

1980802613

LEGAL DESCRIPTION:

## PARCEL A

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., EXCEPT THAT PART OF SAID TRACT LYING EAST OF THE RIGHT OF WAY OF THE SEATTLE AND MONTANA COMPANY, NOW BURLINGTON NORTHERN RAILROAD, AND ALSO EXCEPTING THE RIGHT OF WAY OF SAID RAILROAD COMPANY

SITUATE IN WHATCOM COUNTY, WASHINGTON.

## PARCEL B

BEGINNING AT A POINT 924 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., THENCE NORTH 1,713 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 9, THENCE EAST 888 FEET, THENCE SOUTH 1,713 FEET; THENCE WEST 888 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., LESS ROAD, LOCATED IN WHATCOM COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID TRACT HERETOFORE CONVEYED TO THOMAS H. MURFIN AND JULIE L. MURFIN, HIS WIFE, AS RECORDED UNDER AUDITOR'S FILE NO. 1453565, EXCEPTING THEREFROM JONES LANE ROAD LYING ALONG THE EASTERLY LINE THEREOF.

EXCEPT THE FOLLOWING DESCRIBED PARCELS 1, 2, 3 AND 4.

## PARCEL 1

THE NORTH 551.52 FEET OF THE SOUTH 1177.74 FEET OF THE EAST 419.14 FEET OF THE FOLLOWING DESCRIBED PARCELS:

BEGINNING AT A POINT 924 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., THENCE NORTH 1,713 FEET TO THE EAST WEST CENTERLINE OF SAID SECTION 9, THENCE EAST 888 FEET, THENCE SOUTH 1,713 FEET; THENCE WEST 888 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., LESS ROAD, LOCATED IN WHATCOM COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID TRACT HERETOFORE CONVEYED TO THOMAS H. MURFIN AND JULIE L. MURFIN, HIS WIFE, AS RECORDED UNDER AUDITOR'S FILE NO. 1453565, EXCEPTING THEREFROM JONES LANE ROAD LYING ALONG THE EASTERLY LINE THEREOF.

## PARCEL 2

BEGINNING AT A POINT 924 FEET NORTH 0°02'38" EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., THENCE SOUTH 89°57'56" EAST 468.22 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°02'38" EAST 502.25 FEET; THENCE NORTH 45°00'00" EAST 90.41 FEET; THENCE SOUTH 89°57'56" EAST 355.25 FEET; THENCE SOUTH 0°02'38" WEST 566.22 FEET; THENCE NORTH 89°57'56" WEST 419.14 FEET TO THE TRUE POINT OF BEGINNING.

## PARCEL 3

BEGINNING AT A POINT 924 FEET NORTH 0°02'38" EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., THENCE NORTH 0°02'38" EAST ALONG THE WEST LINE OF SAID WEST 1/2 435.45 FEET; THENCE SOUTH 89°57'56" EAST 359.11 FEET; THENCE NORTH 45°00'00" EAST 227.23 FEET; THENCE SOUTH 89°57'56" EAST 367.70 FEET; THENCE SOUTH 0°02'38" WEST 30.00 FEET; THENCE NORTH 89°57'56" WEST 355.25 FEET; THENCE SOUTH 45°00'00" WEST 90.41 FEET; THENCE SOUTH 0°02'38" WEST 502.25 FEET; THENCE NORTH 89°57'56" WEST 468.22 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

## PARCEL 4

COMMENCING AT A POINT BEGINNING 924 FEET NORTH 0°02'38" EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M.; THENCE NORTH 0°02'38" EAST ALONG WEST LINE OF SAID WEST HALF 435.45 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING NORTH 0°02'38" EAST ALONG WEST LINE OF SAID WEST HALF 448.75 FEET; THENCE SOUTH 89°57'56" EAST 468.22 FEET; THENCE SOUTH 0°02'38" WEST 267.98 FEET; THENCE SOUTH 89°57'56" EAST 419.14 FEET; THENCE SOUTH 30 FEET; THENCE WEST 367.70 FEET; THENCE SOUTH 45°00'00" WEST 227.23 FEET; THENCE NORTH 89°57'56" WEST 359.11 FEET TO THE TRUE POINT OF BEGINNING.

