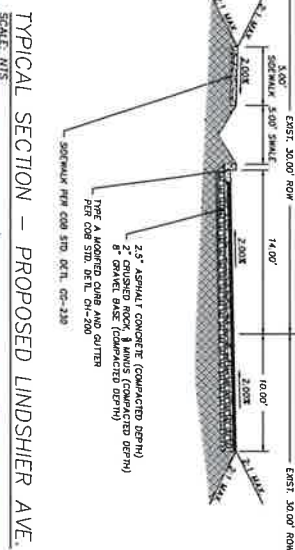
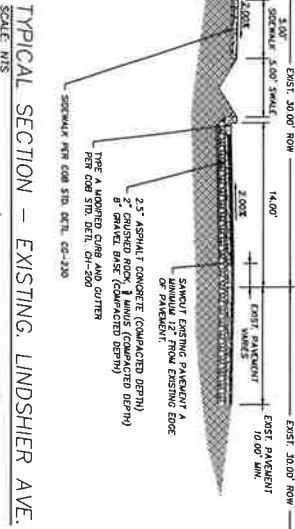
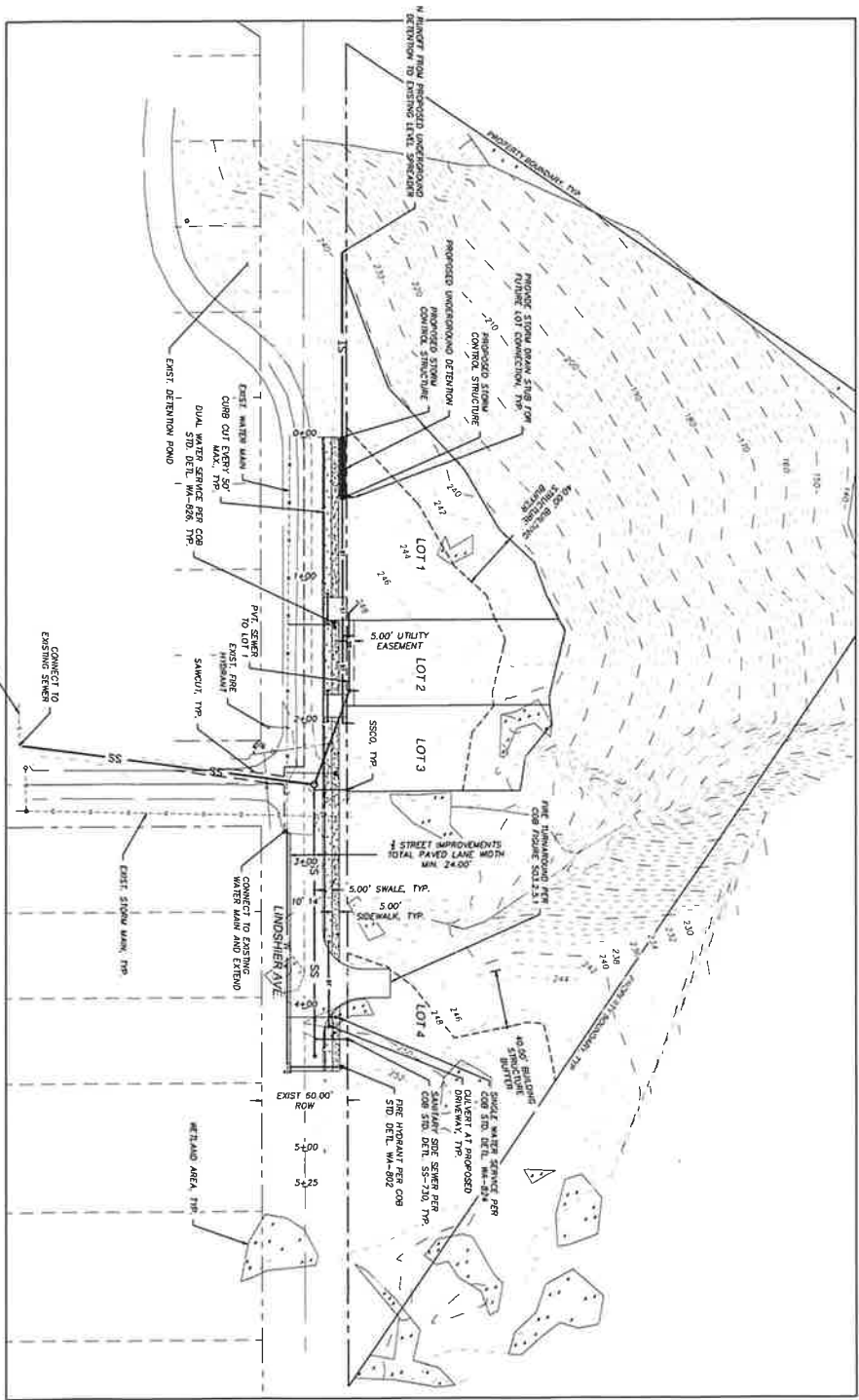
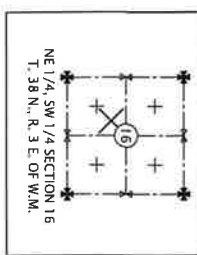


COOL RUNNINGS SHORT PLAT

PRELIMINARY ENGINEERING



VICINITY MAP



CONTACT INFORMATION
 OWNER: COOL RUNNINGS CONSTRUCTION, LLC
 1125 NEWMAN STREET
 DALLAS, TX 75229
 PHONE: 214-353-5333
 FAX: 214-353-5333
 5427 ALBERT STREET
 FERNDALE, VA 22846
 (540) 259-3533
 ENGINEER: COMPLETE DESIGN, INC. STE. 20
 EVERSON, VA 22827
 (800) 499-0414



COMPLETE DESIGN INC.
 "Construction Design Specialist"
 PO Box 1914
 Wenatchee, WA, 98807
 www.complete-design.com
 contact@completedesign.com
 509.662.3699



