

2020703650

**CEDAR RIDGE DIVISION 2**

PL 425-01

PTNS. OF THE S1/2 OF THE NW1/4 AND THE N1/2  
OF THE SW1/4 OF SEC 32, TWP 38N, RNG. 3E, W.M.  
CITY OF BELLINGHAM  
WHATCOM COUNTY, WASHINGTON

**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 CEDAR RIDGE DIV. 2 AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, EASEMENTS, AND PUBLIC SITES SHOWN ON THIS PLAT. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUT AND FILL UPON LOTS, BLOCKS AND TRACTS IN ANY REASONABLE GRADING OF ROADS, ALLEYS AND EASEMENTS, 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 ROADS AND EASEMENTS.

J.P. SWARTS V.P.  
PEOPLES BANK

Irving H. Hawley Jr.  
IRVING H. HAWLEY JR.

Joan Hawley  
JOAN HAWLEY

**LEGAL DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF LOT #7 OF CEDAR RIDGE DIVISION #1, FILED UNDER AF #960507005, RECORDS OF THE WHATCOM COUNTY AUDITOR; THENCE SOUTH 88°30'36" EAST, 80.0 FEET ALONG THE NORTH LINE OF SAID PLAT; THENCE SOUTH 01°29'24" WEST, 490.00 FEET ALONG THE EAST LINE OF SAID PLAT TO THE CENTERLINE OF CONSOLIDATION AVENUE; THENCE SOUTH 88°26'16" EAST, 516.59 FEET TO THE WESTERLY RIGHT-OF-WAY OF PUGET STREET; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 985.0 FEET, THE CENTER OF WHICH BEARS SOUTH 88°26'16" EAST A DISTANCE OF 215.56 FEET THROUGH A CENTRAL ANGLE OF 123°22'0" TO A POINT OF TANGENCY; THENCE NORTH 14°05'32" EAST, 89.21 FEET ALONG SAID RIGHT-OF-WAY TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 925.00 FEET A DISTANCE OF 202.43 FEET THROUGH A CENTRAL ANGLE OF 123°22'0" TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 01°33'12" EAST, 373.89 FEET TO AN OPEN SPACE TRACT OWNED BY THE CITY OF BELLINGHAM; THENCE LEAVING THE PUGET STREET RIGHT-OF-WAY SOUTH 78°09'03" WEST, 29.31 FEET; THENCE NORTH 67°33'50" WEST, 94.16 FEET; THENCE SOUTH 86°12'35" WEST, 39.88 FEET; THENCE NORTH 67°59'28" WEST, 87.62 FEET; THENCE SOUTH 54°24'26" WEST, 58.75 FEET; THENCE SOUTH 16°32'49" WEST, 34.15 FEET; THENCE NORTH 70°56'02" WEST, 58.09 FEET; THENCE SOUTH 63°51'48" WEST, 82.09 FEET; THENCE NORTH 05°31'21" WEST, 158.72 FEET; THENCE NORTH 56°29'06" WEST, 366.08 FEET; THENCE SOUTH 85°58'57" WEST, 125.84 FEET TO INTERSECT THE ARC OF A CURVE HAVING A RADIUS OF 1540.00 FEET, THE CENTER OF WHICH BEARS SOUTH 74°06'40" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°12'22" AN ARC DISTANCE OF 247.44 FEET; THENCE NORTH 83°13'40" WEST, 80.00 FEET TO INTERSECT THE ARC OF A CURVE HAVING A RADIUS OF 1460.00 FEET, THE CENTER OF WHICH BEARS SOUTH 87°48'30" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°45'23" A DISTANCE OF 124.29 FEET; THENCE NORTH 01°53'41" EAST, 68.36 FEET; THENCE NORTH 88°06'11" WEST, 319.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF MOORE STREET; THENCE SOUTH 01°53'41" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 672.59 FEET; THENCE LEAVING THE EAST RIGHT-OF-WAY OF MOORE STREET NORTH 88°40'31" WEST, 373.39 FEET; THENCE SOUTH 01°26'42" WEST, 313.04 FEET; THENCE SOUTH 88°40'02" EAST, 362.52 FEET; THENCE SOUTH 01°15'58" WEST, 120.10 FEET; THENCE SOUTH 88°40'43" EAST, 576.95 FEET ALONG THE NORTH LINE OF BRIARWOOD PLAT, FILED UNDER AF NO. 91120040, TO THE EAST RIGHT-OF-WAY LINE OF NEVADA STREET; THENCE SOUTH 01°29'24" WEST, 38.54 FEET TO THE POINT OF BEGINNING.

