

PLAT OF FOURTH AVENUE VILLAGE

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 N., RANGE 2 E. OF THE W.M., CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON

CCR'S
THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE REFERENCED ON ANY CONVEYANCES OR AGREEMENTS OF USAGE FOR THE LOTS SHOWN, FILED UNDER AF# _____

STORMWATER FACILITY EASEMENT
ACCESS TO STORMWATER FACILITIES TO REMAIN UNOBSTRUCTED FOR INSPECTION AND MAINTENANCE OF THE SYSTEM. ACCESS ROADS ARE TO BE MAINTAINED FOR VEHICLE ACCESS. NO ALTERATION IS ALLOWED WITHOUT PRIOR CITY OF FERNDAL APPROVAL. THE CITY OF FERNDAL IS HEREBY GRANTED THE RIGHT OF ENTRY TO THE PLAT FOR THE INSPECTION OF THE STORMWATER FACILITIES.

MAINTENANCE AGREEMENT
ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR COST OTHERWISE CONNECTED WITH ANY STORMWATER FACILITY, SHARED ACCESS, OR OTHER COMMON FACILITIES OR OPEN ELEMENTS SHALL BE BORNE BY THE HOMEOWNER'S ASSOCIATION ACCORDING TO THE COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS (CC&R'S) OF THE PLAT OF FOURTH AVENUE VILLAGE, AS RECORDED UNDER AF# _____, AUDITOR'S OFFICE, WHATCOM COUNTY, WASHINGTON. LOT OWNERS SHALL PRESERVE AND MAINTAIN THE PRIVATELY OWNED STORMWATER FACILITIES PER THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL, CITY OF FERNDAL MUNICIPAL CODE AND THE WA DEPARTMENT OF ECOLOGY REQUIREMENTS.

- CITY NOTES:**
- ONE HALF OF THE TRAFFIC PARK IMPACTS FEES HAVE BEEN PAID OR EACH UNIT. THE REMAINING HALF SHALL BE PAID PURSUANT TO THE BUILDING PERMIT CONDITIONS OF APPROVAL. SCHOOL IMPACT FEES SHALL BE PAID IN ACCORDANCE WITH THE REQUIREMENTS OF THE FERNDAL SCHOOL DISTRICT. STORM SEWER MITIGATION FEES HAVE BEEN PAID PER SQUARE FOOT OF GROSS PROPERTY AREA. WATER AND SEWER CONNECTION FEES SHALL BE PAID PURSUANT TO THE BUILDING PERMIT CONDITIONS OF APPROVAL. STORM SEWER MITIGATION FEES HAVE BEEN PAID PER SQUARE FOOT OF GROSS PROPERTY AREA.
 - ALL COMMON AREAS SPECIFIC TO FOURTH AVENUE VILLAGE ARE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - A 5 FOOT UTILITY EASEMENT IS HEREBY DEDICATED TO THE CITY OF FERNDAL AROUND THE PERIMETER OF EACH LOT WITH THE EXEMPTION OF ALL POTENTIAL SHARED WALL LOT LINES.
 - LANDSCAPING, RECREATIONAL FACILITIES AND PUBLIC FEATURES ADJACENT TO EACH BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN DATED MAY 13, 2020 PRIOR TO OCCUPANCY OF EACH STRUCTURE.

PUBLIC WORKS DIRECTOR'S APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL DEPARTMENT OF PUBLIC WORKS AS TO THE SURVEY DATA, LAYOUT OF ROADS & AND OTHER RIGHT-OF-WAYS
THIS _____ DAY OF _____, 20____