COOL RUNNINGS SHORT PLAT
 PRELIMINARY ENGINEERING
 OVERALL SITE PLAN
 CITY OF BELLINGHAM, WASHINGTON

Job No.: 24-0151

ISSUE	DATE
PRELIMINARY ENGINEERING	11/20/2024

OF: 1

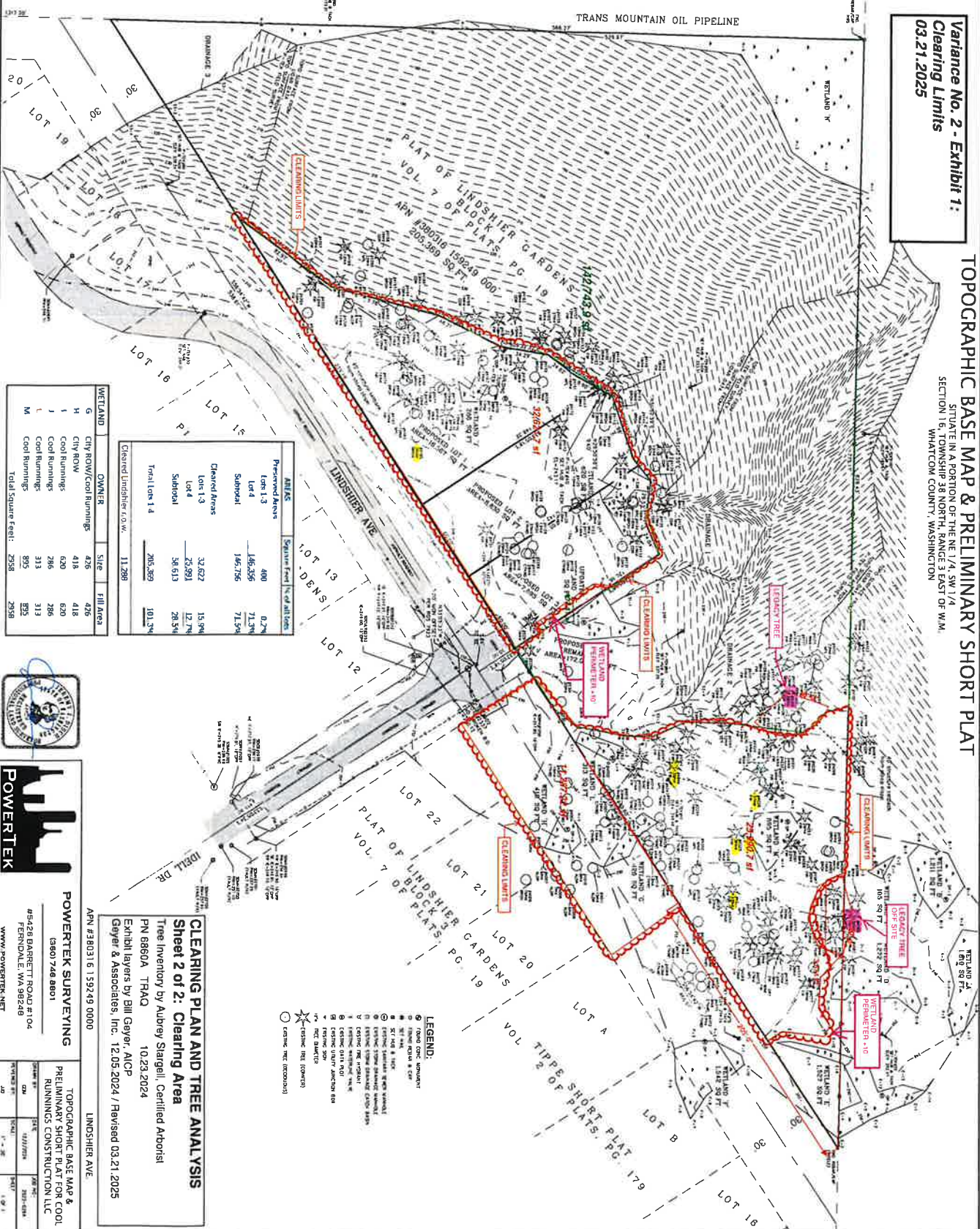
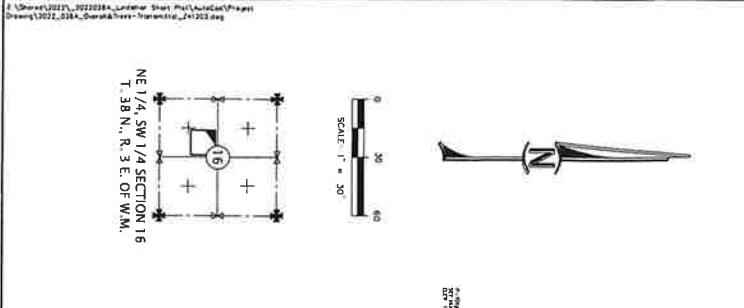
Variance No. 2 - Exhibit 1: Clearing Limits 03.21.2025

TOPOGRAPHIC BASE MAP & PRELIMINARY SHORT PLAT

SECTION 16 NORTH 1/4 SW 1/4
T. 38 N., R. 3 E. OF W.M.
WHATCOM COUNTY, WASHINGTON

- SURVEY NOTES:**
- 1) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH WAC 210-120-115 CONSTRUCTION OF A SHORT PLAT FOR THE CONSTRUCTION OF A COOL RUNNINGS
 - 2) FIELD SURVEY INFORMATION FROM WETLANDS AND TREE INVENTORY AND PHOTOLOGS SET FORTH IN THIS REPORT WAS OBTAINED ON 03/21/2025
 - 3) WETLANDS AND TREE INVENTORY INFORMATION WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY INFORMATION SET FORTH IN THIS REPORT WAS OBTAINED ON 03/21/2025
 - 4) WETLANDS AND TREE INVENTORY INFORMATION WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY INFORMATION SET FORTH IN THIS REPORT WAS OBTAINED ON 03/21/2025
 - 5) WETLANDS AND TREE INVENTORY INFORMATION WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY INFORMATION SET FORTH IN THIS REPORT WAS OBTAINED ON 03/21/2025
 - 6) WETLANDS AND TREE INVENTORY INFORMATION WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY INFORMATION SET FORTH IN THIS REPORT WAS OBTAINED ON 03/21/2025
 - 7) WETLANDS AND TREE INVENTORY INFORMATION WAS OBTAINED FROM AERIAL PHOTOGRAPHS AND FIELD SURVEY INFORMATION SET FORTH IN THIS REPORT WAS OBTAINED ON 03/21/2025
 - 8) THE TOPOGRAPHIC BASE MAP OF THIS AREA WAS OBTAINED FROM THE WASHINGTON STATE GEOLOGICAL SURVEY (GSI) AND IS A REPRODUCTION OF THE ORIGINAL SURVEY RECORDS OF THE WASHINGTON STATE GEOLOGICAL SURVEY (GSI) AND IS A REPRODUCTION OF THE ORIGINAL SURVEY RECORDS OF THE WASHINGTON STATE GEOLOGICAL SURVEY (GSI)
 - 9) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH WAC 210-120-115 CONSTRUCTION OF A SHORT PLAT FOR THE CONSTRUCTION OF A COOL RUNNINGS
 - 10) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH WAC 210-120-115 CONSTRUCTION OF A SHORT PLAT FOR THE CONSTRUCTION OF A COOL RUNNINGS
 - 11) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH WAC 210-120-115 CONSTRUCTION OF A SHORT PLAT FOR THE CONSTRUCTION OF A COOL RUNNINGS
 - 12) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH WAC 210-120-115 CONSTRUCTION OF A SHORT PLAT FOR THE CONSTRUCTION OF A COOL RUNNINGS
 - 13) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH WAC 210-120-115 CONSTRUCTION OF A SHORT PLAT FOR THE CONSTRUCTION OF A COOL RUNNINGS

LEGAL DESCRIPTION:
THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH WAC 210-120-115 CONSTRUCTION OF A SHORT PLAT FOR THE CONSTRUCTION OF A COOL RUNNINGS



ALLIANCE

Permitted Acres	Square Feet	% of all lots
Lot 1-3	400	0.2%
Lot 4	1,862,356	71.3%
Subtotal	1,862,756	71.5%
Clearing Area	32,622	1.3%
Lot 4	25,991	1.0%
Subtotal	58,513	2.3%
Total lots 1-4	2,085,869	81.3%

