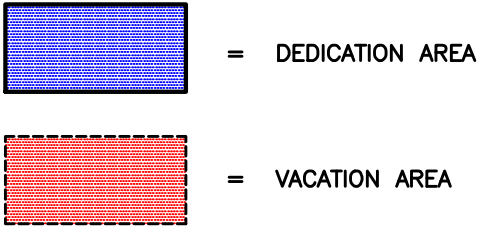


THE WOODS AT VIEWCREST
RIGHT OF WAY VACATION/DEDICATION CALCS

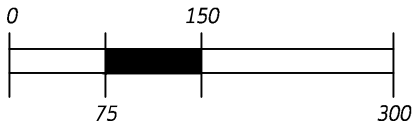


AREAS TO BE VACATED:
AREA: 113,807 SF
TOTAL: 113,807 SF

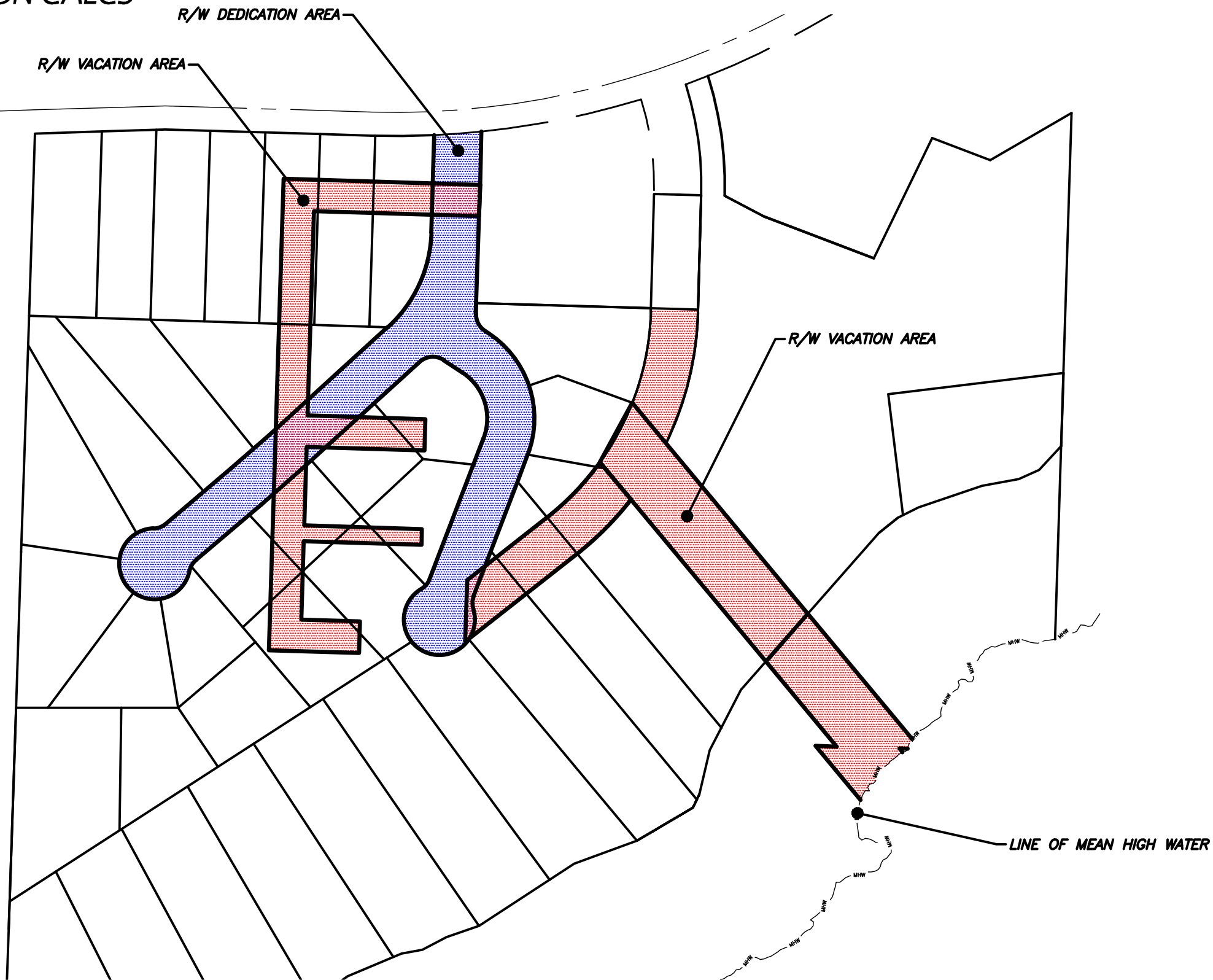
AREAS TO BE DEDICATED:
AREA: 76,489 SF
TOTAL: 76,489 SF

