2100901020
Page: 1 of 2
9/10/2010 9:24 AM
SPLT $128.00
Whatcom County, WA
Request of: MASATO KATO

SHORT PLAT

NUMBER OF SHEETS 2

NAME OF SHORT PLAT:
KATO SHORT PLAT

DECLARANTS:

MASATO KATO
MIYOSHI RESTAURANT INC

SURVEYOR:
CONSTRUCTION SURVEYORS NW INC

SECTION: 1 TOWNSHIP: 38N RANGE: 2E

2100901020

SHORT PLAT No. 2258

KATO SHORT PLAT

PTN. OF THE NE 1/4 OF THE NE 1/4 OF SEC. 1, TWP. 38 N., RGE. 2 E. OF W.M.
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

LEGAL DESCRIPTION:
LOT 12, BLOCK 52, "BAKERVIEW ADDITION TO THE CITY OF BELLINGHAM," ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGES 40 TO 45 INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON, EXCEPT THE EAST 10 FEET THEREOF, CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED JUNE 28, 1939, UNDER AUDITOR'S FILE NO. 512437. ALSO EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED JULY 22, 1996, UNDER AUDITOR'S FILE NO. 1543659, ALL RECORDS OF SAID COUNTY AND STATE.

TOGETHER WITH AND SUBJECT TO EASEMENTS, AGREEMENTS AND COVENANTS OF RECORD.

DECLARATION
KNOW BY ALL THESE MEN PRESENT THAT WE THE UNDERSIGNED OWNERS HEREBY DECLARE THIS SHORT PLAT MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

MIYOSHI RESTAURANT INC., A WASHINGTON CORPORATION

ACKNOWLEDGMENT
STATE OF WASHINGTON) SS
COUNTY OF WHATCOM)
I CERTIFY THAT Masato Kato 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 President OF Miyoshi Restaurant Inc., TO BE A VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18th DAY OF June 2010.

LINDA ADRIAN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 11-20-2013

Linda Adrian
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellingham

JOINT ROAD MAINTENANCE AGREEMENT
ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH SAID EASEMENT SHALL BE BORNE EQUALLY BY THE LOT OWNERS, IF THEY ARE USERS THEREOF. SAID COSTS SHALL THEREFORE BECOME AN ENFORCEABLE LIEN AGAINST ANY LOT WHOSE OWNERS REFUSE OR FAIL TO PARTICIPATE IN THE MAINTENANCE, REPAIRS, OR IMPROVEMENTS MADE BY AGREEMENT OF THE OTHER OWNERS. THIS PROVISION SHALL BE CONSTRUED AS A COVENANT RUNNING WITH THE LAND.

DEPARTMENT OF PUBLIC WORKS
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SHORT PLAT FOR AVAILABILITY AND ADEQUACY OF CITY UTILITIES, STREET PAVEMENT, RIGHT-OF-WAY WIDTH, AND STORM DRAINAGE; AND THAT ALL NECESSARY LOCAL IMPROVEMENT DISTRICT COMMITMENTS AND/OR UTILITY EXTENSION AGREEMENTS HAVE BEEN SIGNED BY THE SUBDIVIDER AS OF THIS 17th DAY OF June, 2010.

BT Baker Development Manager
DEPARTMENT OF PUBLIC WORKS TITLE

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS SHORT PLAT ON THIS 15th DAY OF June 2010 FOR CONFORMANCE WITH APPLICABLE STATE STATUTES AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN HEREON.

KRB Planner
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT TITLE

IMPERVIOUS SURFACE AND STORMWATER MANAGEMENT NOTE
THIS SHORT PLAT SHALL BE RESTRICTED TO LESS THAN 5,000 SQUARE FEET OF NEW OR REPLACED IMPERVIOUS SURFACE. ALLOCATION OF SQUARE FEET PER LOT IS AS FOLLOWS: LOT 1= 5,000 SQ. FT. LOT 2 = 0 SQ. FT. IF ANY OF THESE THRESHOLDS ARE EXCEEDED, AN ENGINEERED STORMWATER SITE PLAN WILL BE REQUIRED BY THE CITY OF BELLINGHAM PRIOR TO BUILDING PERMIT APPROVAL.