## PARCEL C

THE NORTH 69.50 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., LYING WESTERLY OF THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND NORTHERLY OF TRACT CONVEYED TO GLENN V. ANTHONY AND WIFE, RECORDED UNDER AUDITOR'S FILE NO. 1081141 DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 995 FEET NORTH 1093.5 FEET WEST OF QUARTER SECTION CORNER ON SOUTH LINE OF SAID SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., WEST TO TRUE POINT OF BEGINNING, THENCE NORTH 400 FEET TO POINT; THENCE EAST PARALLEL TO SOUTH SECTION LINE 725 FEET MORE OR LESS TO THE WEST LINE OF GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE SOUTH ALONG THE WESTERLY LINE OF RIGHT OF WAY OF GREAT NORTHERN RIGHT OF WAY TO POINT DUE EAST OF POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

## PARCEL D

THE SOUTH 10 ACRES OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF THE RIGHT OF WAY OF THE SEATTLE AND MONTANA RAILROAD COMPANY, NOW BURLINGTON NORTHERN RAILROAD, IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

## PARCEL E

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., LYING WEST OF THE RIGHT OF WAY OF THE SEATTLE AND MONTANA RAILROAD COMPANY, NOW BURLINGTON NORTHERN RAILROAD, AND EXCEPTING THEREFROM THE SOUTH 10 ACRES THEREOF

SITUATE IN WHATCOM COUNTY, WASHINGTON.

## PARCEL F

THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., LYING WESTERLY OF THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY AND NORTHERLY OF TRACT CONVEYED TO GLENN V. ANTHONY AND WIFE, RECORDED UNDER AUDITOR'S FILE NO. 1081141 DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 995 FEET NORTH, 1093.5 FEET WEST OF QUARTER SECTION CORNER ON SOUTH LINE OF SAID SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., WEST TO TRUE POINT OF BEGINNING; THENCE NORTH 400 FEET TO POINT; THENCE EAST PARALLEL TO SOUTH SECTION LINE 725 FEET MORE OR LESS TO THE WEST LINE OF GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE SOUTH ALONG THE WESTERLY LINE OF RIGHT OF WAY OF GREAT NORTHERN RIGHT OF WAY TO POINT DUE EAST OF POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 69.50 FEET THEREOF CONVEYED TO MARC WALKER AND SHERYL R. WALKER, HUSBAND AND WIFE UNDER AUDITOR'S FILE NO. 970318142.

AND EXCEPT THE SOUTH 10 FEET THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

## PLAT OF ORCHARD MEADOWS

A PORTION OF THE EAST HALF OF THE NW QUARTER AND THE NORTH HALF OF THE SW QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF THE W.M., WHATCOM COUNTY, WASHINGTON

LEGAL DESCRIPTION: (CONTINUED)

ALSO THE NORTH 551.52 FEET OF THE SOUTH 1177.74 FEET OF THE EAST 419.14 FEET OF THE FOLLOWING DESCRIBED PARCELS:

BEGINNING AT A POINT 924 FEET NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., THENCE NORTH 1,713 FEET TO THE EAST WEST CENTERLINE OF SAID SECTION 9, THENCE EAST 888 FEET, THENCE SOUTH 1,713 FEET, THENCE WEST 888 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF W.M., EXCEPT ROAD, LOCATED IN WHATCOM COUNTY, WASHINGTON, EXCEPT THAT PORTION OF SAID TRACT HERETOFORE CONVEYED TO THOMAS H. MURFIN AND JULIE L. MURFIN, HIS WIFE, AS RECORDED UNDER AUDITOR'S FILE NO. 1453565, EXCEPTING THEREFROM JONES LANE ROAD LYING ALONG THE EASTERLY LINE THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

DECLARATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING OWNER(S) OF RECORD OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT AND DEDICATE THOSE ROADS, RIGHTS-OF-WAY, AND EASEMENTS SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, AND TRACTS IN ANY REASONABLE GRADING OF SAID ROADS, AND RIGHTS-OF-WAY, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO PERIODICALLY ENTER SAID ADJACENT LAND FOR ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID DEDICATED ROADS, AND RIGHTS-OF-WAY.

