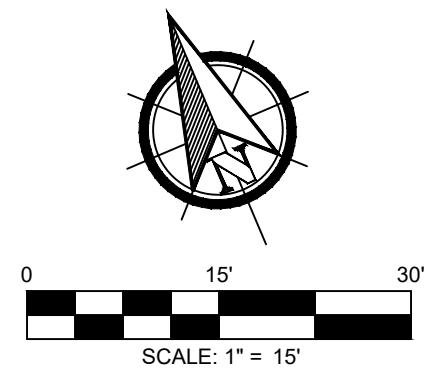
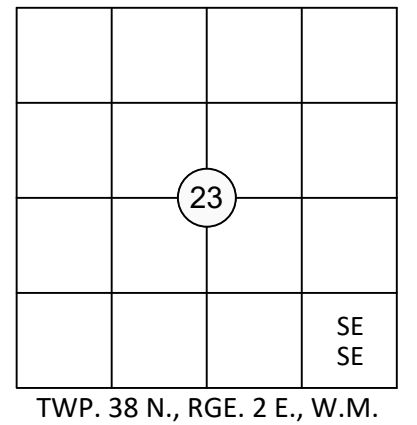


# PRELIMINARY FINNEY SHORT PLAT

BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 38 N, RANGE 2 EAST  
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