Clearing Lindshier Co. W. 11,289

WETLAND	DWMIER	Size	Fill Area
G	CITY ROW/COOL RUNNINGS	426	426
I	COOL RUNNINGS	620	620
J	COOL RUNNINGS	286	286
L	COOL RUNNINGS	313	313
M	COOL RUNNINGS	932	932
Total Square Feet:		2938	2938

CLEARING PLAN AND TREE ANALYSIS
Sheet 2 of 2: Clearing Area
 Tree Inventory by Aubrey Stigall, Certified Arborist
 PN 8860A TRAQ
 10/23/2024
 Gayer & Associates, Inc. 12/05/2024 / Revised 03/21/2025



POWERTEK SURVEYING
 PRELIMINARY SHORT PLAT FOR COOL RUNNINGS CONSTRUCTION LLC
 #5426 BARRETT ROAD #104
 FERNDALE, WA 98246
 WWW.POWERTEK.NET

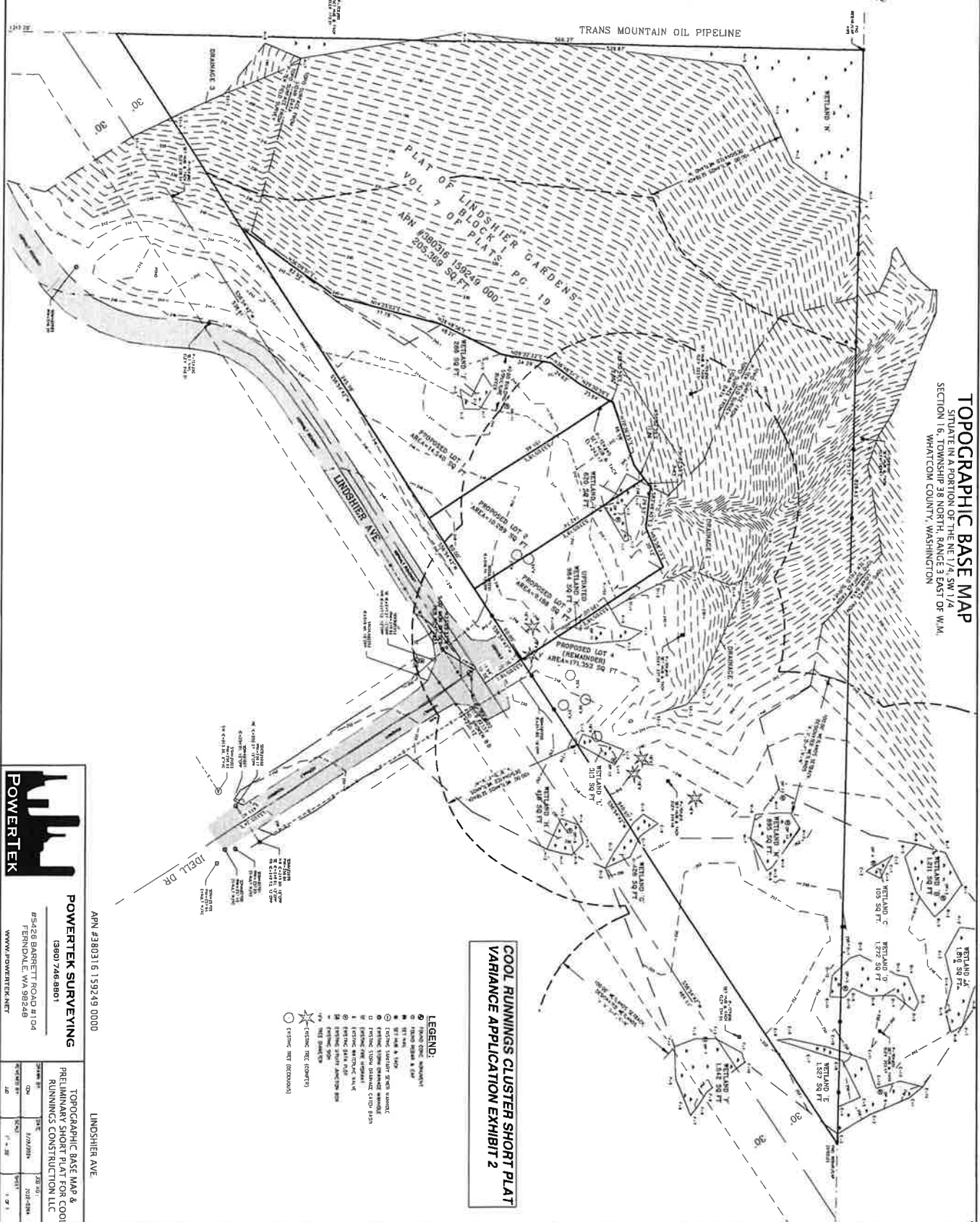
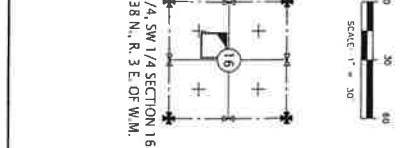
TOPOGRAPHIC BASE MAP
 SITE PLAN IN A PORTION OF THE NE 1/4 SW 1/4
 SECTION 16, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M.
 WHATCOM COUNTY, WASHINGTON

SURVEY NOTES:

- 1) THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH A.C. 212-120-114 CONCERNING SURVEYS AND SURVEYING RECORDS.
- 2) FIELD SURVEY PERFORMED WITH METRIC SURVEYING EQUIPMENT AND METRIC MEASUREMENTS.
- 3) HORIZONTAL CURVES: CURVES OF EQUAL RADII APPROXIMATELY 100 METERS.
- 4) VERTICAL CURVES: CURVES OF EQUAL LENGTH APPROXIMATELY 100 METERS.
- 5) THE SURVEY WAS CONDUCTED WITHIN THE BOUNDARY OF A TRACT OF LAND OWNED BY THE STATE OF WASHINGTON, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1912.
- 6) PROPERTY BOUNDARIES ASSUMED UNLESS OTHERWISE NOTED BY THIS SURVEY.
- 7) CURVES APPROXIMATELY 100 METERS AT 2 FEET AND ARE CONSIDERED APPROXIMATELY 100 METERS.
- 8) THE SURVEYING EQUIPMENT USED FOR THIS SURVEY WAS A TOTAL STATION WITH AN AUTO LEVELING SYSTEM OF THE TYPE AND MAKE MANUFACTURED BY TRIMBLE, MODEL 1110.
- 9) OCCUPATIONAL, INDUSTRIAL AND OTHER TRACES AND NOTES: OCCUPATIONAL, INDUSTRIAL AND OTHER TRACES AND NOTES: OCCUPATIONAL, INDUSTRIAL AND OTHER TRACES AND NOTES: OCCUPATIONAL, INDUSTRIAL AND OTHER TRACES AND NOTES.
- 10) THE SURVEY WAS CONDUCTED WITHIN THE BOUNDARY OF A TRACT OF LAND OWNED BY THE STATE OF WASHINGTON, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1912.
- 11) THE SURVEY WAS CONDUCTED WITHIN THE BOUNDARY OF A TRACT OF LAND OWNED BY THE STATE OF WASHINGTON, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1912.
- 12) THE SURVEY WAS CONDUCTED WITHIN THE BOUNDARY OF A TRACT OF LAND OWNED BY THE STATE OF WASHINGTON, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1909 AND 1912.