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON ss  
COUNTY OF Whatcom  
ON THIS 16<sup>th</sup> DAY OF July 2002, BEFORE ME THE UNDERSIGNED,  
A NOTARY PUBLIC, PERSONALLY APPEARED

P. L. Swaab, Vice President, Senior Commercial Lending Officer  
of Peoples Bank a Washington

CORPORATION, TO ME KNOWN TO BE THE REPRESENTATIVE OF SAID 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.

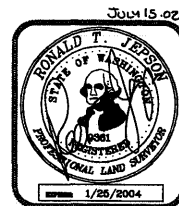
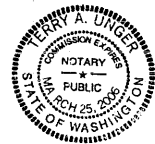
Terrell Vayer  
NOTARY PUBLIC IN AND FOR THE STATE OF

Washington RESIDING AT Bellingham

**ACKNOWLEDGEMENT**

STATE OF California  
COUNTY OF Sanoma  
ON THIS 31 DAY OF MAY 2002, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED IRVING H. HAWLEY JR. AND JOAN HAWLEY, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE DEDICATION HEREIN, AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Wendy D. Capel  
NOTARY PUBLIC IN AND FOR THE STATE OF  
California RESIDING AT Sebastopol



**RONALD T. JEPSON & ASSOCIATES**  
CONSULTING ENGINEERS • LAND SURVEYORS • PROJECT MGMT. & DEV.  
222 GRAND AVE. SUITE 'C', PH. # 360.733.5760, FAX # 360.641.8939,  
E-MAIL JEPSON222@QUESTNET, BELLINGHAM, WASHINGTON 98225

**CITY OF BELLINGHAM APPROVALS**

EXAMINED AND APPROVED BY THE CITY OF BELLINGHAM, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT, THIS 18<sup>th</sup> DAY OF July 2002.

Robert Redick  
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

EXAMINED AND APPROVED BY THE CITY OF BELLINGHAM ENGINEERING DIVISION THIS 22<sup>nd</sup> DAY OF July 2002.

Ray J. Poole  
BELLINGHAM ENGINEERING DIVISION

**FINANCE DIRECTOR'S CERTIFICATE**

I, Therese Holm, 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 ASSESSMENTS LEVIED BY THE CITY OF BELLINGHAM ON ALL LAND EMBRACED WITHIN THIS PLAT OF "CEDAR RIDGE DIVISION 2" AND THAT ALL DELINQUENT SPECIAL ASSESSMENTS FOR STREETS AND RECREATIONAL AREAS, AGAINST WHICH THE PROPERTY WITHIN THIS PLAT MAY BE LIABLE AT THIS DATE, HAVE BEEN PAID THIS July DAY OF 23 2002.

Therese Holm  
FINANCE DIRECTOR, CITY OF BELLINGHAM

**BELLINGHAM CITY MAYOR**

APPROVED BY ME THIS 22<sup>nd</sup> DAY OF July 2002.

Mark Asmundson Therese Holm, Attest  
BELLINGHAM MAYOR

**COUNTY TREASURER'S CERTIFICATE**

I, Barbara J. Cory, TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF THE REAL ESTATE EMBRACED WITHIN THIS PLAT OF CEDAR RIDGE DIVISION 2, AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 23<sup>rd</sup> DAY OF July 2002.