ADDITIONALLY, CREATION OF NEW OR REPLACED IMPERVIOUS SURFACES THAT EXCEED 10,000 SQUARE FEET OR THAT RESULT IN A FLOW INCREASE (AS DETERMINED BY AN APPROVED MODEL) FROM THE PRE-DEVELOPED CONDITION TO THE POST-DEVELOPED CONDITION GREATER THAN 0.10 CFS FOR THE 100 YEAR STORM IS PROHIBITED. ALLOWABLE LOT IMPERVIOUS SQUARE FEET SHALL BE ALLOCATED AS FOLLOWS: LOT 1 = 5,000 SQ. FT. LOT 2 = 0 SQ. FT. THE DIVISION OF FLOWRATES SHALL BE PROPORTIONAL TO LOT SQUARE FEET. THE PRE-DEVELOPED CONDITION IS DEFINED AS THE EXISTING CONDITION OF THE SITE ON SEPTEMBER 1, 1995 EXCEPT THAT ALL AREAS OF SITE DEVELOPMENT OCCURRING AFTER MAY 2006 SHALL BE CONSIDERED AS FORESTED PER BMC. IMPLEMENTATION OF A STORMWATER MITIGATION PLAN BY ONE OR MORE OF THE OWNERS OF THE LOTS THAT BRING THE TOTAL SHORT PLAT INTO FULL COMPLIANCE WITH BMC MAY ALLOW THE EXCEEDANCE OF THE SQUARE FOOTAGE/FLOW LIMITATIONS.

AUDITOR'S CERTIFICATE
Filed for record this 10th day of SEPT. 2010
at 9:24 A.M. under Auditor's File Number 2100901020
at the request of CONSTRUCTION SURVEYORS NW, Inc.
Shirley Forsyth by Patti McPhee
Whatcom County Auditor

SURVEYOR'S CERTIFICATE
This map correctly represents a Survey by me or under my direction in conformance with the requirements of the Survey Recording Act at request of Masato Kato in February 2007.
Scott M. Ferguson, PLS
License No. 42432

SCOTT M. FERGUSON STATE OF WASHINGTON 42432 REGISTERED PROFESSIONAL LAND SURVEYOR

CONSTRUCTION SURVEYORS N.W. INC.
1500 I STREET
BELLINGHAM, WASHINGTON 98225
PHONE (360) 733-3383
FAX (360) 733-3384

KATO SHORT PLAT
PTN. OF THE NE 1/4 OF THE NE 1/4 OF SEC. 1, TWP. 38 N., RGE. 2 E. OF W.M.