LEGAL DESCRIPTION:

THE SURVEYING EQUIPMENT USED AT NO. 2021-021211
 WAS OF THE TYPE AND MAKE OF THE SURVEYING EQUIPMENT AS LISTED IN THE SURVEYING ACTS OF 1909 AND 1912.
 SURVEYED BY: MICHAEL COOPER, SURVEYOR



**COOL RUNNINGS CLUSTER SHORT PLAT
 VARIANCE APPLICATION EXHIBIT 2**

- LEGEND:**
- PROPOSED LOT
 - PROPOSED LOT (REMANDED)
 - SETBACK
 - SETBACK & WETLAND
 - SETBACK & WETLAND & SLOPE
 - SETBACK & WETLAND & SLOPE & WETLAND
 - PROPOSED LOT (REMANDED) & WETLAND
 - PROPOSED LOT (REMANDED) & SLOPE
 - PROPOSED LOT (REMANDED) & SLOPE & WETLAND
 - PROPOSED LOT (REMANDED) & SLOPE & WETLAND & SLOPE
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 - PROPOSED LOT (REMANDED) & SLOPE & WETLAND & SLOPE & WETLAND & SLOPE & WETLAND & SLOPE & WETLAND & SLOPE & WETLAND & SLOPE & WETLAND & SLOPE & WETLAND & SLOPE & WETLAND & SLOPE & WETLAND & SLOPE & WETLAND

POWERTEK

APN #380316 | 159249 0000

POWERTEK SURVEYING
 PRELIMINARY SHOW PLAT FOR COOL RUNNINGS CONSTRUCTION LLC
 (360) 746-8801
 #5428 BARRETT ROAD #104
 FERNDALE, WA 98248
 WWW.POWERTEK.NET

LINDSHER AVE

DATE	BY	SCALE	SHEET NO.
1/1/2024	MC	1" = 30'	1 OF 1

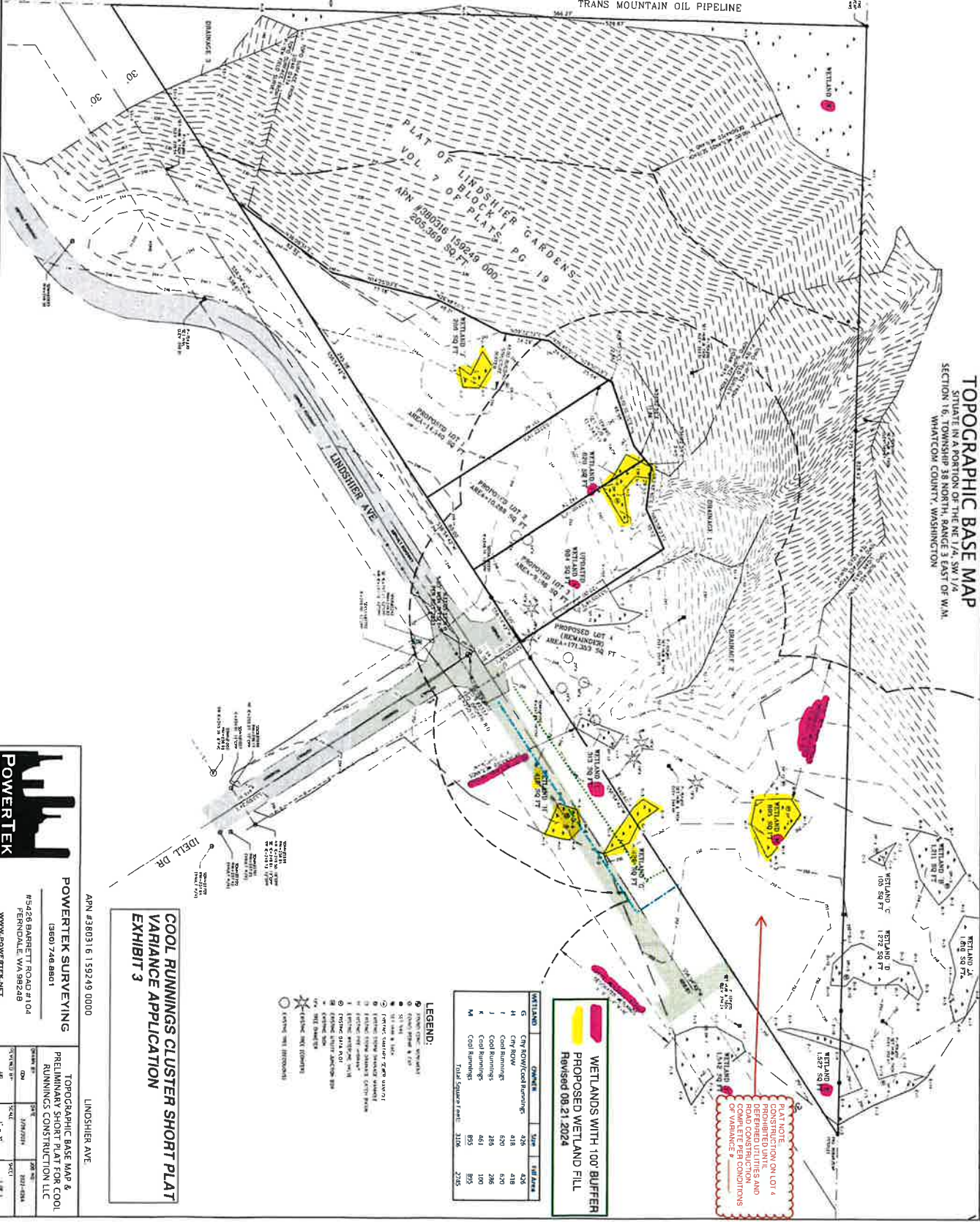
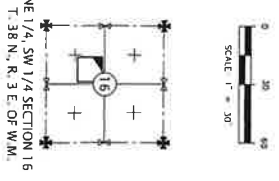
TOPOGRAPHIC BASE MAP
 SITUATE IN A PORTION OF THE NE 1/4, SW 1/4,
 SECTION 16, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M.
 WHATCOM COUNTY, WASHINGTON

SURVEY NOTES:

- 1) THE SURVEY WAS PERFORMED IN ACCORDANCE WITH RCW 21E.04.010 THROUGH 21E.04.015.
- 2) THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 3) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 4) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 5) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 6) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
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- 9) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 10) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 11) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 12) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 13) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 14) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.
- 15) THE SURVEY WAS PERFORMED FOR THE PURPOSE OF RECORDING THE CONSTRUCTION LIT.

LEGAL DESCRIPTION:

(FOR STATE/OWNER RECORD ONLY - DO NOT REPRODUCE)
 ALL OF BLOCK 19, VOLUME 7 OF PLATS, PG 19
 APN #380316 159249 000
 205,369 SQ. FT.
 PLAT IN ACCORDANCE WITH RCW 21E.04.010 THROUGH 21E.04.015.