Barbara J. Cory  
TREASURER, WHATCOM COUNTY, WASHINGTON

**COUNTY AUDITOR'S OFFICE**

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON, AT THE REQUEST OF RONALD T. JEPSON, THIS 23<sup>rd</sup> DAY OF July 2002, AT 3:20 MINUTES PAST 3 M. O'CLOCK, AND THAT IS RECORDED IN UNDER AF# 2020703650 RECORDS OF WHATCOM COUNTY, WASHINGTON.

Shirley Taslaby by Carrie L. Rinser  
AUDITOR, WHATCOM COUNTY, WASHINGTON

**SURVEYOR'S CERTIFICATE**

I, RONALD T. JEPSON, DO HEREBY CERTIFY THAT THIS PLAT, TITLED "CEDAR RIDGE DIVISION 2" IS BASED UPON AN ACTUAL 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 PLACED UPON COMPLETION OF CONSTRUCTION.

Ronald T. Jepson  
RONALD T. JEPSON, P.L.S. #9361

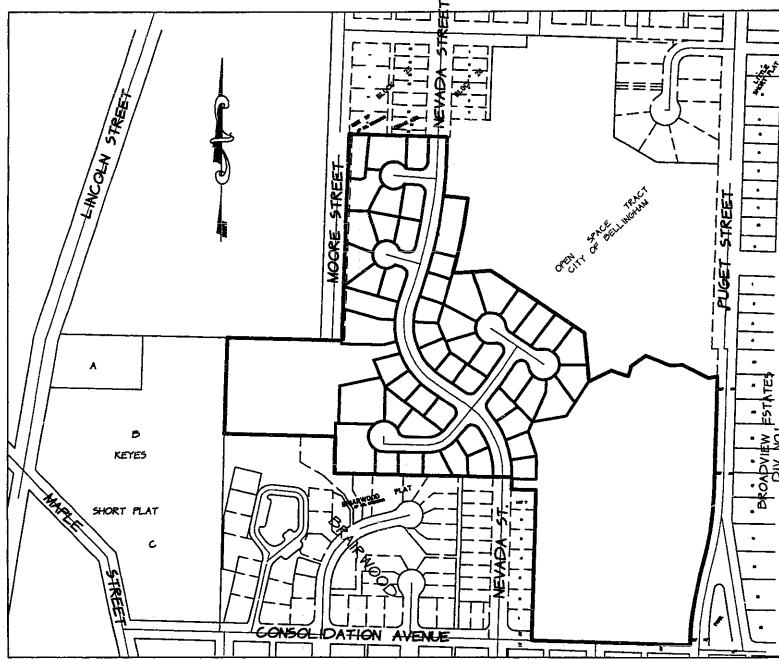
**NOTE:**  
SUBJECT TO COVENANTS AND RESTRICTIONS AS FILED UNDER AF#

2020703650

# CEDAR RIDGE DIVISION 2

PL 425-02

PTNS. OF THE S1/2 OF THE NW1/4 AND THE N1/2  
OF THE SW1/4 OF SEC 32, TWP 38N, RNG. 3E, W.M.  
CITY OF BELLINGHAM  
WHATCOM COUNTY, WASHINGTON



VICINITY MAP  
N.T.S.

