:

1. FOR ADDITIONAL PLAT RESTRICTIONS SEE THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS UNDER WHATCOM COUNTY AUDITOR'S FILE No.202_____.

NORTHWEST SURVEYING & GPS, INC.

JEROMY DEMETER, L.S., 50982
 BRETT DE VRIES, L.S., 49276
 S T R E E T, L Y N D E N, W A.
 P H, 360.354.1950 NWSURVEY.COM

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