

PLAT

WHATCOM COUNTY
BELLINGHAM, WA
09/29/92 10:33 AM
REQUEST OF: JERRY BIE
Shirley Forslof, AUDITOR
BY: LR, DEPUTY
\$53.00 PLAT

Vol: 17 Page: 68
File No: 920929028

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File No: 920929028

NAME OF PLAT Boundary View Estates

DECLARANTS: Boundary Heights Development Inc
Jerry Bierens

SECTION 35 TOWNSHIP § 41 RANGE 3W

Vol: 17 Page: 70
File No: 920929028

BOUNDARY VIEW ESTATES

A PORTION OF GOVERNMENT LOTS 7 AND 8, SECTION 35, TOWNSHIP 41 NORTH, RANGE 3 WEST, OF THE W.M., WHATCOM COUNTY, WASHINGTON.

LAND DESCRIPTION

A TRACT OF LAND WITHIN GOVERNMENT LOTS 7 & 8, SECTION 35, TOWNSHIP 41 NORTH, RANGE 3 WEST OF THE W.M., WHATCOM COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35 FOR A DISTANCE OF 2,040.19 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 600 FEET OF SAID GOVERNMENT LOT 7; THENCE N 00°19'48" E ALONG SAID EAST LINE FOR A DISTANCE OF 1,008.68 FEET; THENCE S 89°40'12" E FOR A DISTANCE OF 118.00 FEET; THENCE N 77°34'31" E FOR A DISTANCE OF 218.30 FEET; THENCE S 72°05'00" E FOR A DISTANCE OF 629.86 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A REAL ESTATE CONTRACT RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1379824 AND DEPICTED ON RECORD OF SURVEY NO. 811, RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1380450; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID CERTAIN TRACT OF LAND THE FOLLOWING BEARINGS AND DISTANCES: S 72°05'00" E, 92.30 FEET; THENCE S 63°57'22" E, 87.01 FEET; THENCE N 89°59'45" E, TO THE CENTERLINE OF THE GOODMAN ROAD NO. 512 AS PER THE PLAT OF THE MAPLE PARK ADDITION TO POINT ROBERTS, WHATCOM COUNTY, WASHINGTON, RECORDED IN VOLUME 9 OF PLATS, PAGE 13, THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF GOODMAN ROAD NO. 512 TO THE POINT OF BEGINNING.

EXCEPTING A PORTION OF GOVERNMENT LOTS 7 AND 8, SECTION 35, TOWNSHIP 41 NORTH, RANGE 3 WEST OF WM, WHATCOM COUNTY, WASHINGTON STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE SOUTHERLY R.O.W. OF GOODMAN ROAD AT THE SOUTHEAST CORNER OF THE LAND NOW OR FORMERLY OF PATRICK WHALEN (FILED IN A.P. #1380450); THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 227.57' A DISTANCE OF 27.13' TO A POINT ON THE SOUTHERLY SIDELINE OF GOODMAN ROAD; THENCE S 51°31'23" E A DISTANCE OF 510.25' TO A POINT ON THE SOUTHERLY SIDELINE OF GOODMAN ROAD; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 447.68' A DISTANCE OF 49.55' TO A POINT ON THE SOUTHERLY SIDELINE OF GOODMAN ROAD; THENCE N 68°30'00" W A DISTANCE OF 314.33' ALONG THE NORTHERLY SIDELINE OF THE MICHEAL PALISADES PLAT TO A POINT; THENCE N 53°50'00" W A DISTANCE OF 259.00' TO A CONCRETE MONUMENT; THENCE N 50°38'05" W A DISTANCE OF 113.55' TO A REBAR AND CAP; THENCE N 11°10'30" E A DISTANCE OF 30.00' TO A POINT; THENCE N89°59'45" E A DISTANCE OF 127.83' TO GOODMAN ROAD AND THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE PLAT OF MICHAEL PALISADES AS PER THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 31, RECORDS OF WHATCOM COUNTY, WASHINGTON;

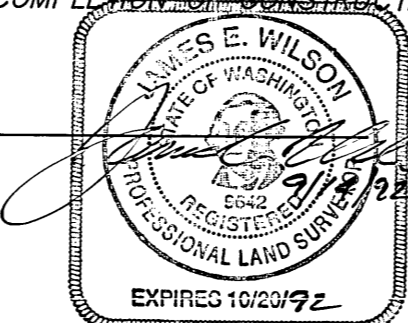
ALSO EXCEPT GOODMAN ROAD, COUNTY ROAD NO. 512; ALSO EXCEPT JOHNSON ROAD, COUNTY ROAD NO. 592.