JONES LANE JOINT VENTURE

ACKNOWLEDGEMENT:

STATE OF WASHINGTON } ss  
COUNTY OF WHATCOM }

I CERTIFY THAT Marc Walker APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS Partner OF Jones Lane Joint Venture A WASHINGTON CORPORATION, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

3 DAY OF August 1998

Dawn Sinclair  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON RESIDING AT Bellingham

MY APPOINTMENT EXPIRES 5/9/99

COVENANTS, LIMITATIONS AND CONDITIONS

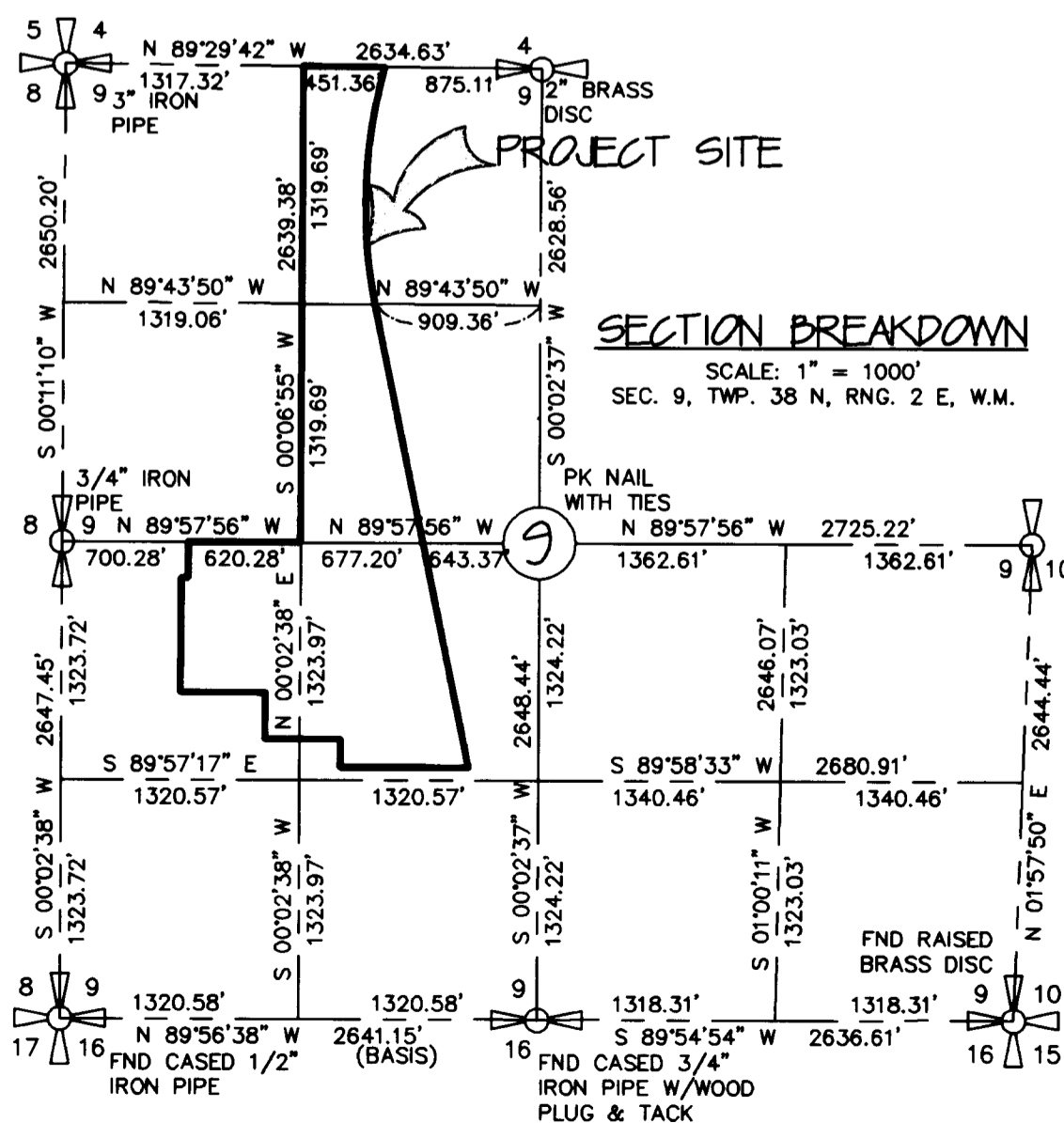
ALL PARCELS WITHIN THIS PLAT ARE SUBJECT TO THE RESTRICTIVE COVENANTS, LIMITATIONS AND CONDITIONS AS FILED UNDER A.F. # 1980802614