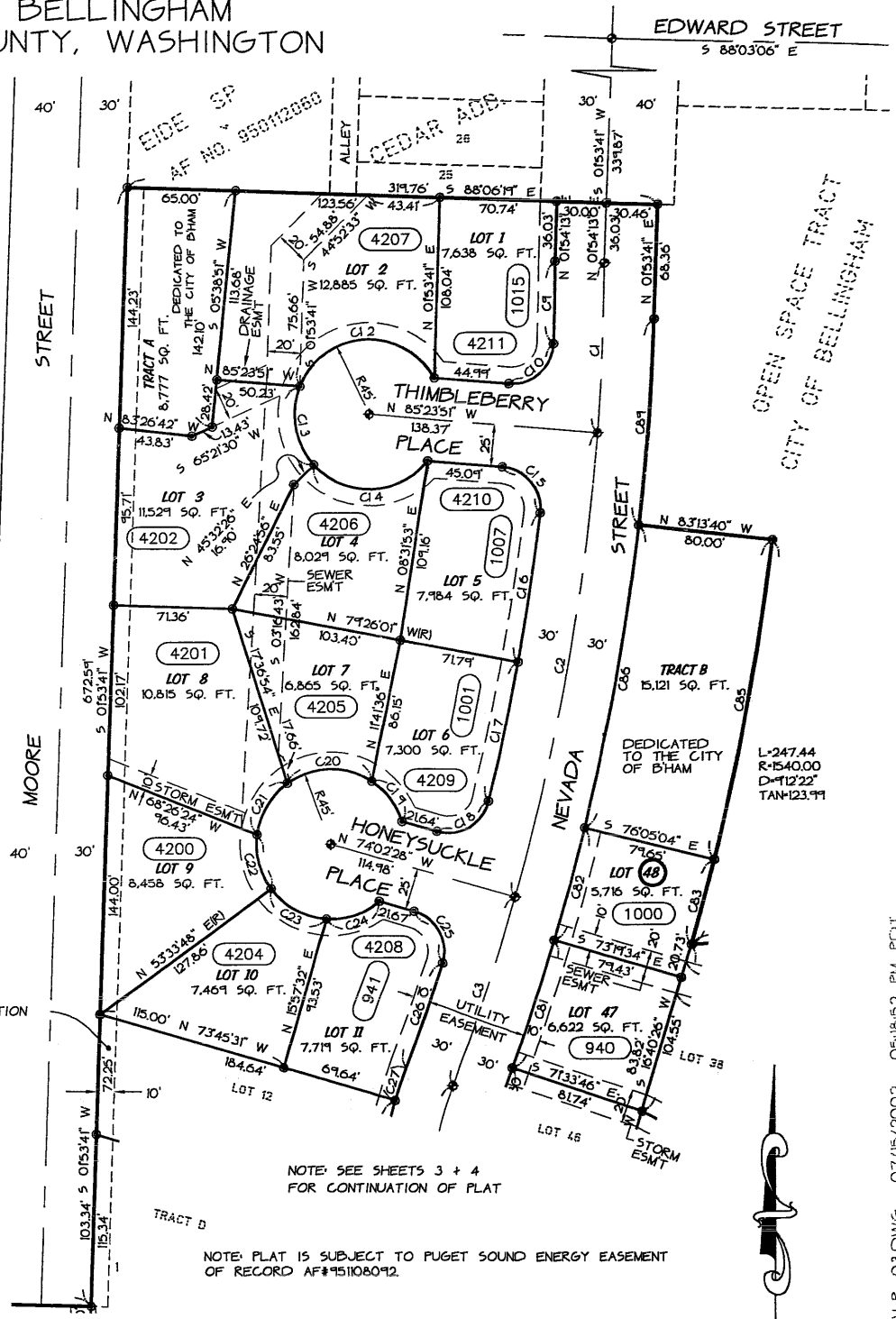
## EASEMENT

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO, CITY OF BELLINGHAM, PUGET SOUND ENERGY, CASCADE NATURAL GAS COMPANY, U.S. WEST COMMUNICATIONS, AT&T BROADBAND, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PUBLIC AND/OR PRIVATE ROADS LOCATED IN THIS PLAT ON THE EXTERIOR TEN (10) FEET PARALLEL AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND AND/OR GROUND MOUNTED FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE, AND TV CABLE SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSE STATED.

