

# MADRONA POINTE NORTH SHORT PLAT

PTN. NE1/4 SEC. 14, TWP. 37 N., RGE. 2 E. W.M.  
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

NOTES

- 1 PLAT COVENANT  
THE LOTS OF THIS SHORT PLAT ARE SUBJECT TO THOSE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2050200731  
LOT 5 OF THIS SHORT PLAT IS FURTHER SUBJECT TO THAT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS FILED UNDER WHATCOM COUNTY AUDITOR'S FILE NOS 920227068 AND 2021003396
- 2 CLEARING AND VEGETATION REMOVAL  
CLEARING AND VEGETATION REMOVAL FOR DEVELOPMENT OF EACH INDIVIDUAL LOT SHALL ONLY OCCUR IN CONNECTION WITH THE DEVELOPMENT OF EACH LOT ON A CASE BY CASE BASIS AFTER THE LOCATION AND ORIENTATION OF THE RESIDENCE PROPOSED FOR CONSTRUCTION OR SITE PREPARATION BEGINS, AS SPECIFIED IN CITY OF BELLINGHAM SHORELINE PERMIT # SHR2003-00001, CONDITION # 1
- 3 PERMANENT LEAVE TREES  
PERMANENT LEAVE TREES REQUIRED PURSUANT TO THE WASHINGTON DEPARTMENT OF FISH AND WILDLIFE'S EAGLE MANAGEMENT PLAN ARE SHOWN ON THE MAP WITH THE WRITTEN APPROVAL OF WDFW, OTHER TREES OF SUFFICIENT HEIGHT AND SIZE MAY BE SUBSTITUTED FOR THE PERMANENT LEAVE TREES SHOWN ON THE PLAT MAP
- 4 CONSERVATION EASEMENT  
A CONSERVATION EASEMENT HAS BEEN RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. FOR THE PURPOSE OF RETAINING EXISTING VEGETATION LYING WITHIN THE GREATER OF 100 FEET FROM O.H.W.M. OF THE REGULATED MARINE WETLANDS OR THE TOP OF THE BANK NO CLEARING OR VEGETATION REMOVAL SHALL BE PERMITTED WITHIN THESE AREAS WHATSOEVER, EXCEPT AS PERMITTED BY THE CITY FOR MAINTENANCE OF THE STORM WATER DISCHARGE SYSTEM AND HAZARD TREE REMOVAL. HAZARD TREES MAY BE REMOVED UPON WRITTEN REQUEST BY A CERTIFIED ARBORIST AND SUBSEQUENT APPROVAL BY THE CITY
- 5 RAILROAD PROTECTION EASEMENT  
NO CLEARING OR VEGETATION REMOVAL SHALL OCCUR ON LOTS LYING WITHIN 50 FEET OF THE TOP OF THE BLUFF ABUTTING THE RAILROAD RIGHT-OF-WAY (LOTS 2, 3, 4, AND 5) UNTIL A CLEARING AND CONSERVATION PLAN GIVING CONSIDERATION TO SLOPES STABILITY, ROCK FALL AND TREE FALL WHICH MIGHT ADVERSELY AFFECT RAILROAD OPERATIONS HAS BEEN SUBMITTED BY THE PROPONENT AND REVIEWED AND APPROVED BY THE CITY. THE PLAN MAY REQUIRE THE INCLUSION OF RECOMMENDATIONS FROM A PROFESSIONAL GEO-TECH AND/OR ARBORIST THIS EASEMENT IS ENFORCEABLE BY THE CITY OF BELLINGHAM ONLY
- 6 SPRINKLER REQUIRED  
PURSUANT TO THE REQUIREMENTS OF THE CITY OF BELLINGHAM FIRE DEPARTMENT, RESIDENCES ON LOTS 7, 8 AND 9 SHALL BE SPRINKLERED ON ALL FLOORS

LEGAL DESCRIPTION

LOT 1, MADRONA POINTE 2 LOT LINE ADJUSTMENT, RECORDED ON DECEMBER 18, 2002, UNDER WHATCOM COUNTY, WASHINGTON AUDITOR'S FILE NO 2021203876 TOGETHER WITH AND SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS AND EASEMENTS OF RECORD

DECLARATION AND DEDICATION

KNOW BY ALL THESE MEN PRESENT THAT WE THE UNDERSIGNED OWNERS HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD RIGHT-OF-WAY AS SHOWN ON THIS SHORT PLAT, ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, AND TRACT IN ANY REASONABLE GRADING OF THE ROADS AND EASEMENTS, AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROAD, AND MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES

Jack O. Swan — Agent Michael J. Yeard  
MADRONA POINTE DEVELOPERS L.L.C. BANNER BANK

ACKNOWLEDGMENT

STATE OF WASHINGTON ) SS  
COUNTY OF WHATCOM )  
I CERTIFY THAT Jack O. Swan APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Agent OF Madrone Pointe Developers LLC, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13 DAY OF February, 2005