STANDARD EASEMENT PROVISION:

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO WHATCOM COUNTY, PUGET SOUND ENERGY, CASCADE NATURAL GAS COMPANY, GTE TELEPHONE COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE STREETS, IF ANY, AND THE EXTERIOR (10) FEET OF ALL LOTS, TRACTS, AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREETS IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

CAO NOTE:

THE WETLANDS AND WETLAND MITIGATION AREA LOCATED WITHIN THIS PLAT CONSTITUTE REGULATED CRITICAL AREAS AS DEFINED BY THE WHATCOM COUNTY TEMPORARY CRITICAL AREAS ORDINANCE (CAO). NO CONSTRUCTION, CLEARING, GRADING, FILLING, LANDSCAPING, MOWING, BURNING OR CHEMICAL MAINTENANCE OF PLANTS SHALL OCCUR WITHIN THESE CRITICAL AREAS OR BUFFER AREAS WITHOUT THE APPROVAL OF THE WHATCOM COUNTY CRITICAL AREAS STAFF. NO FURTHER CAO REVIEW IS REQUIRED FOR BUILDING CONSTRUCTION IF ALL DEVELOPMENT OCCURS OUTSIDE OF SAID CRITICAL AREAS AND BUFFERS.

COUNTY TREASURER'S CERTIFICATE

Barbara Cory TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF THE REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE.

Debra Buschbach Deputy 8-19-98  
WHATCOM COUNTY TREASURER DATE

WHATCOM COUNTY HEALTH DEPARTMENT:

EXAMINED AND APPROVED BY THE WHATCOM COUNTY DEPARTMENT OF PUBLIC HEALTH THIS 19 DAY OF August 1998

Debra Buschbach  
DIRECTOR OF ENVIRONMENTAL HEALTH

WHATCOM COUNTY HEARING EXAMINER:

EXAMINED AND APPROVED BY THE WHATCOM COUNTY HEARING EXAMINER THIS 3 DAY OF August 1998

Debra Buschbach  
HEARING EXAMINER

WHATCOM COUNTY COUNCIL APPROVAL:

THIS PLAT AND THE RIGHT-OF-WAY SHOWN ON THIS PLAT ARE ACCEPTED AND APPROVED BY THE ORDER OF THE COUNCIL OF WHATCOM COUNTY, WASHINGTON THIS 20 DAY OF Aug 1998

Debra Buschbach ATTORNEY AT LAW  
CHAIRPERSON CLERK OF COUNCIL

ENGINEER'S APPROVAL:

EXAMINED AND APPROVED BY WHATCOM COUNTY PUBLIC WORKS DEPARTMENT AS TO THE SURVEY DATA, LAYOUT OF ROADS, AND OTHER RIGHT-OF-WAY.

Debra Buschbach  
WHATCOM COUNTY ENGINEER

SURVEYOR'S CERTIFICATE:

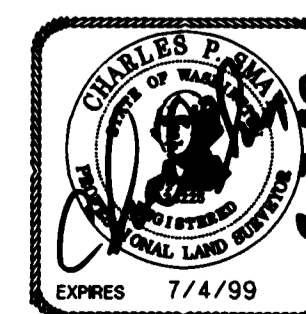
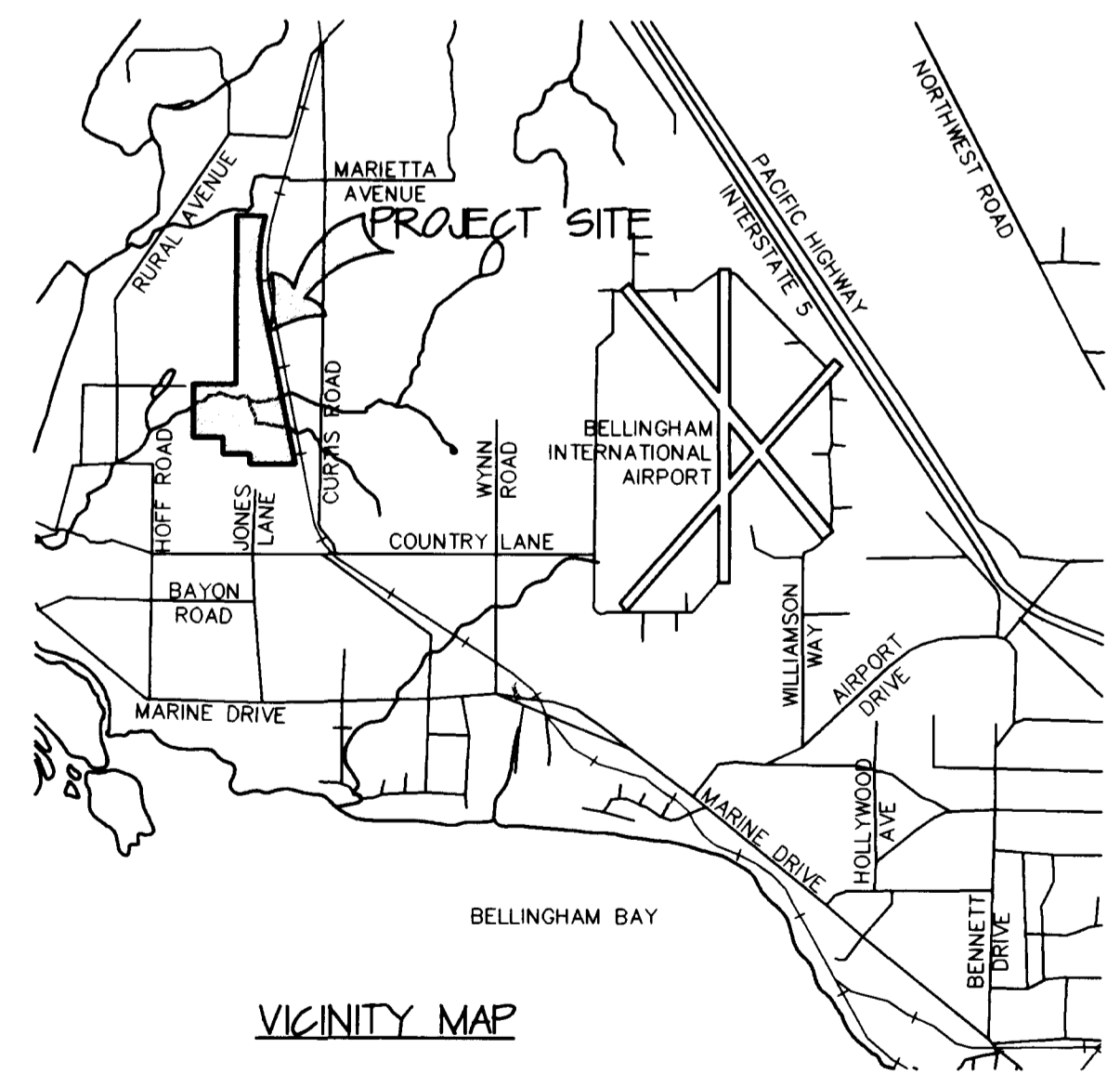
I HEREBY CERTIFY THAT THIS PLAT OF "ORCHARD MEADOWS" IS BASED UPON ACTUAL SURVEY AND MONUMENT LOCATIONS IN SECTION 9, TOWNSHIP 38 N, RANGE 2 E, W.M., THAT COURSES AND DISTANCES AREA CORRECTLY SHOWN HEREON, AND THAT THE MONUMENTS HAVE BEEN SET, AND LOT AND BLOCK CORNERS STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISION OF THE STATUTES AND PLATTING REGULATIONS OF COUNTY ORDINANCES, AND STATE STATUTES.

