

TWP. 38 N., RGE. 3 E., W.M.

PLAT OF BARKLEY HEIGHTS

BEING A PORTION OF THE NW 1/4 OF THE SE 1/4 & SW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 3 EAST OF W.M.
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

PLAT NO. _____

LEGAL DESCRIPTION

(PER DEED FILED UNDER A.F. NO. 2131201907)

LOT 4, AMENDED FORM OVER SUBSTANCE SHORT PLAT #1997, ACCORDING TO THE SHORT PLAT THEREOF, RECORDED JANUARY 31, 2003, UNDER RECORDING NO. 2030106542, RECORDS OF WHATCOM COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS AND AGREEMENTS OF RECORD.

DECLARATION AND DEDICATION

KNOW TO ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING OWNERS IN FEE SIMPLE OF THE LAND HEREIN PLATTED, HEREBY DECLARE AND ACKNOWLEDGE THIS "PLAT OF BARKLEY HEIGHTS" AND DEDICATE TO THE PUBLIC FOREVER ALL PUBLIC TRACTS AND PUBLIC EASEMENTS SHOWN ON THIS PLAT; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUT AND FILL UPON LOTS AND TRACTS IN ANY REASONABLE GRADING OF EASEMENTS, AND HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID EASEMENTS.

_____, DATE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO 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 _____ OF _____, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

CITY OF BELLINGHAM DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED BY THE CITY OF BELLINGHAM DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

THIS _____ DAY OF _____, 20____.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

TITLE _____

CITY OF BELLINGHAM DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED BY THE CITY OF BELLINGHAM DEPARTMENT OF PUBLIC WORKS

THIS _____ DAY OF _____, 20____.

DEPARTMENT OF PUBLIC WORKS

TITLE _____

CITY OF BELLINGHAM MAYOR

I HEREBY CERTIFY THAT THE "PLAT OF BARKLEY HEIGHTS" IS DULY APPROVED BY THE CITY OF BELLINGHAM CITY COUNCIL

THIS _____ DAY OF _____, 20____.

KELLI LINVILLE, MAYOR, CITY OF BELLINGHAM

ATTEST: ANDREW ASBJORNSEN, FINANCE DIRECTOR, CITY OF BELLINGHAM

CITY OF BELLINGHAM FINANCE DIRECTOR'S CERTIFICATE

I, ANDREW ASBJORNSEN, THE UNDERSIGNED FINANCE DIRECTOR OF THE CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT I AM THE OFFICER IN CHARGE OF THE COLLECTION OF SPECIAL ASSIGNMENTS LEVIED BY THE CITY OF BELLINGHAM ON ALL LAND EMBRACED WITHIN THE "PLAT OF BARKLEY HEIGHTS", AND THAT ALL DELINQUENT SPECIAL ASSIGNMENTS FOR WHICH THE PROPERTY EMBRACED WITHIN THIS PLAT WHICH MAY BE LIABLE AT THIS DATE HAVE BEEN PAID, AND THAT ALL SPECIAL ASSESSMENTS AGAINST THE PROPERTY IN THIS PLAT WHICH UNDER SAID PLAT BECOMES STREETS AND RECREATION AREAS HAVE BEEN PAID IN FULL.

THIS _____ DAY OF _____, 20____.

ANDREW ASBJORNSEN, FINANCE DIRECTOR, CITY OF BELLINGHAM

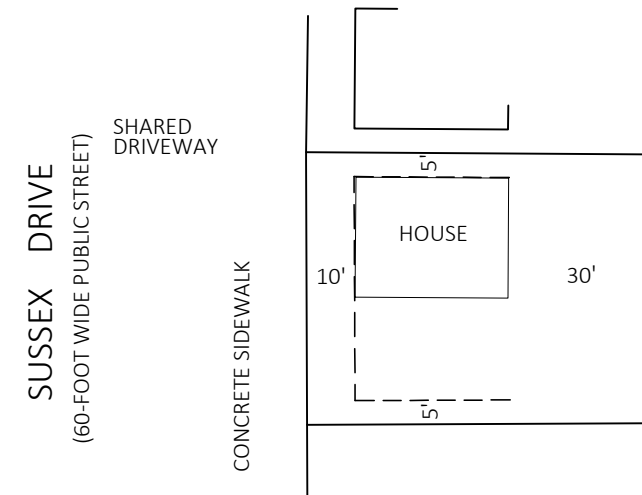
WHATCOM COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE EMBRACED WITHIN THE "PLAT OF BARKLEY HEIGHTS" AND ALL DELINQUENT ASSESSMENTS HAVE BEEN PAID IN FULL AS SHOWN IN THE RECORDS OF MY OFFICE.

THIS _____ DAY OF _____, 20____.

STEVEN N. OLIVER, TREASURER, WHATCOM COUNTY, WASHINGTON

TRADITIONAL STANDARD LOTS 1-12

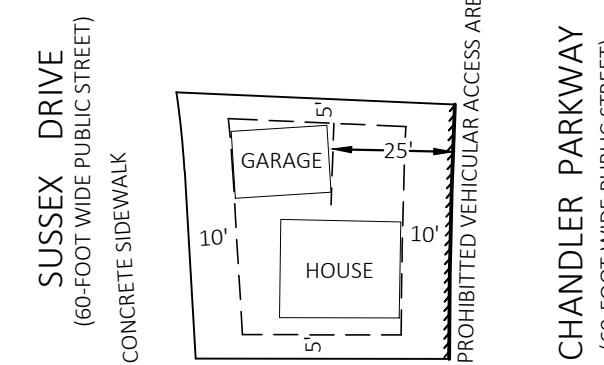


LOT SIZE: 4,000 SQ.FT. (MINIMUM)
BUILDING SET-BACKS: 10' FRONT, 5' SIDE, 30' REAR (PER ENG.)