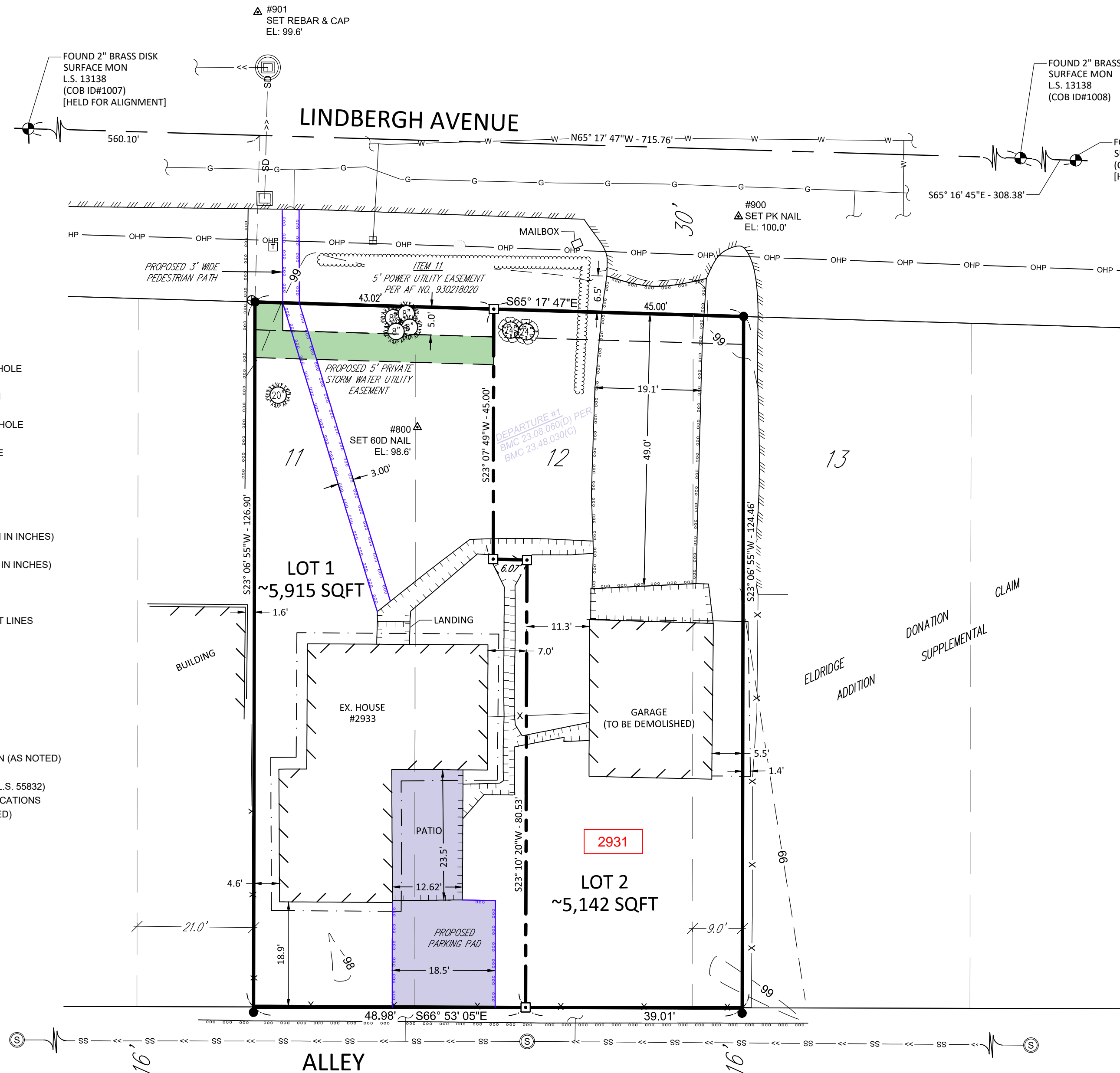


**LEGEND**

- W — WATER MAIN
- SS — SANITARY SEWER MAIN
- SD — STORM DRAINAGE MAIN
- G — NATURAL GAS LINE
- OHP — OVERHEAD POWER LINE
- X — FENCE
- — BUILDING
- — BUILDING EAVE
- — EVERGREEN TREE (DBH IN INCHES)
- — DECIDUOUS TREE (DBH IN INCHES)
- — LOT LINES
- — ORIGINAL PLAT LINES
- — PROPOSED SHORT PLAT LINES
- — ASPHALT EXTENTS
- — CONCRETE EXTENTS
- — GRAVEL EXTENTS
- — HEDGE

**SURVEY SYMBOLS**

- FOUND BRASS DISK MON (AS NOTED)
- ⊕ FOUND 1/2" IRON PIPE
- ⊙ SET 1/2" REBAR & CAP (L.S. 55832)
- PROPOSED CORNER LOCATIONS
- △ SET CONTROL (AS NOTED)