PLAT NOTE
 CONSTRUCTION ON LOT 4
 DEFERRED UTILITIES AND
 ROAD CONSTRUCTION
 COMPLETE PER CONDITIONS
 OF VARIANCE

WETLANDS WITH 100' BUFFER
PROPOSED WETLAND FILL
 Revised 08/21/2024

WETLAND	CHANGES	Sum	100' Buffer
G	City ROW	426	426
H	City ROW	418	418
I	Cool Runnings	620	620
J	Cool Runnings	286	286
K	Cool Runnings	661	100
L	Cool Runnings	693	693
M	Cool Runnings	693	2735
Total Square Feet:		3106	

- LEGEND:**
- WETLANDS WITH 100' BUFFER
 - PROPOSED WETLAND FILL
 - PROPOSED LOT 4 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 5 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 6 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 7 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 8 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 9 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 10 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 11 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 12 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 13 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 14 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 15 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 16 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 17 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 18 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 19 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 20 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 21 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 22 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 23 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 24 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 25 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 26 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 27 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 28 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 29 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 30 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 31 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 32 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 33 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 34 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 35 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 36 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 37 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 38 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 39 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 40 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 41 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 42 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 43 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 44 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 45 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 46 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 47 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 48 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 49 (RECKENBENDER) AREA - 171,307 SQ. FT.
 - PROPOSED LOT 50 (RECKENBENDER) AREA - 171,307 SQ. FT.

COOL RUNNINGS CLUSTER SHORT PLAT
VARIANCE APPLICATION
EXHIBIT 3

POWERTEK SURVEYING
 (509) 748-8801
 #5628 BARRETT ROAD #104
 FERNIDALE, WA 98248
 WWW.POWERTEK.NET

POWERTEK

APN #380316 159249 0000
 LINDSHIER AVE

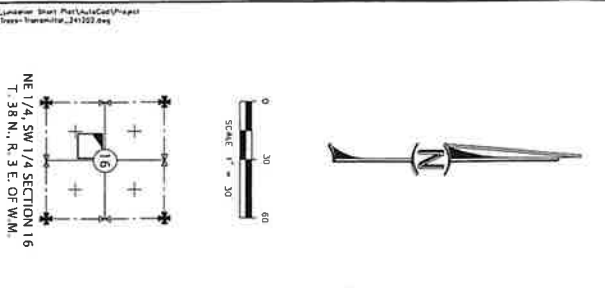
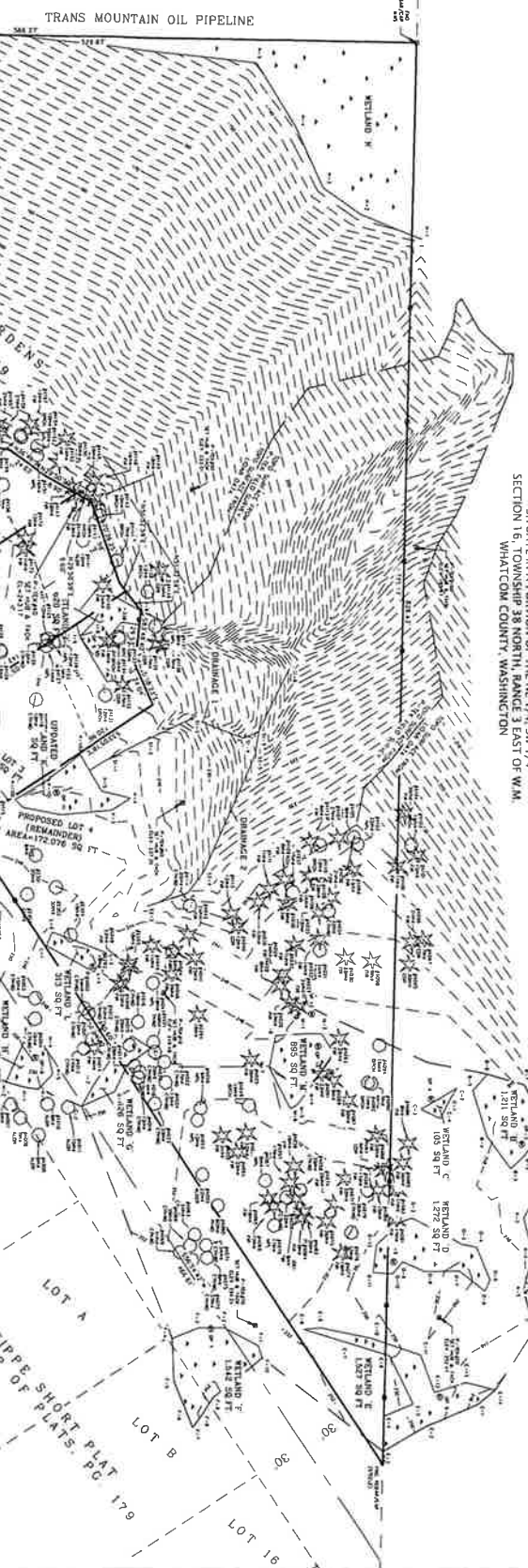
TOPOGRAPHIC BASE MAP &
 PRELIMINARY SHORT PLAT FOR COOL
 RUNNINGS CONSTRUCTION LLC

DATE: 08/21/2024
 DRAWN BY: JMM/2024
 CHECKED BY: JMM/2024
 SCALE: 1" = 30'