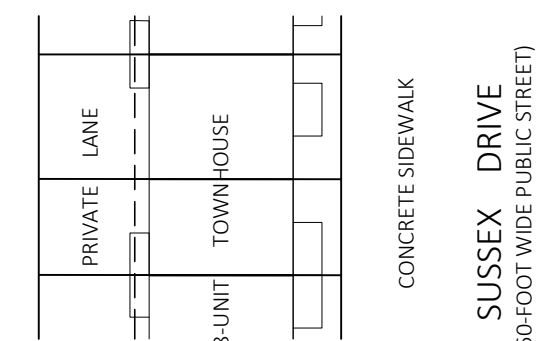
VICINITY MAP
NOT TO SCALE

COB INFILL TOOLKIT - TYPICAL "SMALL" LOTS 13-23



"SMALL" INFILL LOTS 13-23
LOT SIZE: 3,001 - 5,000 SQ.FT.
BUILDING SET-BACKS: 10' FRONT, 5' SIDE, 10' REAR
GARAGE SET-BACKS: 25' FRONT, 5' SIDE, 10' REAR
FLOOR AREA RATIO (FAR): 0.35
NO FLOOR PLATE GREATER THAN 800 SQ.FT.
DETACHED GARAGES UP TO 220 SQ.FT. EXEMPT FROM FAR
MINIMUM OF 60% OF SITE AREA IN PERVIOUS MATERIALS
MINIMUM OF 60 SQ.FT. COVERED FRONT PORCH

COB INFILL TOOLKIT - TYPICAL "TOWNHOUSE" LOTS 24-63



"TOWNHOUSE" INFILL LOTS 24 - 63
LOT SIZE:
BUILDING SET-BACKS: 10' FRONT, 5' SIDE, 10' REAR
GARAGE SET-BACKS: 25' FRONT, 5' SIDE, 10' REAR
FLOOR AREA RATIO (FAR): 0.75
NO FLOOR PLATE GREATER THAN 600 SQ.FT.
ONE GARAGE FOR EACH LOT UP TO 220 SQ.FT. EXEMPT FROM FAR
MUST HAVE 200 SQ.FT. (MINIMUM) OF PRIVATE OPEN SPACE PER LOT
MINIMUM OF 50 SQ.FT. MAIN ENTRY COVERED PORCH EACH LOT

COVENANTS, CONDITIONS AND RESTRICTIONS

THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR "PLAT OF BARKLEY HEIGHTS" ARE RECORDED UNDER AUDITOR'S FILE NO. _____.

STORMWATER NOTE

STORMWATER MANAGEMENT IS REQUIRED TO BE IMPLEMENTED IN ACCORDANCE WITH THE STORMWATER SITE PLAN FOR _____ PREPARED BY _____, DATED _____. ANY LOT WITHIN THIS PLAT MAY EXCEED THE DESIGNATED SQUARE FOOTAGE / FLOW IF AN ALTERNATIVE STORMWATER MITIGATION PLAN IS APPROVED AND IMPLEMENTED IN ACCORDANCE WITH BELLINGHAM MUNICIPAL CODE, AS AMENDED.

PLAT NOTES:

SURVEYOR'S NOTES:

- STANDARD FIELD TRAVERSE PROCEDURES, A TOPCON GR-5 GPS BASE STATION AND ROVER UTILIZING GLOBAL POSITIONING, AND A NIKON 652 TOTAL STATION WERE USED TO ACCOMPLISH THIS SURVEY, ALL OF WHOSE ACCURACY MEETS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 332-130-090.
- THE FIELD WORK PERFORMED FOR THIS SURVEY WAS CONDUCTED IN _____. ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS:** BEARINGS AND TRACT DIMENSIONS DERIVED FROM THE AMENDED FORM OVER SUBSTANCE SHORT PLAT, ACCORDING TO THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2030106542, RECORDS OF WHATCOM COUNTY, WASHINGTON.
HELD: **N 88°27'18" W** ALONG THE WESTERLY PORTION OF THE SOUTH LINE OF SAID LOT 4, AS SHOWN.

EASEMENTS DEPICTED ON FACE OF PLAT:

AUDITOR'S CERTIFICATE

I CERTIFY THAT THIS LONG PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON THIS _____ DAY OF _____, 20____ AT _____ M, AT THE REQUEST OF _____, AND IS RECORDED UNDER

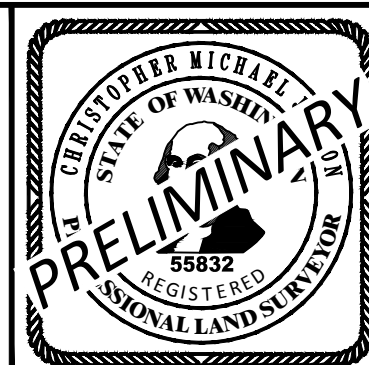
AUDITOR'S FILE NO. _____

AUDITOR OF WHATCOM COUNTY DEPUTY AUDITOR

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 _____ IN _____.

CHRISTOPHER MICHAEL JEPSON, DATE _____
CERTIFICATE NO. 55832



PLAT OF BARKLEY HEIGHTS
PTNS. NW 1/4 SE 1/4 & SW 1/4 SE 1/4, SECTION 16, TOWNSHIP 38 N., RANGE 3 E., W.M.
CITY OF 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:	DAVE EBENAL		
DATE:	12/29/2020		
DWG. NO.:	18054-PRELIM-PLAT.dwg		
JOB NO.:	18054	F.B. NO.	DB-02 MAP-05
DRAWN BY:	SMF	SHEET:	1 of 3
CHECKED BY:	CMJ		