SITUATE WHATCOM COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, TITLED "BOUNDARY VIEW ESTATES" WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON AN ACTUAL FIELD SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF STATE LAW. THAT ALL DISTANCES, COURSES, AND ANGLES ARE CORRECTLY SHOWN HEREON, THAT ALL MONUMENTS AND PROPERTY CORNERS HAVE BEEN ACCURATELY PLACED ON THE GROUND OR WILL BE PLACED ON THE GROUND UPON COMPLETION OF CONSTRUCTION AS INDICATED ON THE DRAWING.

James E. Wilson
JAMES E. WILSON, P.L.S.
LICENSE NO. 9642



DECLARATION & DEDICATION

KNOW ALL MEN BY THESE PRESENTS: WE, THE UNDERSIGNED, BEING OWNER(S) IN FEE SIMPLE, OR MORTGAGEES, OF THE LAND HEREIN BEING PLATTED, DO HEREBY DECLARE AND ACKNOWLEDGE THIS PLAT OF "BOUNDARY VIEW ESTATES" AND DEDICATE THE ROADS AND OPEN SPACE AREAS AS FOLLOWS:

THE ROADS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD.

THE OPEN SPACE AREA SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE OWNERS OF LOTS WITHIN THIS PLAT FOR OWNERSHIP, MAINTENANCE, AND UPKEEP AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED IN WHATCOM COUNTY AUDITOR'S OFFICE UNDER FILE NO. 920929030.

Boundary Heights Development, Inc.
BOUNDARY HEIGHTS DEVELOPMENT, INC. PRES. TITLE

WHATCOM COUNTY ENGINEERS APPROVAL

EXAMINED AND APPROVED BY THE WHATCOM COUNTY DEPARTMENT OF PUBLIC WORKS THIS 25th DAY OF September 1992
Edwin R. Henken
ENGINEER, WHATCOM COUNTY, WASHINGTON

NO PROTEST L.I.D. AGREEMENT

THE OWNERS, HEIRS, DEVISEES, SUCCESSORS AND ASSIGNS HEREBY PROMISE, AND COVENANT TO WHATCOM COUNTY TO SUPPORT WITHOUT OBJECTION, LOCAL IMPROVEMENT DISTRICTS TO IMPROVE POINT ROBERTS ROAD SYSTEM, INCLUDING IMPROVEMENT OF THE BORDER CROSSING.

WHATCOM COUNTY HEARING EXAMINER

EXAMINED AND APPROVED BY THE WHATCOM COUNTY HEARING EXAMINER THIS 24th DAY OF September 1992
Edward J. Good
HEARING EXAMINER

WHATCOM COUNTY COUNCIL APPROVAL

APPROVED BY ORDER OF THE COUNCIL OF WHATCOM COUNTY, WASHINGTON, THIS DAY OF September 1992
David M. Wane CHAIRPERSON
ATTEST: *Paul Brundin* CLERK OF THE COUNCIL

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF WHATCOM

ON THIS 19th DAY OF September 1992, THE UNDERSIGNED, PERSONALLY APPEARED *Jerry Bierens*, KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION TO BE THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR LAST MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF WHATCOM

THIS IS TO CERTIFY THAT ON THE 19th DAY OF September 1992 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, HAVE PERSONALLY APPEARED *Jerry Bierens* OF *Boundary Heights Development Inc. a Wa. Corporation* WHO EXECUTED THE WITHIN AND FOREGOING DEDICATION AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE THE INDIVIDUALS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST MENTIONED ABOVE.