CURVE	LENGTH	RADIUS	DELTA
C1	101.78	1425.00	4°05'32"
C2	283.42	1425.00	11°23'44"
C3	120.00	1425.00	4°41'30"
C4	313.47	230.00	78°05'25"
C5	28.16	280.00	5°45'43"
C6	248.67	272.48	52°17'36"
C7	81.72	100.00	51°24'21"
C8	48.06	500.00	5°30'25"
C9	47.41	1426.77	15°40'31"
C10	40.21	25.00	9°20'59"
C12	101.23	45.00	128°53'40"
C13	50.42	45.00	64°11'28"
C14	78.08	45.00	91°24'51"
C15	40.16	25.00	9°20'00"
C16	70.70	1375.00	3°43'31"
C17	84.94	1375.00	3°24'19"
C18	40.17	25.00	9°20'33"
C19	30.71	45.00	3°40'59"
C20	54.22	45.00	6°40'21"
C21	36.63	45.00	46°38'25"
C22	34.45	45.00	43°52'05"
C23	39.13	45.00	41°41'06"
C24	34.59	45.00	44°02'13"
C25	39.64	25.00	9°50'33"
C26	67.10	1375.00	7°45'22"
C27	20.54	260.00	4°31'32"
C28	58.82	260.00	12°57'43"
C29	70.58	260.00	15°33'13"
C30	40.06	260.00	8°47'43"
C31	62.88	260.00	13°51'27"
C32	57.48	260.00	13°06'25"
C33	41.80	260.00	9°12'40"
C34	42.01	25.00	9°17'01"
C35	1.77	81.56	6°51'45"
C36	57.52	75.00	43°56'33"
C37	30.75	25.00	70°28'05"
C38	1.78	50.00	11°21'12"
C39	51.36	50.00	58°51'16"
C40	33.41	50.00	38°17'05"
C41	16.21	50.00	10°14'48"
C42	30.56	50.00	35°01'04"
C43	44.68	125.00	20°28'43"
C44	65.70	125.00	30°07'01"
C45	7.01	125.00	3°12'41"
C46	44.78	25.00	10°23'11"
C47	71.11	242.48	16°59'34"

CURVE	LENGTH	RADIUS	DELTA
C50	52.10	302.48	9°52'04"
C51	66.63	302.48	12°37'14"
C52	68.51	302.48	12°58'37"
C53	42.38	302.48	8°01'38"
C54	35.49	25.00	8°11'44"
C55	24.58	525.00	2°40'56"
C56	25.70	525.00	2°49'36"
C57	59.85	25.00	13°70'45"
C58	32.74	50.00	37°44'47"
C59	45.70	50.00	52°35'43"
C60	31.56	50.00	36°09'44"
C61	38.13	50.00	43°41'32"
C62	46.48	50.00	53°15'52"
C63	44.76	50.00	51°30'58"
C64	21.03	25.00	48°11'23"
C65	21.03	25.00	48°11'23"
C66	40.67	50.00	46°37'45"
C67	46.82	50.00	53°59'23"
C68	41.74	50.00	47°50'00"
C69	35.50	50.00	40°40'36"
C70	40.82	50.00	46°46'35"
C71	35.04	50.00	40°09'30"
C72	59.85	25.00	13°70'45"
C73	20.41	475.00	2°27'41"
C74	25.26	475.00	3°02'51"
C75	36.70	25.00	84°06'32"
C76	21.85	200.00	6°15'36"
C77	71.54	200.00	26°13'26"
C78	70.47	200.00	25°55'04"
C79	63.24	200.00	18°06'58"
C80	22.72	1455.00	0°53'40"
C81	81.35	1455.00	3°12'12"
C82	69.72	1455.00	2°45'12"
C83	53.02	1540.00	1°58'21"
C84	93.78	242.48	22°09'31"
C85	114.42	1540.00	7°14'00"
C86	184.48	1455.00	7°15'52"
C89	124.29	1460.00	4°52'31"

10' R.O.W. VACATION  
ORD. #7580



## BASIS OF BEARING

- CITY OF BELLINGHAM COMPREHENSIVE MAPPING PROGRAM 1973.
- CENTERLINE INTERSECTION MONUMENTS OF CONSOLIDATION, ASHLEY + 44 TH. ST., WHICH BEARS N 88° 25' 25" W.