DIFFERENCE: 37,318 SF

GRAPHIC SCALE
(US SURVEY FEET)



PSE
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PSE

THE WOODS AT VIEWCREST - PROPOSED PLAT LAYOUT

LEGAL DESCRIPTION:

PARCEL 1:
LOT B, AS DELINEATED ON ROGAN JONES 2 SHORT PLAT, ACCORDING TO THE SHORT PLAT RECORDED APRIL 10, 1992, UNDER AUDITOR'S FILE NO. 920410201, RECORDS OF WHATCOM COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF THE TRACT OF LAND DESCRIBED IN DEED TO DARRELL G. KAPP, ET UX., RECORDED JUNE 15, 1973, UNDER AUDITOR'S FILE NO. 1140332.
SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 2:
THE EAST 750 FEET OF THE NORTH 700 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST W.M.; EXCEPT LOT 3, BLOCK 16, AMENDED MAP OF SOUTH FAIRHAVEN, IN THE CITY OF FAIRHAVEN, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 49, AND THAT PORTION OF QUINALT STREET ON THE NORTH AND THAT PORTION OF THE VACATED ALLEY ON THE SOUTH WHICH INURED TO SAID LOT 3 UPON THE VACATION THEREOF; FURTHER EXCEPT THAT PORTION LYING WITHIN ROGAN JONES 2 SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 920410201;
FURTHER EXCEPT THAT PORTION DECEIBED IN DEEDS TO THE CITY OF BELLINGHAM, RECORDED UNDER AUDITOR'S FILE NO. 1136193, TO DARRELL G. KAPP AND SUSAN KAPP; RECORDED UNDER AUDITOR'S FILE NO. 1140332, TO LARRY DUTTON AND LINDA DUTTON; RECORDED UNDER AUDITOR'S FILE NO. 1190072; AND TO PATRICIA A. FARIS, RECORDED UNDER AUDITOR'S FILE NO. 1245873; FURTHER EXCEPT 40-FOOT WIDE CHUCKANUT AVENUE AS SHOWN ON THE PLAT OF ROGAN JONES 2 SHORT PLAT.

SITUATE IN WHATCOM COUNTY, WASHINGTON.
PARCEL 3:
THAT PORTION OF THE OSUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M., LYING SOUTH OF VIEWCREST ROAD AND WEST OF THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO PATRICIA A. FARIS, RECORDED MARCH 23, 1977, UNDER AUDITOR'S FILE NO. 1245873.
SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL 4:
LOTS, BLOCKS, VACATED STREETS AND ALLEYS IN THE AMENDED MAP OF SOUTH FAIRHAVEN, IN THE CITY OF FAIRHAVEN, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 4 OF PLATS, PAGE 49, DESCRIBED AS FOLLOWS:
BLOCKS 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16 AND 17; ALL OF BLOCKS 3, EXCEPT LOT 1 AND LOT 2; TOGETHER WITH ALL ALLEYS IN THE ABOVE-DESCRIBED BLOCKS VACATED BY RESOLUTION OF THE CITY COUNCIL OF BELLINGHAM, WASHINGTON, RECORDED JULY 19, 1912, UNDER AUDITOR'S FILE NO. 159473, AND ALL STREETS AND PARTS OF STREETS VACATED BY THE SAID RESOLUTION, EXCEPT THE SOUTHEASTERLY HALF OF CHUCKANUT AVENUE ABUTTING ON LOTS 1 AND 2, BLOCK 3.
FURTHER EXCEPT THE EAST 750 FEET OF THE NORTH 700 FEET OF GOVERNMENT LOT 1, SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, W.M.
FURTHER EXCEPT THAT PORTION, IF ANY, LYING WITHIN LOTS OR BLOCKS 113, 114 AND 115, FAIRHAVEN TIDELANDS, OWNED BY THE CITY OF BELLINGHAM.
SITUATE IN WHATCOM COUNTY, WASHINGTON.