Paul J. Galt
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING IN Bellingham
MY COMMISSION EXPIRES 2/10/94

JOINT DRAINAGE MAINTENANCE AGREEMENT

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR COST OTHERWISE CONNECTED WITH ANY DRAINAGE COURSE(S) WITHIN ANY INDICATED DRAINAGE EASEMENT(S), SHALL BE BORNE BY THE BOUNDARY VIEW ESTATES OWNERS ASSOCIATION, OR IN THE EVENT THERE IS NO ASSOCIATION, BY EACH LOT OWNER(S), ACCORDING TO THE PORTION THEREOF, WHICH FALLS WITHIN EACH LOT. EACH LOT OWNER(S) FURTHER AGREES TO MAINTAIN A REASONABLE UNIMPEDED DRAINAGE FLOW CAPABILITY THROUGH SUCH DRAINAGE COURSE AS IT CROSSES SUCH OWNER'S LOT.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, WHIDBEY TELEPHONE COMPANY, AND DELTA CABLE TELEVISION, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR 7 FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS AND ROAD RIGHTS-OF-WAY SHOWN ON THE FACE OF THIS PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, REVIEW, OPERATE, AND MAINTAIN FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, AND TELEVISION SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO WHATCOM COUNTY WATER DISTRICT NO. 4, THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON THE 15 FOOT WIDE EASEMENT AND ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT IN WHICH TO INSTALL, LAY, CONSTRUCT, REVIEW, OPERATE AND MAINTAIN FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED.

THE 15 FOOT WIDE EASEMENT FOR ACCESS TO THE OPEN SPACE WITHIN THIS PLAT AS SHOWN ON THE MAP THEREOF IS HEREBY DEDICATED TO THE OWNERS OF THE LOTS WITHIN THIS LONG PLAT FOR OWNERSHIP, MAINTENANCE, AND UPKEEP AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FILED IN WHATCOM COUNTY AUDITOR'S OFFICE UNDER FILE NO. _____

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO WHATCOM COUNTY FOR THE CIRCULAR CUL-DE-SAC THAT IS SHOWN ON LOTS 4 AND 27 OF THE PLAT. THIS EASEMENT SHALL BE FOR THE PURPOSE OF INGRESS, EGRESS AND FOR THE CONSTRUCTION OF ROAD IMPROVEMENTS, AND SHALL BE FOR THE BENEFIT OF THE PUBLIC AND THE OWNERS OF THE LOTS WITHIN THE PLAT. THIS EASEMENT SHALL AUTOMATICALLY EXTINGUISH WHEN WHALEN DRIVE IS JOINED ON THE WEST TO A COUNTY ROAD.

WHATCOM COUNTY HEALTH DEPARTMENT CERTIFICATE

EXAMINED AND APPROVED BY THE WHATCOM COUNTY DISTRICT DEPARTMENT OF PUBLIC HEALTH THIS 27th DAY OF September 1992
Albert C. Brainerd
DIRECTOR OF ENVIRONMENTAL HEALTH

WHATCOM COUNTY TREASURER'S CERTIFICATE

Brianne O. Gray
I, *Brianne O. Gray*, TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY THE LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THIS PLAT OF "BOUNDARY VIEW ESTATES" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS IN MY OFFICE THIS 27th DAY OF September 1992.
Brianne O. Gray
TREASURER, WHATCOM COUNTY, WASHINGTON

WHATCOM COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF September 1992, AT 10:33 AM., IN VOL. 17 OF PLATS AT PAGE 48-90
Shirley Forslof & *Anna Rexroat*
WHATCOM COUNTY AUDITOR

DRAWING NUMBER
Vol. 17 p. 68
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
RECORDER BY PART NUMBER 8552

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
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RECORDER BY PART NUMBER 8552

DRAWING NUMBER
SAFCO PRODUCTS • NEW HOPE, MINNESOTA
RECORDER BY PART NUMBER 8552

BOUNDARY VIEW ESTATES

A PORTION OF GOVERNMENT LOTS 7 AND 8, SECTION 35, TOWNSHIP 41 NORTH, RANGE 3 WEST, OF THE W.M., WHATCOM COUNTY, WASHINGTON.