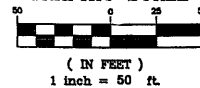
## SURVEY EQUIPMENT + PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD TRAVERSE USING A NIKON DTM-501 TOTAL STATION ON 10-2001.

**RONALD T. JEPSON & ASSOCIATES**  
CONSULTING ENGINEERS-LAND SURVEYORS-PROJECT MGMT. & DEV.  
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E-MAIL JEPSON22@QUEST.NET, BELLINGHAM, WASHINGTON 98228

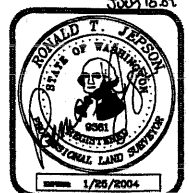
SHEET  
2 OF 5

## GRAPHIC SCALE



## LEGEND

- SET REBAR + CAP #9361
- ◆ FND. BRASS CAP MONUMENT
- (XXX) HOUSE ADDRESS



JOB # 00146

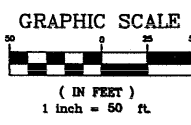
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2020703650

# CEDAR RIDGE DIVISION 2

PL 425-03

PTNS. OF THE S<sup>1</sup>/<sub>2</sub> OF THE NW<sup>1</sup>/<sub>4</sub> AND THE N<sup>1</sup>/<sub>2</sub>  
OF THE SW<sup>1</sup>/<sub>4</sub> OF SEC 32, TWP 38N, RNG. 3E, W.M.  
CITY OF BELLINGHAM  
WHATCOM COUNTY, WASHINGTON



- LEGEND**
- SET REBAR + CAP #9361
  - ◆ FND. BRASS CAP MONUMENT
  - ☐ HOUSE ADDRESS

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E-MAIL JEPSON222@GUEST.NET, BELLINGHAM, WASHINGTON 98225

SHEET 3 OF 5



JOB # 00146

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2020703650

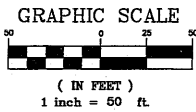
# CEDAR RIDGE DIVISION 2

PTNS. OF THE S1/2 OF THE NW1/4 AND THE N1/2  
OF THE SW1/4 OF SEC 32, TWP 38N, RNG. 3E, W.M.  
CITY OF BELLINGHAM  
WHATCOM COUNTY, WASHINGTON