SURVEY NOTES:

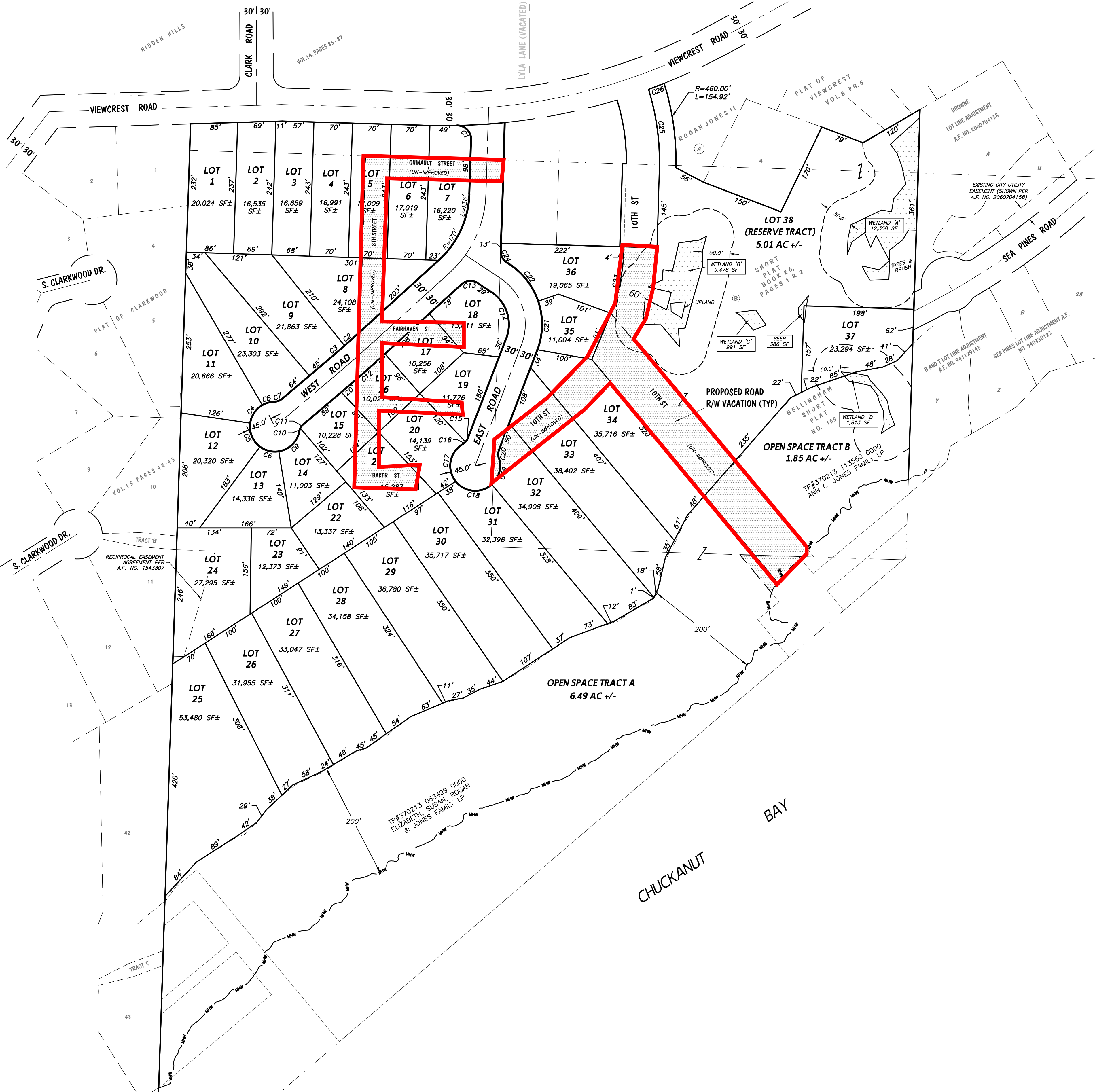
- THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145.
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN JULY 2020 AND MERGED WITH DATA COLLECTED BY LBS IN 2008.
- EQUIPMENT USED: THEODOLITE 00'01.5" EDM: ± 2 PPM, ± 3 MM
- HORIZONTAL DATUM: NAD 83/98, WASHINGTON STATE PLANE NORTH ZONE (GRID) PER CITY OF BELLINGHAM CONTROL MONUMENTS 2047 (MONUMENTED S.I. OF VIEWCREST ROAD & FIELDSTONE AVE.) AND 5281 (PRC IN CENTERLINE OF VIEWCREST ROAD)
- VERTICAL DATUM: NAVD88 PER CITY OF BELLINGHAM VERTICAL CONTROL BENCHMARK #2047. ORTHO ELEVATION = 209.12
- CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION.
- CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED BY WASHINGTON STATE ONE-CALL UTILITY LOCATE SERVICES AND SURVEYED BY PSE FIELD CREWS IN JULY 2020. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION. AS-BUILTS AND RECORD DRAWINGS WERE USED TO SUPPLEMENT UTILITY INFORMATION WHERE AVAILABLE.
- UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK.
- THIS MAP IS NOT INTENDED TO REPRESENT A FORMAL BOUNDARY SURVEY, NOR DOES IT REFLECT ELEMENTS THAT A BOUNDARY SURVEY MAY DISCLOSE. BOUNDARY RELATED ELEMENTS DEPICTED HEREON ARE SHOWN PER 2008 LBS SURVEY OF SUBJECT PROPERTIES.
- WETLANDS SHOWN HEREON DELINEATED IN JUNE 2020 BY NORTHWEST ECOLOGICAL AND SURVEYED BY PACIFIC SURVEYING AND ENGINEERING IN JULY 2020.