Charles P. Smy 8-3-98  
CHARLES P. SMY  
PROFESSIONAL LAND SURVEYOR  
WASHINGTON STATE LICENSE NO. 24225

COUNTY AUDITOR'S OFFICE:

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF Marc Walker ON THIS 20 DAY OF August 1998, AT 3:31 MINUTES PAST 2 O'CLOCK P.M., AND THAT IT IS RECORDED UNDER AUDITOR'S FILE NUMBER 1980802613 OF THE RECORD OF WHATCOM COUNTY, WASHINGTON.

Shirley Foster by Linda Robinson 8/20/98  
WHATCOM COUNTY AUDITOR DATE



DAVID EVANS  
AND ASSOCIATES,  
119 GRAND AVENUE, SUITE D  
BELLINGHAM, WA 98226-4400 (360) 647-7181

SHEET 1 OF 3

SCALE: N.T.S. DESIGN:  
DRAWN: SLG CHECKED: CPSM  
DWG: PLO1A.DWG DATE: 11/15/97

JOB NO. WALK0009

1980802613

# PLAT OF ORCHARD MEADOWS

A PORTION OF THE EAST HALF OF THE NW QUARTER AND THE  
NORTH HALF OF THE SW QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF THE W.M.,  
WHATCOM COUNTY, WASHINGTON

## EASEMENT NOTE:

THE OWNERS OF PROPERTY, WITHIN THE DEVELOPMENT TRACT, THEIR HEIRS, SUCCESSORS OR ASSIGNS, GRANT AN EASEMENT OVER, ON, OR ACROSS LOTS 1 THROUGH 11 OF THE ORCHARD MEADOWS PLAT FOR THE BENEFIT OF THE RESERVE TRACT AND ALL ADJOINING PARCELS AND/OR PARCELS WITHIN 500 FEET FOR THE IMPACTS RESULTING FROM NORMAL AND CUSTOMARY AGRICULTURAL PRACTICES ON SUCH PARCEL OR PARCELS (AS DETERMINED BY LOCAL BEST MANAGEMENT PRACTICES EXISTING OR SET FOR ACTIVITIES WITHIN WHATCOM COUNTY BY THE NATURAL RESOURCES CONSERVATION SERVICE), INCLUDING NOISE, DUST, ODOR, HOURS OF OPERATION, SELECTION AND USE OF MACHINERY, AND ALL OTHER ACTIVITIES WITH COMMERCIAL AGRICULTURAL PRACTICES.

## DRAINAGE MAINTENANCE AGREEMENT

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR COST OTHERWISE CONNECTED WITH ANY DRAINAGE COURSE(S) OR STORM DRAINAGE DETENTION BASIN WITHIN ANY INDICATED DRAINAGE EASEMENT(S) SHALL BE BORNE BY THE Lot Owner's ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF THE PLAT OF ORCHARD MEADOWS AS RECORDED UNDER A.F. #137010-01 AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON.

## DRAINAGE FACILITIES

THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION HAS THE RESPONSIBILITY TO PROPERLY MAINTAIN ALL STORMWATER FACILITIES NOT WITHIN COUNTY RIGHT-OF-WAY. THE COUNTY MAY 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 COUNTY 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 COUNTY MAY ENTER THE PROPERTY TO PERFORM THE ACTIONS NEEDED AND BILL THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION. ANY ACTION TAKEN BY WHATCOM COUNTY SHALL NOT RELIEVE THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION FROM ITS RESPONSIBILITY TO MAINTAIN THE STORMWATER FACILITIES.

## ACCESSORY DWELLING NOTE:

ACCESSORY APARTMENTS-DETACHED DWELLINGS DESIGNATION: PURSUANT TO WCC 20.36.132, LOTS 1 THROUGH 11 MAY BE DEVELOPED WITH ACCESSORY APARTMENTS OR DETACHED ACCESSORY DWELLING UNITS AT THE OPTION OF THE DEVELOPER OR FUTURE, INDIVIDUAL OWNERS. SUCH ACCESSORY UNITS ARE PROHIBITED ANYWHERE WITHIN LOT 12.