OPEN SPACE TRACT  
CITY OF BELLINGHAM

PL 425-04

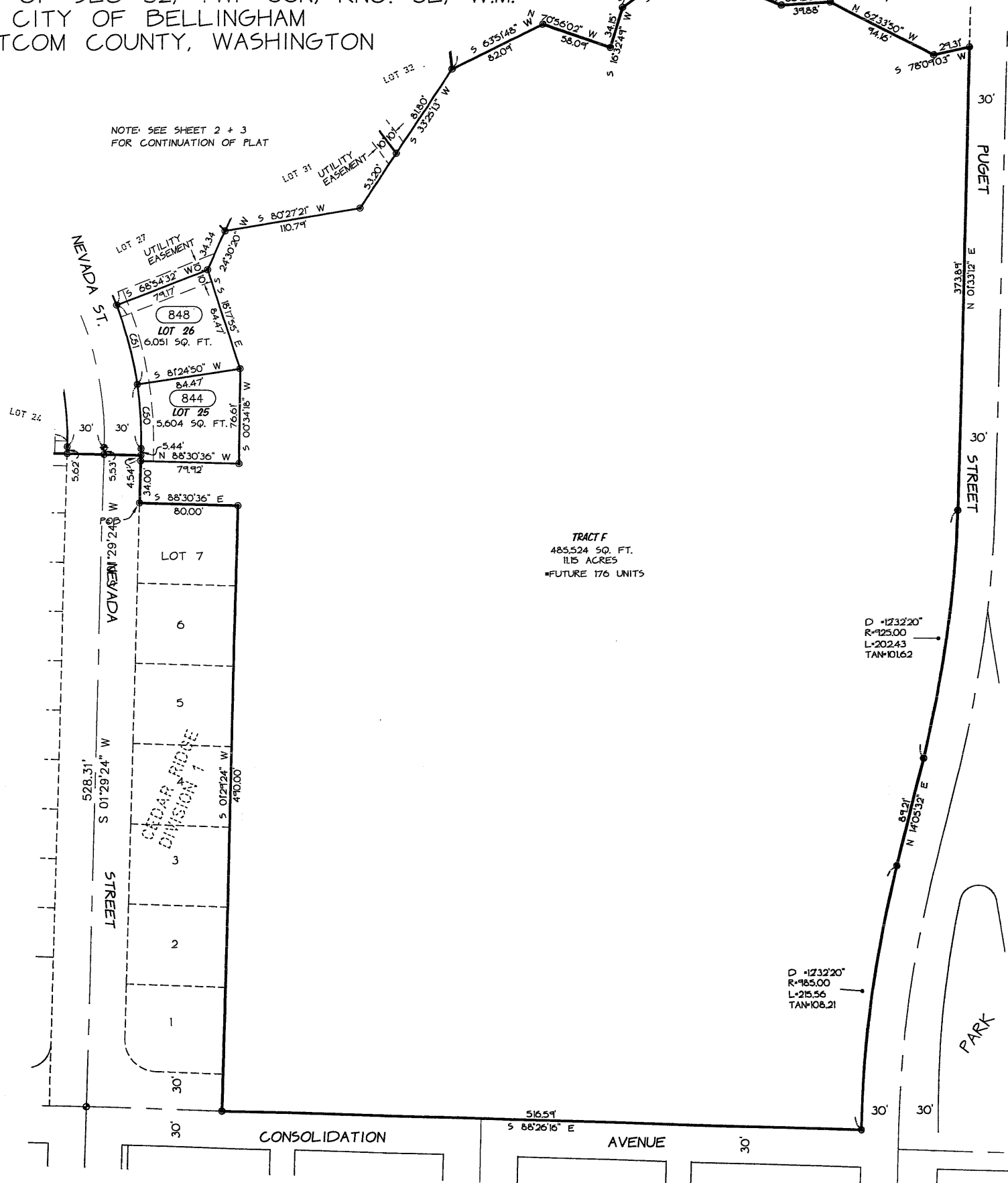
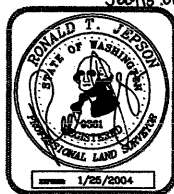
NOTE: SEE SHEET 2 + 3  
FOR CONTINUATION OF PLAT



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C51	66.63	302.48	173°14'
C52	68.51	302.48	175°37'