920929028

DRAWING NUMBER

Vol. 17 p. 69

SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REFER BY PART NUMBER 6562

DRAWING NUMBER

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REFER BY PART NUMBER 6562

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SAFCO PRODUCTS • NEW HOPE, MINNESOTA
REFER BY PART NUMBER 6562

LEGEND

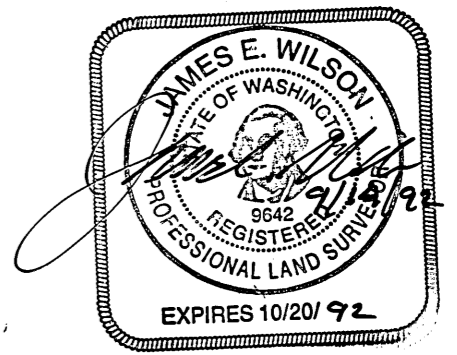
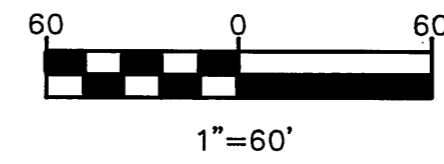
- CONCRETE MONUMENT TO BE SET UPON COMPLETION OF PROJECT
- ALL LOT CORNERS TO BE SET UPON COMPLETION OF PROJECT WITH REBAR AND YELLOW PLASTIC CAP #9642 UNLESS OTHERWISE NOTED

SURVEY PERFORMED BY CLOSED FIELD TRAVERSE METHOD IN APRIL, 1992, WITH A LIETZ SET-4 TOTAL STATION

UNPLATTED

BASIS OF BEARINGS

THE PLAT OF MICHAEL PALISADES RECORDED IN VOLUME 10, PAGE 31 OF PLATS, A.F.# 1063920



R.O.S. FOR
PATRICK WHALEN
A.F.#1380450

45' UTILITY, DRAINAGE & WALKWAY EASEMENT TO ALL LOT OWNERS
FND I.P. RAPER CAP
APRIL, 1992

15' EASEMENT FOR UTILITIES & DRAINAGE TO ALL LOT OWNERS AND EXCLUSIVE WALKWAY EASEMENT TO OWNERS OF LOTS 1, 2, AND 3.

15' WATER EASEMENT TO WHATCOM CO. WATER DISTRICT NO. 4

FND. I.P. RAPER CAP
APRIL, 1992
(ENCASED IN CONCRETE)

FND CONC. MON. 7
APRIL, 1992

FND CONC. MON.
JUNE, 1992

FND CONC. MON.
APRIL, 1992

ADDITIONAL 10' RIGHT-OF-WAY DEDICATED TO THE PUBLIC BY THIS PLAT

JOHNSON ROAD

UNPLATTED

BOUNDARY VIEW ESTATES

LS5-90

A PORTION OF GOVERNMENT LOTS 7 AND 8, SECTION 35, TOWNSHIP 41 NORTH, RANGE 3 WEST, OF THE W.M., WHATCOM COUNTY, WASHINGTON.