## RESERVE TRACT NOTE:

LOT 12 HAS BEEN DESIGNATED AS THE RESERVE TRACT AND IS SUBJECT TO THE FOLLOWING RESTRICTIONS:

- IT MAY BE UTILIZED FOR THE CONSTRUCTION OF ONE, SINGLE FAMILY DWELLING UNIT;
- IT HAS ZERO DEVELOPABLE BUILDING SITES REMAINING;
- IT SHALL NOT BE FURTHER DIVIDED IN ANY MANNER EXCEPT AS MAY BE PROVIDED BY WCC 20.36.320(3);
- IT MAY BE RETAINED BY THE SUBDIVIDER, CONVEYED TO THE RESIDENTS OF THIS PLAT, OR CONVEYED TO A THIRD PARTY.

## BUFFER NOTE:

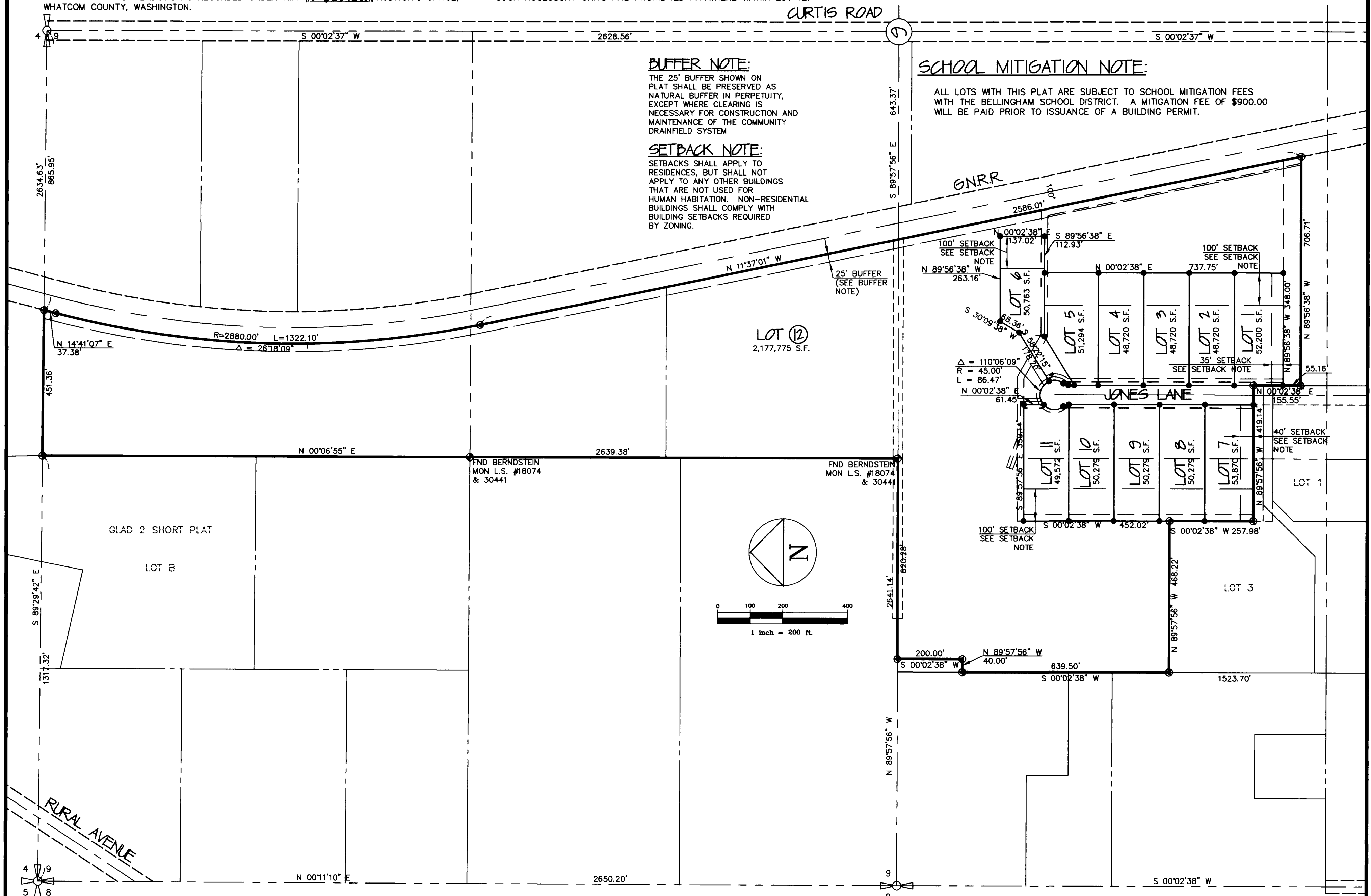
THE 25' BUFFER SHOWN ON PLAT SHALL BE PRESERVED AS NATURAL BUFFER IN PERPETUITY, EXCEPT WHERE CLEARING IS NECESSARY FOR CONSTRUCTION AND MAINTENANCE OF THE COMMUNITY DRAINFIELD SYSTEM