### LEGEND

- SET REBAR + CAP #9361
- ◆ FND. BRASS CAP MONUMENT
- HOUSE ADDRESS



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SHEET  
4 OF 5

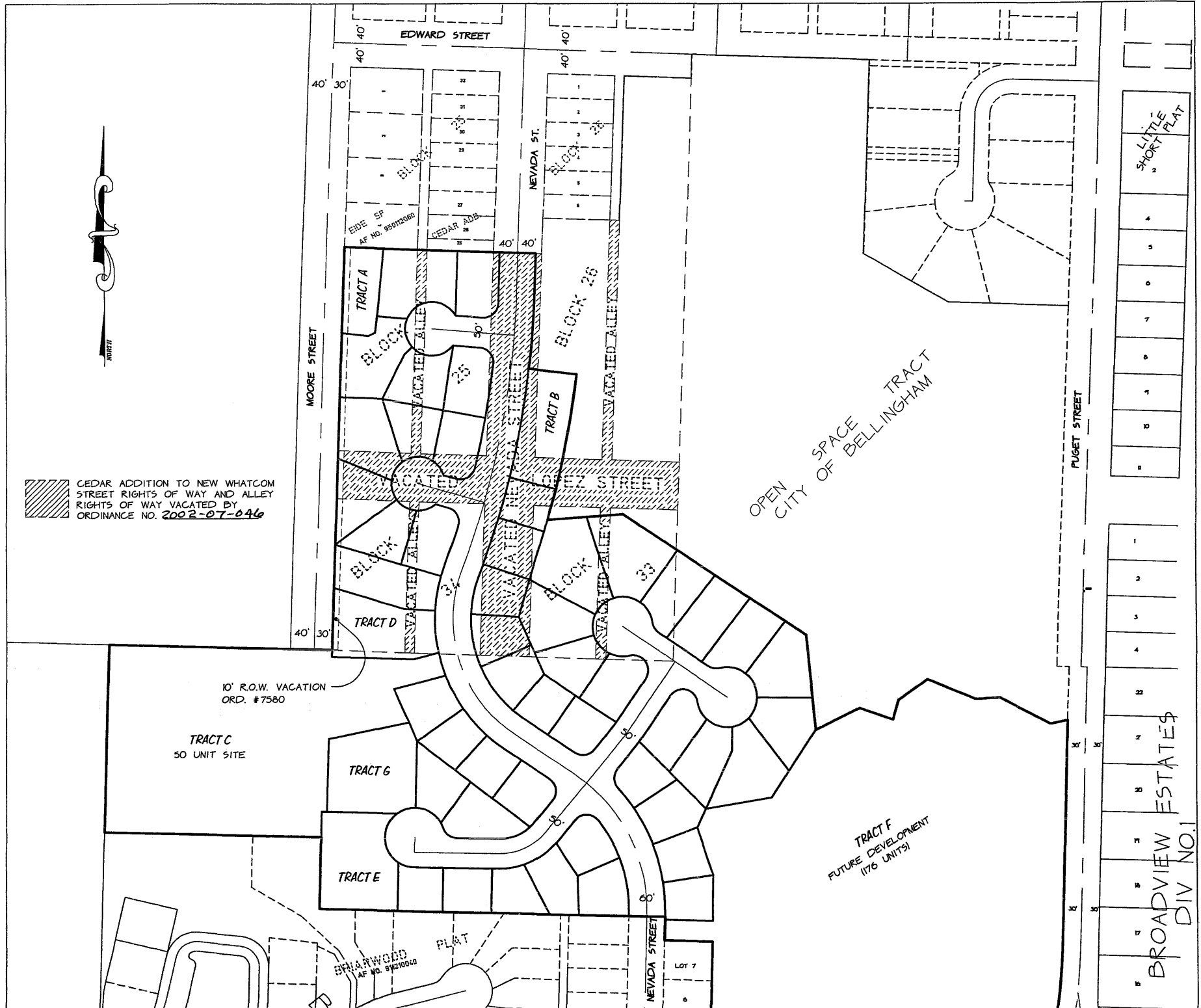
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
2020703650

# CEDAR RIDGE DIVISION 2

PL 425-05

PTNS. OF THE S1/2 OF THE NW1/4 AND THE N1/2  
OF THE SW1/4 OF SEC 32, TWP 38N, RNG. 3E, W.M.  
CITY OF BELLINGHAM  
WHATCOM COUNTY, WASHINGTON



 CEDAR ADDITION TO NEW WHATCOM STREET RIGHTS OF WAY AND ALLEY RIGHTS OF WAY VACATED BY ORDINANCE NO. 2002-07-046

10' R.O.W. VACATION  
ORD. #7580

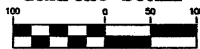
TRACT C  
50 UNIT SITE

TRACT G

TRACT E

TRACT F  
FUTURE DEVELOPMENT  
(176 UNITS)

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

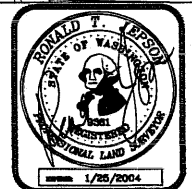
STREET VACATION MAP

SCALE 1"=100'-0"

**RONALD T. JEPSON & ASSOCIATES**

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SHEET  
5 OF 5



July 15, 02 JOB # 00146