TOPOGRAPHIC BASE MAP & PRELIMINARY SHORT PLAT

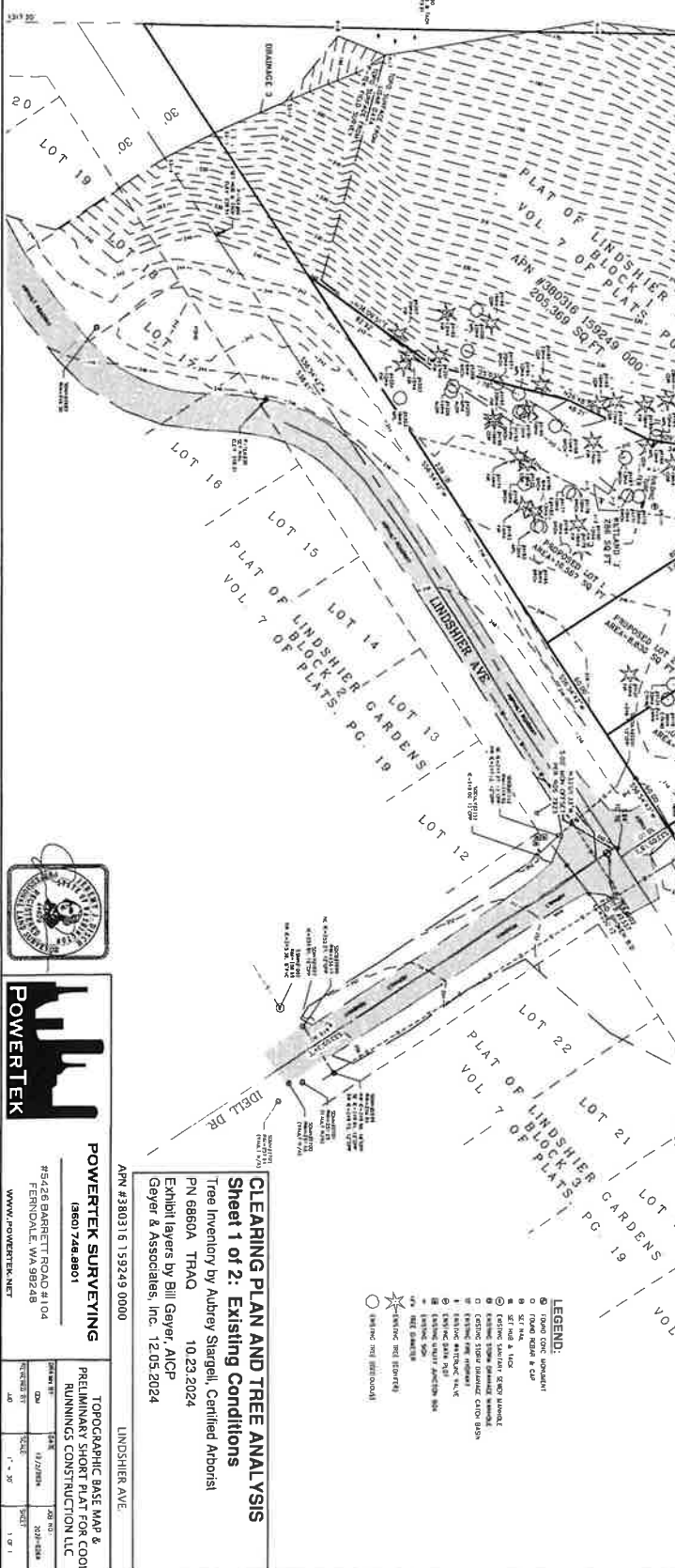
SITUATE IN A PORTION OF THE NE 1/4 SECTION 16,
SECTION 16, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M.
WHATCOM COUNTY, WASHINGTON

- SURVEY NOTES:**
- 1) THIS SURVEY WAS REQUESTED BY RECONSTRUCTION, WITH REC. 237, 128, 145 CONSTRUCTION LLC. DATE 2023 AT THE REQUEST OF COOL RAININGS
 - 2) THIS SURVEY REPORT WAS PREPARED BY THE SURVEYOR ON THE BASIS OF THE ORIGINAL DATA, THE FIELD NOTES, THE RECORDS OF THE SURVEY, AND THE RECORDS OF THE SURVEY.
 - 3) ORIGINAL DATA: COPY OF ORIGINAL SURVEY DATA, NETWORK, AND COMPILED TO COMPLY WITH THE REQUIREMENTS OF THE SURVEY.
 - 4) ORIGINAL DATA: COPY OF ORIGINAL SURVEY DATA, NETWORK, AND COMPILED TO COMPLY WITH THE REQUIREMENTS OF THE SURVEY.
 - 5) THIS SURVEY WAS CONDUCTED WITHIN THE BOUNDARY OF A TITLE INSURANCE POLICY.
 - 6) THE SURVEYOR HAS ASSURED NO LIABILITY FOR ANY INSURANCE CLAIMS OR DAMAGES THAT MAY BE INCURRED BY ANY PARTY.
 - 7) ORIGINAL DATA: COPY OF ORIGINAL SURVEY DATA, NETWORK, AND COMPILED TO COMPLY WITH THE REQUIREMENTS OF THE SURVEY.
 - 8) THE SURVEYOR'S REPORT IS BASED ON THE DATA PROVIDED TO HIM BY THE CLIENT. THE SURVEYOR HAS ASSURED NO LIABILITY FOR ANY INSURANCE CLAIMS OR DAMAGES THAT MAY BE INCURRED BY ANY PARTY.
 - 9) ORIGINAL DATA: COPY OF ORIGINAL SURVEY DATA, NETWORK, AND COMPILED TO COMPLY WITH THE REQUIREMENTS OF THE SURVEY.
 - 10) ORIGINAL DATA: COPY OF ORIGINAL SURVEY DATA, NETWORK, AND COMPILED TO COMPLY WITH THE REQUIREMENTS OF THE SURVEY.
 - 11) ORIGINAL DATA: COPY OF ORIGINAL SURVEY DATA, NETWORK, AND COMPILED TO COMPLY WITH THE REQUIREMENTS OF THE SURVEY.
 - 12) ORIGINAL DATA: COPY OF ORIGINAL SURVEY DATA, NETWORK, AND COMPILED TO COMPLY WITH THE REQUIREMENTS OF THE SURVEY.
 - 13) ORIGINAL DATA: COPY OF ORIGINAL SURVEY DATA, NETWORK, AND COMPILED TO COMPLY WITH THE REQUIREMENTS OF THE SURVEY.



LEGAL DESCRIPTION:
THE SHARPER SURVEY RECD. AT PG. 2021-003881
1/4 OF SECTION 16, T48N, R3E, OF W.M.
PLAT 7 OF BLOCK 2, VOL 7 OF PLATS, PG. 19 RECORDS
OF WHATCOM COUNTY, WASHINGTON

1) THIS SURVEY WAS REQUESTED BY RECONSTRUCTION, WITH REC. 237, 128, 145 CONSTRUCTION LLC. DATE 2023 AT THE REQUEST OF COOL RAININGS



CLEARING PLAN AND TREE ANALYSIS

Sheet 1 of 2: Existing Conditions
Tree Inventory by Aubrey Stargell, Certified Arborist
PN 6860A TRAO
10/23/2024
Exhibit layers by Bill Geyer, AICP
Geyer & Associates, Inc. 12.05.2024

APN #380316159249 0000
LINDSHIER AVE.
POWERTEK SURVEYING
(866) 748-8801
#5426 BARRETT ROAD #104
FERNDALE, WA 98248
WWW.POWERTEK.NET



DATE	BY	SCALE	SHEET
10/23/2024	AS	1" = 30'	1 OF 1

TOPOGRAPHIC BASE MAP & PRELIMINARY SHORT PLAT FOR COOL RAININGS CONSTRUCTION LLC

SURVEY NOTES:

- 1) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2) ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.
- 3) ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.
- 4) ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.
- 5) ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.
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- 11) ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.
- 12) ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.
- 13) ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.
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- 20) ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.