## SETBACK NOTE:

SETBACKS SHALL APPLY TO RESIDENCES, BUT SHALL NOT APPLY TO ANY OTHER BUILDINGS THAT ARE NOT USED FOR HUMAN HABITATION. NON-RESIDENTIAL BUILDINGS SHALL COMPLY WITH BUILDING SETBACKS REQUIRED BY ZONING.

## SCHOOL MITIGATION NOTE:

ALL LOTS WITH THIS PLAT ARE SUBJECT TO SCHOOL MITIGATION FEES WITH THE BELLINGHAM SCHOOL DISTRICT. A MITIGATION FEE OF \$900.00 WILL BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.



## SURVEY METHOD:

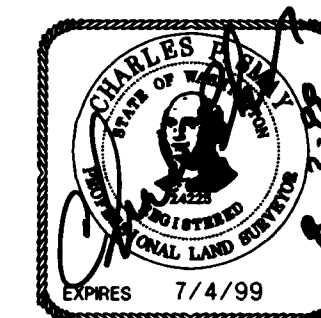
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING A WILD T-1600 THEOMAT AND DISTOMAT.

## BASIS OF BEARINGS:

ASSUMED BEARING USING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AS BEING N 89°56'38" W.

## LEGEND:

- SECTION SUBDIVISION LINE
- CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY AND OTHER P/L
- EASEMENT LINE
- SET CONC. MON., AUGUST 4, 1998
- FND BERNDSTEIN MON.
- SET REBAR W/CAP, AUGUST 4, 1998
- EXISTING REBAR W/CAP



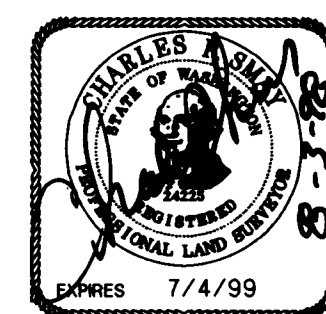
DAVID EVANS  
AND ASSOCIATES,  
119 GRAND AVENUE, SUITE D  
BELLINGHAM, WA 98225-4400 (360) 647-7121

SHEET 2 OF 3

SCALE: 1" = 200' DESIGN:  
DRAWN: SLG CHECKED: CPSM  
DWG: PL01A.DWG DATE: 11/15/97

JOB NO. WALK0009

PLAT OF ORCHARD MEADOWS  
A PORTION OF THE EAST HALF OF THE NW QUARTER AND THE  
NORTH HALF OF THE SW QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 2 EAST OF THE W.M.,  
WHATCOM COUNTY, WASHINGTON



SHEET 3 OF 3

SCALE: 1" = 100' DESIGN: \_\_\_\_\_

DRAWN: SLG CHECKED: CPSM \_\_\_\_\_

DWG: PL01A.DWG DATE: 11/15/97 \_\_\_\_\_

JOB NO. WALK0009