LEGAL DESCRIPTION	
<p><b>LEGAL DESCRIPTION:</b> PER BARGAIN &amp; SALE DEED #2018-1003038, THE WESTERLY 9 FEET OF LOT 13, ALL OF LOT 12, AND LOT 11, EXCEPT THE WESTERLY 21 FEET, BLOCK 3, ELDRIDGE DONATION CLAIM ADDITION SUPPLEMENTAL, WHATCOM COUNTY, WASHINGTON, AS PER THE MAP THEREOF, RECORDED IN BOOK 7 OF PLATS, PAGE 17, IN THE AUDITOR'S OFFICE OF SAID COUNTY AND STATE.</p>	
SITUATE IN WHATCOM COUNTY, WASHINGTON.	
DATUMS, NOTES & REFERENCE SURVEYS	
<p><b>1. HORIZONTAL DATUM:</b> ASSUMED</p> <p>BASIS OF BEARINGS: RECORD OF SURVEY, AS RECORDED UNDER AUDITOR'S FILE NO. 2741, RECORDS OF WHATCOM COUNTY, WASHINGTON.</p> <p>LINE HELD: BETWEEN FOUND 2" BRASS DISK SURFACE MONUMENT (COB #1891) &amp; FOUND 2" BRASS DISK SURFACE MONUMENT (COB #1007) IN THE CENTERLINE OF LINDBERGH AVENUE, BEARING N65° 17' 16"W - 1024.13'.</p>	
<p><b>2. VERTICAL DATUM:</b> ASSUMED</p> <p>HELD EL = 100.00' ON PT #900</p>	
<p><b>3. DATE OF SURVEY:</b> MAY 16, 18, &amp; 30, 2023</p>	
<p><b>4. THE PURPOSE OF THIS SURVEY WAS TO PREPARE AN EXISTING CONDITIONS MAP EXHIBIT IN PURSUIT OF A 2-Lot SHORT PLAT SUBDIVISION.</b></p>	
<p><b>5. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.</b></p>	
<p><b>6. THIS SURVEY WAS ACCOMPLISHED USING STANDARD FIELD TRAVERSE PROCEDURES WITH A TOTAL STATION ON: MAY 16, 18, &amp; 30, 2023. ALL MONUMENTS SHOWN WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.</b></p>	
<p><b>7. SURFACE CONTOURS DEPICTED WITH 1' (MINOR) AND 5' (MAJOR) INTERVALS WERE GENERATED FROM FIELD OBSERVATIONS USING AUTOCAD CIVIL 3D (VERSION 2019) AND ARE TYPICALLY ACCURATE TO WITHIN APPROXIMATELY 0.5'±.</b></p>	
<p><b>8. JEPSON AND ASSOCIATES ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST WHICH WERE UNDETECTABLE OR NOT VIABLE AT THE TIME OF THIS SURVEY AND THEREAFTER. UNDERGROUND UTILITIES SHOWN PER TIES TO 811 UTILITY LOCATE MARKS AND OBSERVED ABOVE GROUND EVIDENCE.</b></p>	
<p><b>9. IN ACCORDANCE WITH RCW 58.09.090 AND WAC 332-130-050, THIS SURVEY DEPICTS PHYSICAL EVIDENCE OF OCCUPATION OR IMPROVEMENT WHICH MAY INDICATE ENCROACHMENT, LINES OF POSSESSION, OR CONFLICT OF TITLE. NO LEGAL RESOLUTION OF POTENTIAL CLAIMS OF UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.</b></p>	
<p><b>10. EASEMENT RIGHTS: PLOTTABLE EASEMENTS ARE SHOWN AS DESCRIBED IN WHATCOM LAND TITLE SUBDIVISION GUARANTEE NO. W-204810 ISSUED APRIL 21, 2023. NON-PLOTTABLE EASEMENTS ARE NOTED ON THE SURVEY AS BEING "NOT PLOTTED". OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS AND THEREFORE WE RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.</b></p>	
<p><b>11. NON-PLOTTABLE DITCH EASEMENT EXISTS ALONG THE SOUTH END OF THE PROPERTY, PER ITEMS 7 &amp; 8 (AFN 600471) AND ITEMS 9 &amp; 10 (AFN 702336 &amp; 702337) OF SUBDIVISION GUARANTEE.</b></p>	
<p><b>12. TREES SHOWN ARE NOT TO SCALE.</b></p>	
<p><b>REFERENCE SURVEYS:</b></p> <ul style="list-style-type: none"> <li>• RECORD OF SURVEY AFN 2741</li> <li>• SHORT PLAT AFN 335858</li> <li>• SHORT PLAT AFN 1227</li> </ul>	

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023  
 AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF SURVEYS ON PAGE \_\_\_\_\_  
 AT THE REQUEST OF JEPSON AND ASSOCIATES.  
 COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY \_\_\_\_\_  
 AUDITOR'S FILE NO. \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BRANNON FINNEY IN MAY, 2023.  
 CHRISTOPHER MICHAEL JEPSON CERTIFICATE NO. 55832



PTN. SE1/4 SE1/4, SECTION 23, TOWNSHIP 38 N., RANGE 2 E., W.M.  
 BELLINGHAM, WHATCOM COUNTY, WASHINGTON

**JEPSON & ASSOCIATES**  
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS  
 222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225  
 PHONE: (360) 733-5760 | FAX: (360) 647-8939 | EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT:	FINNEY, BRANNON		
DATE:	2/19/2024		
DWG. NO.:	23033-SP-PRELIM.dwg		
JOB NO.:	23033	F.B. NO.:	ZW-19
DRAWN BY:	AVC MCM	CHECKED BY:	CMJ
SHEET:		1 of 1	