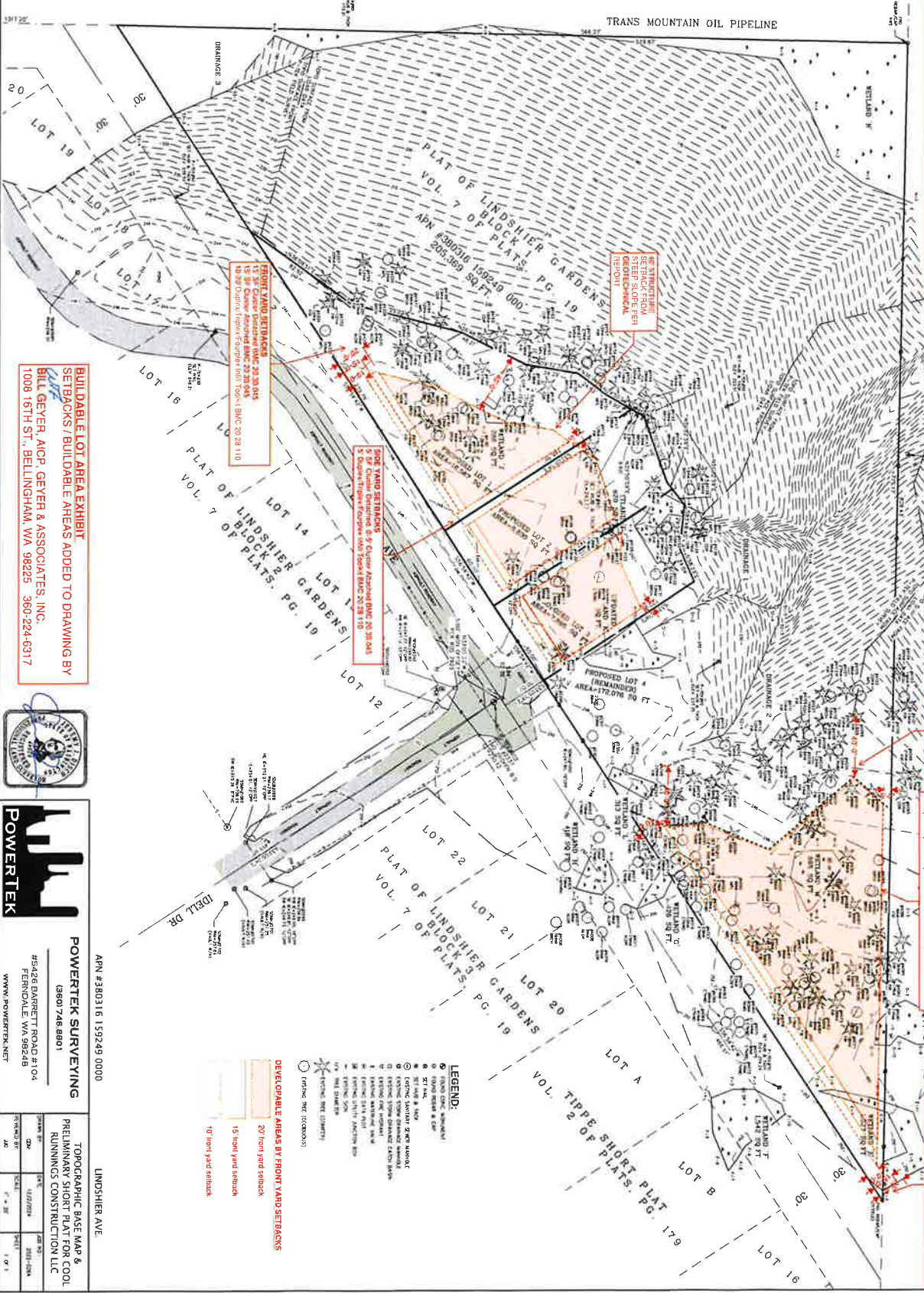
LEGAL DESCRIPTION:

FOR STATUTORY WARRANTY DEED AT NO. 2022-0221819
 ALL DISTANCES ARE MEASURED FROM THE CENTER OF THE PIPELINE TO THE CENTER OF THE LOT.

TOPOGRAPHIC BASE MAP & PRELIMINARY SHORT PLAT

SITUATE IN A PORTION OF THE NE 1/4, SW 1/4 SECTION 16, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M. WHATCOM COUNTY, WASHINGTON

BUILDABLE LOT AREA EXHIBIT
 COMPLIANCE WITH BMC 23.08.060.B
 AND RELATED RESIDENTIAL SETBACKS FOR
 SINGLE FAMILY CLUSTER BMC 20.30.045, AND
 INFILL DUPLEX/TRIplex/FOURPLEX BMC 20.28.110



BUILDABLE LOT AREA EXHIBIT
 SETBACKS / BUILDABLE AREAS ADDED TO DRAWING BY
 BILL GEYER, AICP, GEYER & ASSOCIATES, INC.
 1008 16TH ST., BELLINGHAM, WA 98225 360-224-6317



POWERTEK SURVEYING
 (360) 746-8801
 #5426 BARRETT ROAD #104
 FERNDALE, WA 98248
 WWW.POWERTEK.NET

APN #380316 159249 0000
 LINDSHIER AVE.
 TOPOGRAPHIC BASE MAP &
 PRELIMINARY SHORT PLAT FOR COOL
 RIVINGS CONSTRUCTION LLC
 PROJECT NO. 2022-0221819
 DATE 11/17/23
 SCALE 1" = 30'

DEVELOPABLE AREAS BY FRONT YARD SETBACKS
 20' front yard setback
 15' front yard setback
 10' front yard setback

- LEGEND:**
- 1. 100' CONC. DRIVEWAY
 - 2. SETBACK
 - 3. SETBACK
 - 4. CONCRETE DRIVEWAY
 - 5. EXISTING DRIVEWAY
 - 6. EXISTING DRIVEWAY
 - 7. EXISTING DRIVEWAY
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 - 97. EXISTING DRIVEWAY
 - 98. EXISTING DRIVEWAY
 - 99. EXISTING DRIVEWAY
 - 100. EXISTING DRIVEWAY

TOPOGRAPHIC BASE MAP
 SITUATE IN A PORTION OF THE NE 1/4, SW 1/4
 SECTION 16, TOWNSHIP 28 NORTH, RANGE 3 EAST OF W.M.
 WASHINGTON COUNTY, WASHINGTON