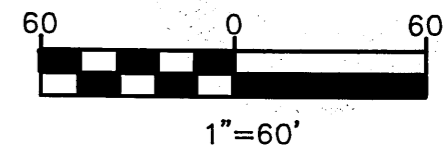
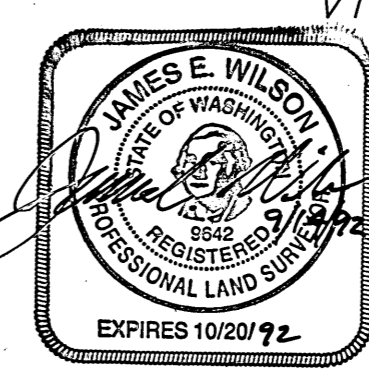
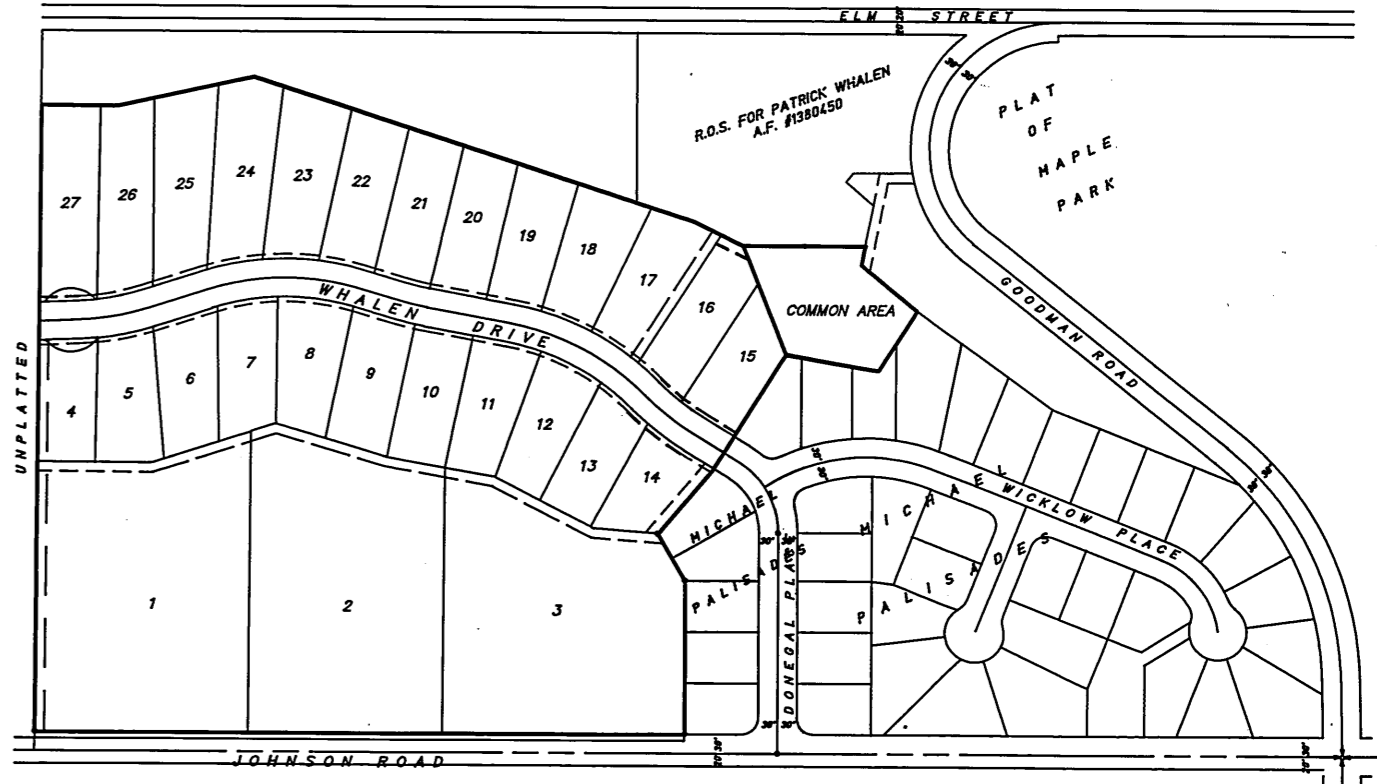
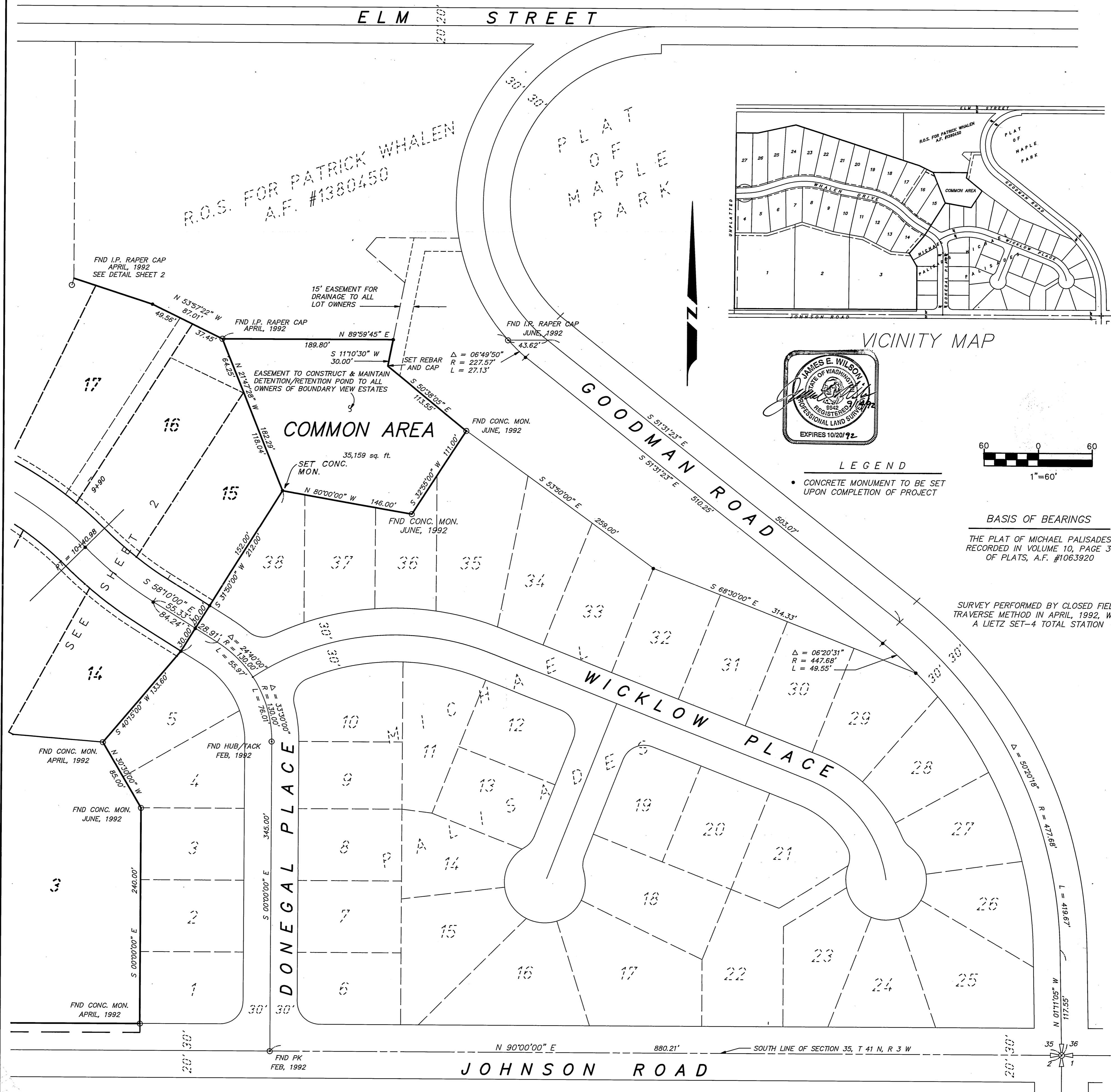
DRAWING NUMBER
Vol. 17 p. 70

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

SACCO PRODUCTS • NEW HOPE, MINNESOTA
REORDER BY PART NUMBER 652



LEGEND
 • CONCRETE MONUMENT TO BE SET UPON COMPLETION OF PROJECT

BASIS OF BEARINGS
 THE PLAT OF MICHAEL PALISADES RECORDED IN VOLUME 10, PAGE 31 OF PLATS, A.F. #1063920

SURVEY PERFORMED BY CLOSED FIELD TRAVERSE METHOD IN APRIL, 1992, WITH A LIETZ SET-4 TOTAL STATION