Linda Adrian  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham

ACKNOWLEDGMENT

STATE OF WASHINGTON ) SS  
COUNTY OF WHATCOM )  
I CERTIFY THAT Michael P. Veerd APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE V.P. OF Banner Bank, TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 13 DAY OF February, 2005

John E. Hunsicker  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS SHORT PLAT ON THIS 4th DAY OF February, 2005, FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN HEREON

Kathy Bell Planner  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT TITLE

DEPARTMENT OF PUBLIC WORKS

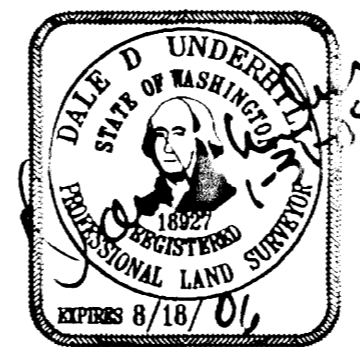
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SHORT PLAT FOR AVAILABILITY AND ADEQUACY OF CITY UTILITIES, STREET PAVEMENT, RIGHT-OF-WAY WIDTH, AND STORM DRAINAGE, AND THAT ALL NECESSARY LOCAL IMPROVEMENT DISTRICT COMMITMENTS AND/OR UTILITY EXTENSION AGREEMENTS HAVE BEEN SIGNED BY THE SUBDIVIDER AS OF THIS 4 DAY OF February, 2005

Patricia Proj. ENGR.  
DEPARTMENT OF PUBLIC WORKS TITLE



AUDITOR'S CERTIFICATE  
Filed for record this 4 day of February, 2005  
at 4:14 p.m. under Auditor's File Number 2050200731  
at the request of CONSTRUCTION SURVEYORS NW, Inc  
Shirley J. Ford  
Whatcom County Auditor

SURVEYOR'S CERTIFICATE  
This map correctly represents a SURVEY by me or under my direction in conformance with the requirements of the Survey Recording Act at request of MADRONA POINTE DEV. L.L.C. on Nov., 2004  
Dale D. Underhill  
Dale D Underhill, PLS  
License No 18927



**CONSTRUCTION SURVEYORS N.W. INC.**  
PHONE (360) 733-3383  
1500 I STREET FAX (360) 733-3384  
BELLINGHAM, WASHINGTON 98225

<b>MADRONA POINTE NORTH S.P.</b>		
PTN. OF THE NE1/4 SEC. 14, TWP. 37 N., RGE. 2 E. OF W.M.		
DRAWN DDU	DATE 1-27-2005	JOB No 02108SP
CHECKED DDU	SCALE 1" = 60'	SHEET <u>1</u> of <u>2</u>