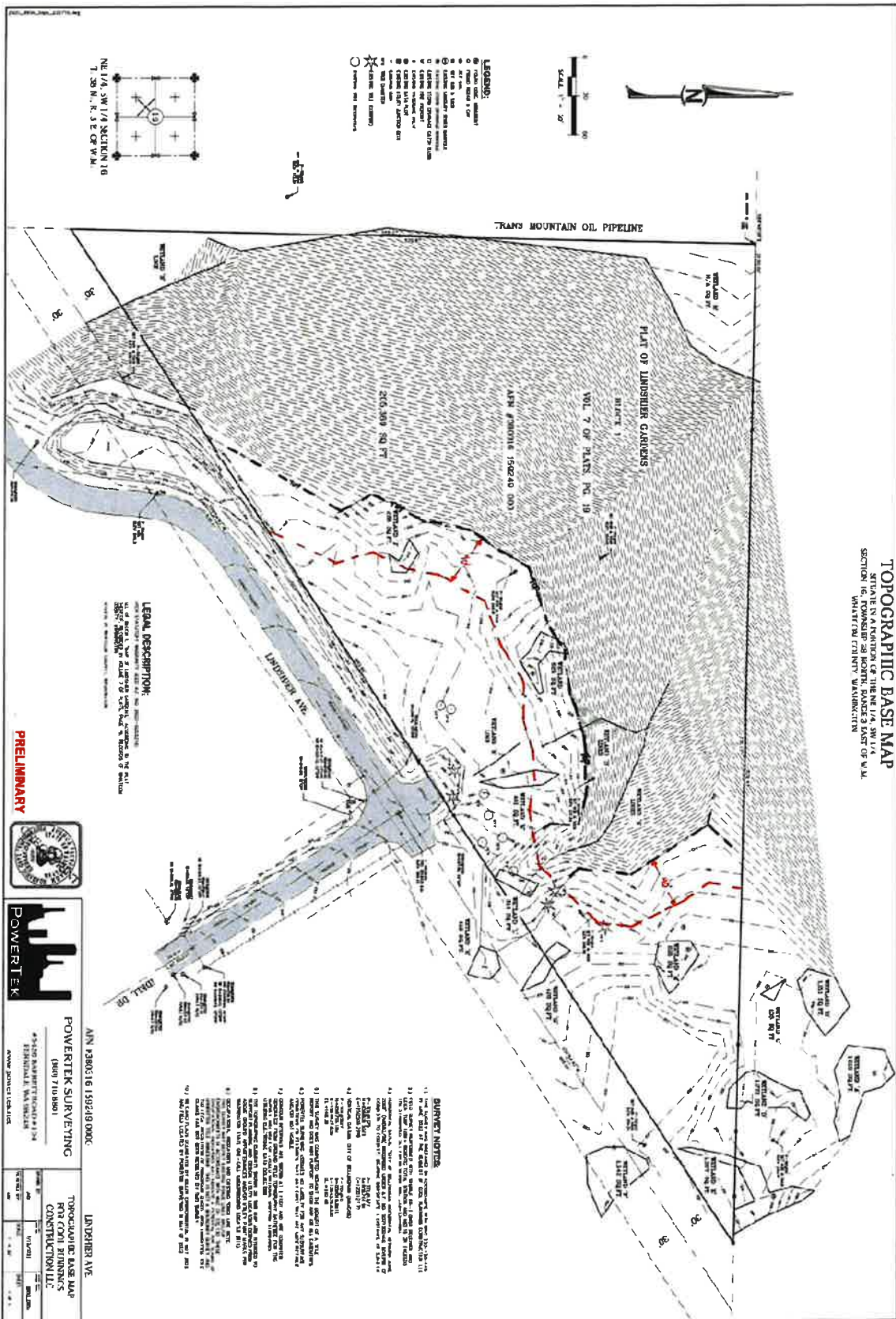
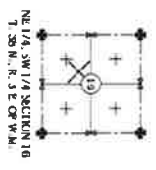


FIGURE 1

- LEGEND:**
- 1. Contour interval 10'
 - 2. Spot elevation
 - 3. Elevation
 - 4. Contour boundary
 - 5. Contour
 - 6. Contour interval
 - 7. Contour interval
 - 8. Contour interval
 - 9. Contour interval
 - 10. Contour interval
 - 11. Contour interval
 - 12. Contour interval
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 - 14. Contour interval
 - 15. Contour interval
 - 16. Contour interval
 - 17. Contour interval
 - 18. Contour interval
 - 19. Contour interval
 - 20. Contour interval



LEGAL DESCRIPTION:
 A PORTION OF THE NE 1/4, SW 1/4 SECTION 16, TOWNSHIP 28 NORTH, RANGE 3 EAST OF W.M., WASHINGTON COUNTY, WASHINGTON.

PRELIMINARY



AIN 198016 19249 000C
POWERTEK SURVEYING
 (849 710 8881)
 44400 SUBMITTING STATION
 FEDERALIA, WASHINGTON
 AIN 198016 19249 000C

DATE	TIME	BY	SCALE
11/15/21	11:00 AM	J. M. [Name]	1" = 20'
TOPOGRAPHIC BASE MAP CONSTRUCTION, LLC			

- SURVEY NOTES:**
1. THIS SURVEY WAS CONDUCTED ON THE DATE OF 11/15/21 AT THE LOCATION OF THE NE 1/4, SW 1/4 SECTION 16, TOWNSHIP 28 NORTH, RANGE 3 EAST OF W.M., WASHINGTON COUNTY, WASHINGTON.
 2. THE SURVEY WAS CONDUCTED USING A LEICA TS15 TOTAL STATION AND A LEICA GNSS RECEIVER.
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON STATE SURVEYING ACT.
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON STATE SURVEYING BOARD RULES AND REGULATIONS.
 5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON STATE SURVEYING BOARD RULES AND REGULATIONS.
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 20. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WASHINGTON STATE SURVEYING BOARD RULES AND REGULATIONS.

* MAP OF *
LINDSHIER GARDENS



A. J. Boudreau, Treasurer of the Orchard & Ainsworth Addition
2. J. J. Boudreau, Treasurer of the Orchard & Ainsworth Addition
and the undersigned, hereby certify that the same is a true and correct copy of the map as recorded in the Office of the Auditor of Indisputable County, Washington, D. C. in the name of the State of Washington, and that the same has been duly recorded in Volume 3 of public surveys in the name of said County.

[Signature]
Recorder of the State of Washington

**COOL RUNNINGS CLUSTER SHORT PLAT
VARIANCE APPLICATION EXHIBIT 1**

KNOW ALL MEN BY THESE PRESENTS that Robert H. Cool, hereinafter called the petitioner, for the purpose of securing a full and complete record of the subdivision of the premises known as Lindshier Gardens, in the County of Indisputable, State of Washington, do hereby certify that the following is a true and correct copy of the map as recorded in the Office of the Auditor of Indisputable County, Washington, D. C. in the name of the State of Washington, and that the same has been duly recorded in Volume 3 of public surveys in the name of said County.

LINDSHIER, GARDENS

The tract hereinafter described within the plat is situated in Indisputable County, Washington, and is divided into lots and blocks as shown on the attached map, and is more particularly described by reference to the map which is attached hereto and is recorded in the Office of the Auditor of Indisputable County, Washington, D. C. in the name of the State of Washington, and that the same has been duly recorded in Volume 3 of public surveys in the name of said County.

The base line for the survey is the north and south center line of said subdivision, which is the center line of said subdivision, and is the same as shown on the map which is attached hereto and is recorded in the Office of the Auditor of Indisputable County, Washington, D. C. in the name of the State of Washington, and that the same has been duly recorded in Volume 3 of public surveys in the name of said County.

Witness my hand and the seal of said County this 15th day of August, 1928.

[Signature]
County Engineer

STATE OF WASHINGTON) ss
COUNTY OF WASHINGTON) ss
I, the undersigned, hereby certify that the above is a true and correct copy of the map as recorded in the Office of the Auditor of Indisputable County, Washington, D. C. in the name of the State of Washington, and that the same has been duly recorded in Volume 3 of public surveys in the name of said County.

[Signature]
Recorder of the State of Washington

I, the undersigned, hereby certify that the above is a true and correct copy of the map as recorded in the Office of the Auditor of Indisputable County, Washington, D. C. in the name of the State of Washington, and that the same has been duly recorded in Volume 3 of public surveys in the name of said County.

[Signature]
Recorder of the State of Washington

I, the undersigned, hereby certify that the above is a true and correct copy of the map as recorded in the Office of the Auditor of Indisputable County, Washington, D. C. in the name of the State of Washington, and that the same has been duly recorded in Volume 3 of public surveys in the name of said County.

[Signature]
Recorder of the State of Washington





FIGURE 2