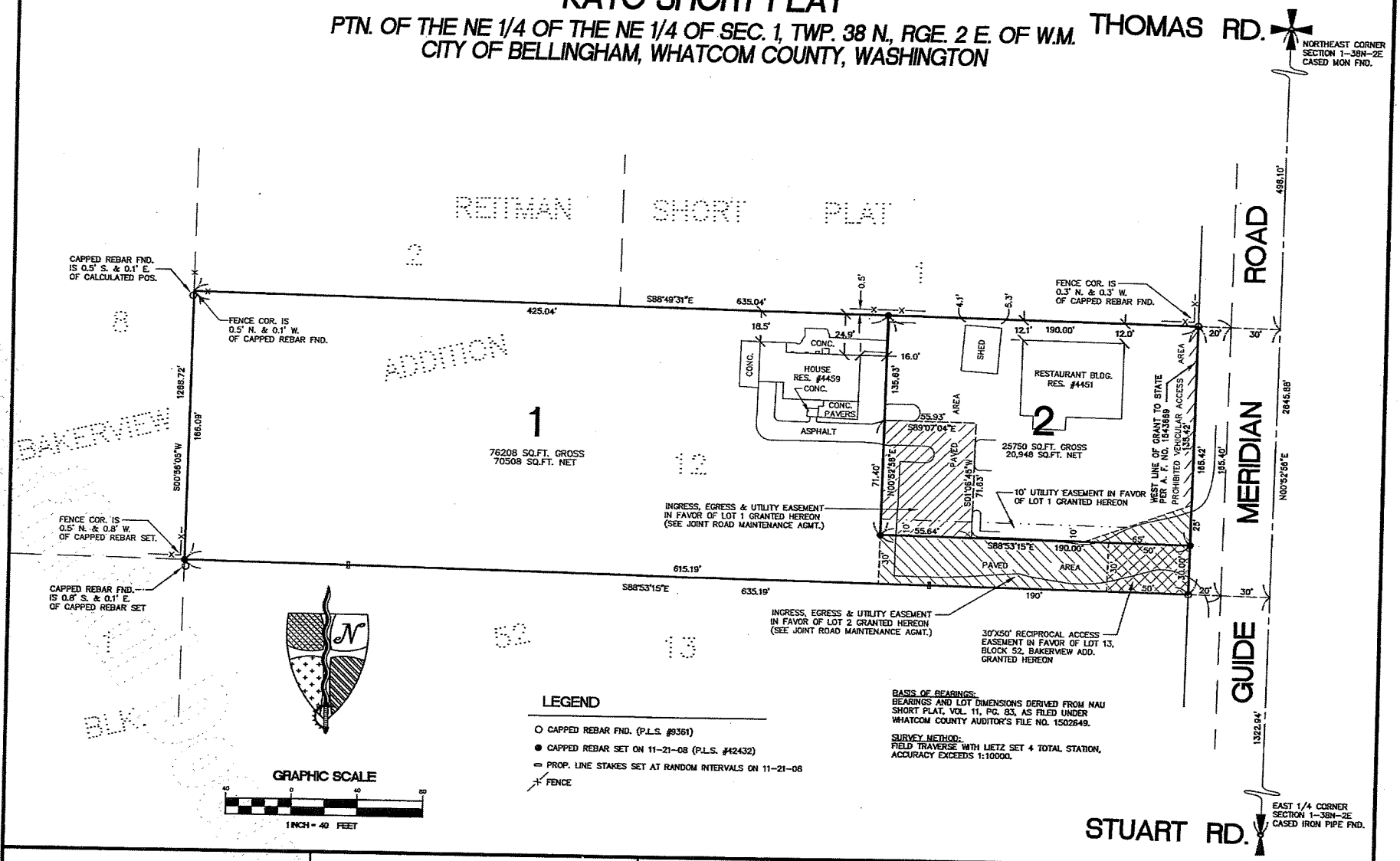
DRAWN: MNR/DRM	DATE: 4-2-2010	JOB No. 0715SP
CHECKED: SMF	SCALE: 1" = 40'	SHEET 1 of 2

2100901020

SHORT PLAT No. 2258

KATO SHORT PLAT

PTN. OF THE NE 1/4 OF THE NE 1/4 OF SEC. 1, TWP. 38 N., RGE. 2 E. OF W.M.
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON



LEGEND

- ○ CAPPED REBAR FND. (P.L.S. #9361)
- ● CAPPED REBAR SET ON 11-21-08 (P.L.S. #42432)
- ⊂ PROP. LINE STAKES SET AT RANDOM INTERVALS ON 11-21-08
- FENCE

BASIS OF BEARINGS:
BEARINGS AND LOT DIMENSIONS DERIVED FROM NAU SHORT PLAT, VOL. 11, PG. 83, AS FILED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1502649.

SURVEY METHOD:
FIELD TRAVERSE WITH LIETZ SET 4 TOTAL STATION, ACCURACY EXCEEDS 1:10000.

AUDITOR'S CERTIFICATE

Filed for record this 10th day of SEPT., 2010
at 9:24 A.M. under Auditor's File Number 2100901020
at the request of CONSTRUCTION SURVEYORS NW, Inc.
Shirley Forsell by Patti McCall
Whatcom County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a Survey by me or under my direction in conformance with the requirements of the Survey Recording Act at request of MASATO KATO in February, 2007.
Scott M. Ferguson, PLS
License No. 42432

SCOTT M. FERGUSON — STATE OF WASHINGTON — 42432 — REGISTERED PROFESSIONAL LAND SURVEYOR

CONSTRUCTION SURVEYORS N.W. INC.
1500 I STREET
BELLINGHAM, WASHINGTON 98225
PHONE (360) 733-3383
FAX (360) 733-3384

KATO SHORT PLAT
PTN. OF THE NE 1/4 OF THE NE 1/4 OF SEC. 1, TWP. 38 N., RGE. 2 E. OF W.M.

DRAWN: MNR/DRM	DATE: 5-18-2010	JOB No. 0715SP
CHECKED: SMF	SCALE: 1" = 40'	SHEET 2 of 2