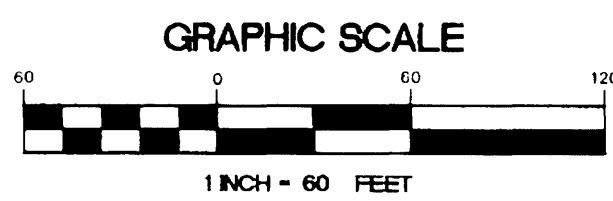
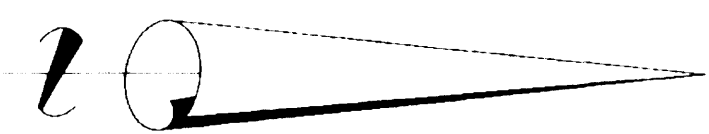
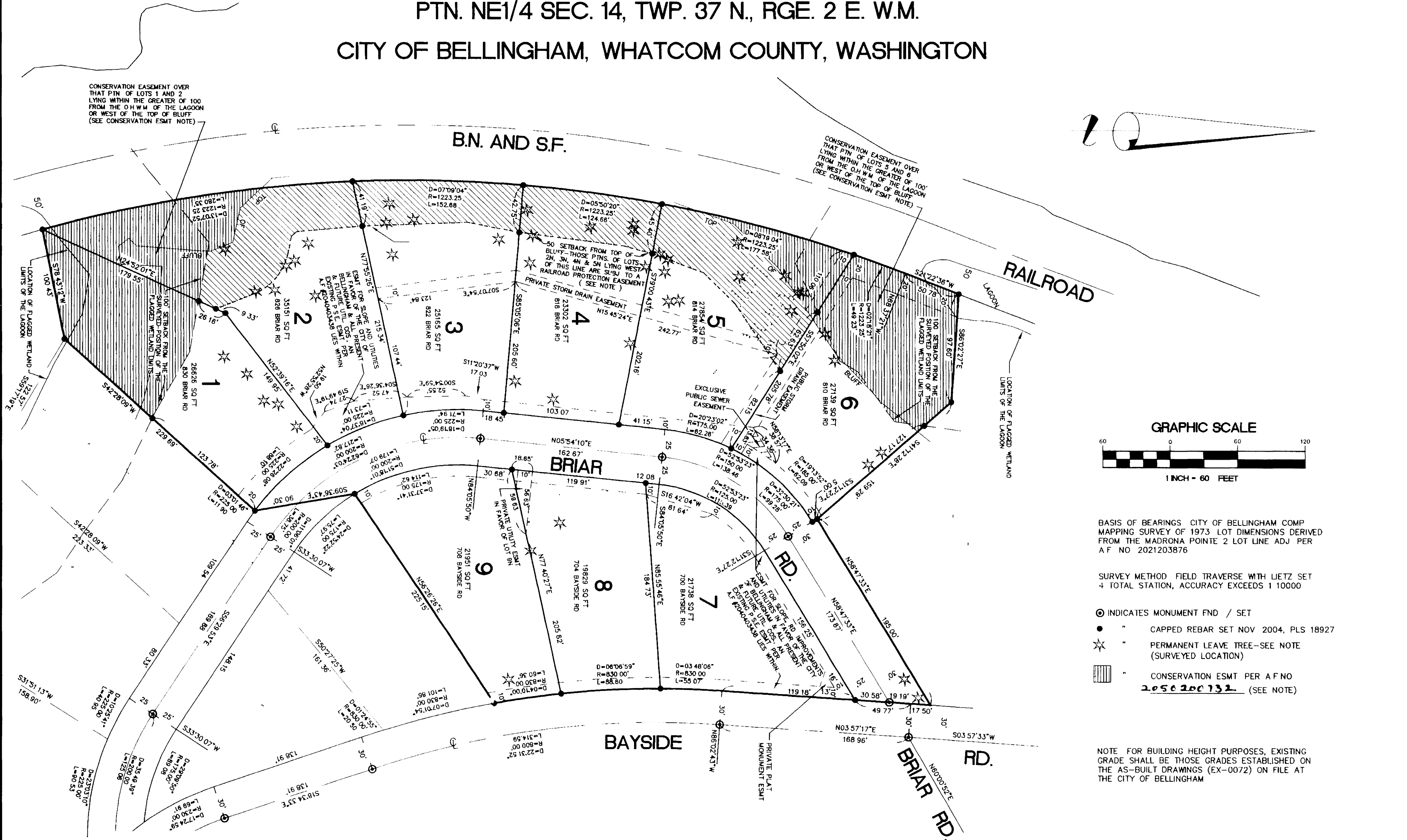
2050200731

SHORT PLAT No 1979

# MADRONA POINTE NORTH SHORT PLAT

PTN. NE1/4 SEC. 14, TWP. 37 N., RGE. 2 E. W.M.

CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON



BASIS OF BEARINGS CITY OF BELLINGHAM COMP MAPPING SURVEY OF 1973 LOT DIMENSIONS DERIVED FROM THE MADRONA POINTE 2 LOT LINE ADJ PER A F NO 2021203876

SURVEY METHOD FIELD TRAVERSE WITH LIETZ SET + TOTAL STATION, ACCURACY EXCEEDS 1/10000

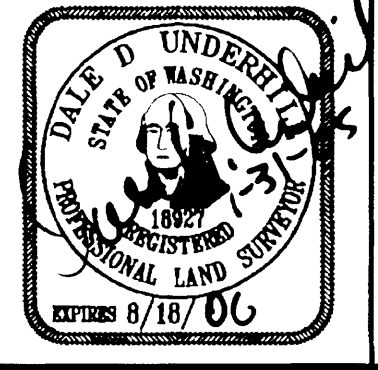
- ⊙ INDICATES MONUMENT FND / SET
- " CAPPED REBAR SET NOV 2004, PLS 18927
- ★ " PERMANENT LEAVE TREE-SEE NOTE (SURVEYED LOCATION)
- ▨ " CONSERVATION ESMT PER A F NO 2050200731 (SEE NOTE)

NOTE FOR BUILDING HEIGHT PURPOSES, EXISTING GRADE SHALL BE THOSE GRADES ESTABLISHED ON THE AS-BUILT DRAWINGS (EX-0072) ON FILE AT THE CITY OF BELLINGHAM



**AUDITOR'S CERTIFICATE**  
 Filed for record this 1 day of February, 2005  
 at 4:14 PM under Auditor's File Number 2050200731  
 at the request of CONSTRUCTION SURVEYORS NW, Inc  
*Shirley Arnold by C. Dixon*  
 Whatcom County Auditor

**SURVEYOR'S CERTIFICATE**  
 This map correctly represents a SURVEY by me or under my direction in conformance with the requirements of the Survey Recording Act at request of MADRONA POINTE DEV. LLC. on Nov. 2004  
*Dale D. Underhill*  
 Dale D Underhill, PLS  
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<b>MADRONA POINTE NORTH S.P.</b>		
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DRAWN	DATE	JOB No
DDU	1-28-2005	02108SP
CHECKED	SCALE	SHEET
DDU	1" = 60'	2 of 2