EXISTING LINE LEGEND

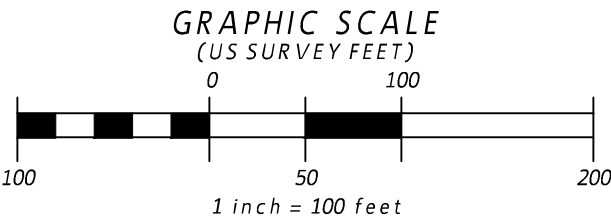
--- = EXISTING WETLAND LINE
--- = EXISTING WETLAND BUFFER LINE

--- = R/W TO BE VACATED

--- = DELINEATED WETLAND



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	92°58'06"	40.57'
C2	1889.13'	0°48'32"	26.67'
C3	1889.13'	1°10'07"	38.53'
C4	45.00'	51°31'16"	40.46'
C5	45.00'	61°45'33"	48.51'
C6	45.00'	45°51'17"	36.01'
C7	25.00'	38°12'48"	16.67'
C8	45.00'	28°00'26"	22.00'
C9	45.00'	69°17'03"	54.42'
C10	25.00'	15°14'00"	6.65'
C11	25.00'	22°58'48"	10.03'
C12	1949.13'	1°58'39"	67.27'
C13	25.00'	75°46'30"	33.06'
C14	70.00'	77°27'46"	94.64'
C15	25.00'	21°00'39"	9.17'
C16	25.00'	17°12'08"	7.51'
C17	45.00'	97°46'27"	76.79'
C18	45.00'	93°25'57"	73.38'
C19	45.00'	65°13'11"	51.22'
C20	25.00'	38°12'48"	16.67'
C21	130.00'	39°31'44"	89.69'
C22	130.00'	39°49'47"	90.37'
C23	345.00'	19°42'11"	118.64'
C24	25.00'	60°33'25"	26.42'
C25	430.00'	19°03'47"	143.07'
C26	1070.82'	1°36'28"	30.05'



CALL BEFORE YOU DIG 1-800-424-5555

REVISION	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
			1	10/5/2021	PRELIMINARY PLAT - PROPOSED PLAT LAYOUT (FOR REVIEW)

ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

THE WOODS AT VIEWCREST - PROPOSED LOTS
FOR ANNE C. JONES FAMILY LP
807 CHUCKANUT SHORE ROAD
BELLINGHAM, WA 98229

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 12, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 2 EAST, CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

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DATA	DRAWN BY	CHECKED BY	FIELD BOOKS
BASE	DML	ASM	DESIGN: XXX
DESIGN	XXX	XXX	STAKING: XXX
XREF:	XXX		ASBUILT: XXX
DWG:	2019196_svX_PREPLAT_DL		
HORIZ. SCALE:	XXX		DATUM
VERT. SCALE:	XXX		HORIZ.: XXX
JOB#:	2019196		VERT.: XXX
SHEET	3	OF	7