PUBLIC WORKS DIRECTOR, CITY OF FERNDAL, WASHINGTON

SUBDIVISION ADMINISTRATOR APPROVAL

EXAMINED AND APPROVED BY THE CITY OF FERNDAL SUBDIVISION ADMINISTRATOR THIS _____ DAY OF _____, 20____

SUBDIVISION ADMINISTRATOR, CITY OF FERNDAL, WASHINGTON

CITY CLERK'S APPROVAL

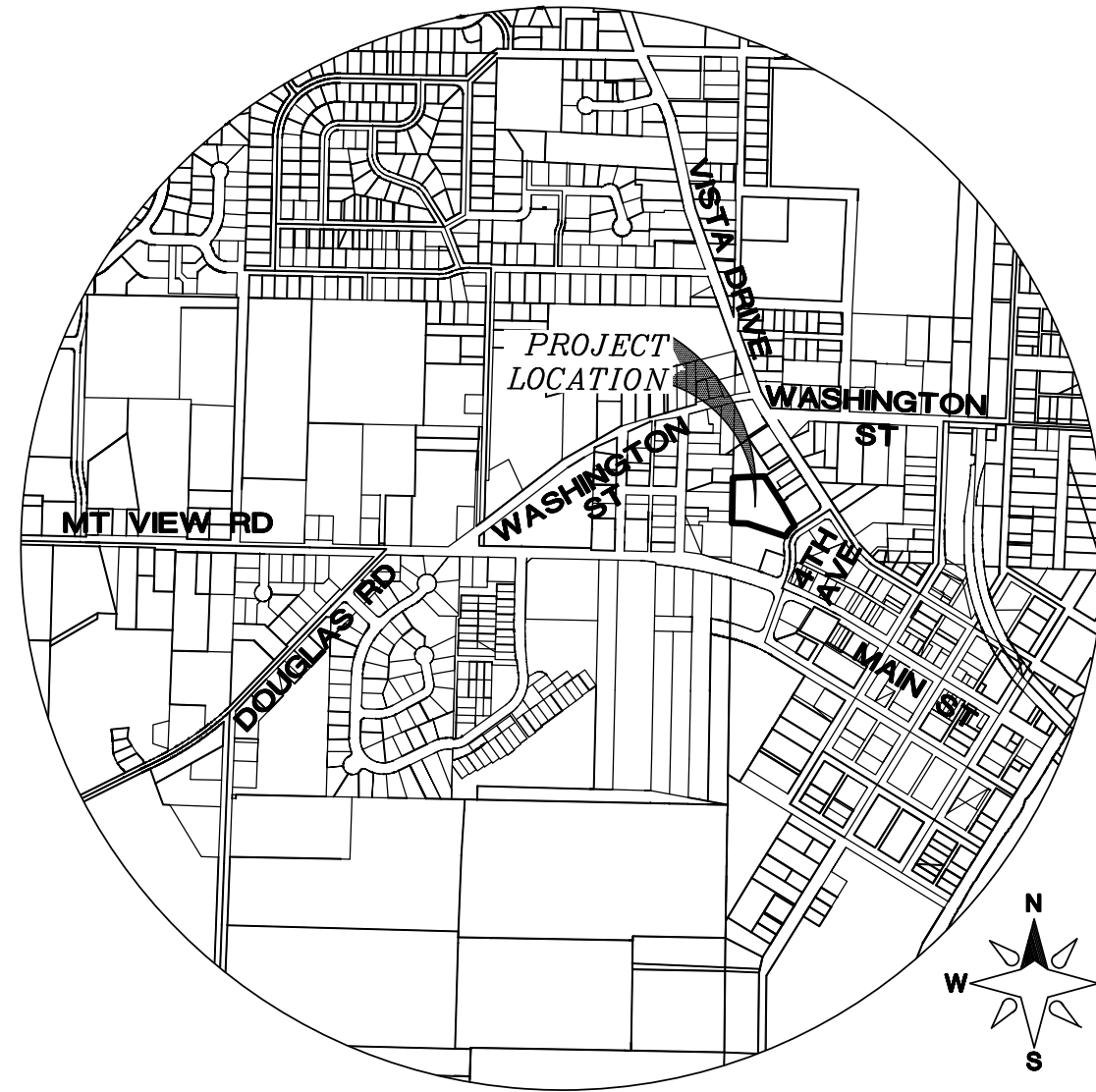
THIS PLAT APPROVED AND ROADS ACCEPTED BY ORDER OF THE CITY CLERK OF FERNDAL, WASHINGTON, THIS _____ DAY OF _____, 20____

CITY CLERK, CITY OF FERNDAL, WASHINGTON

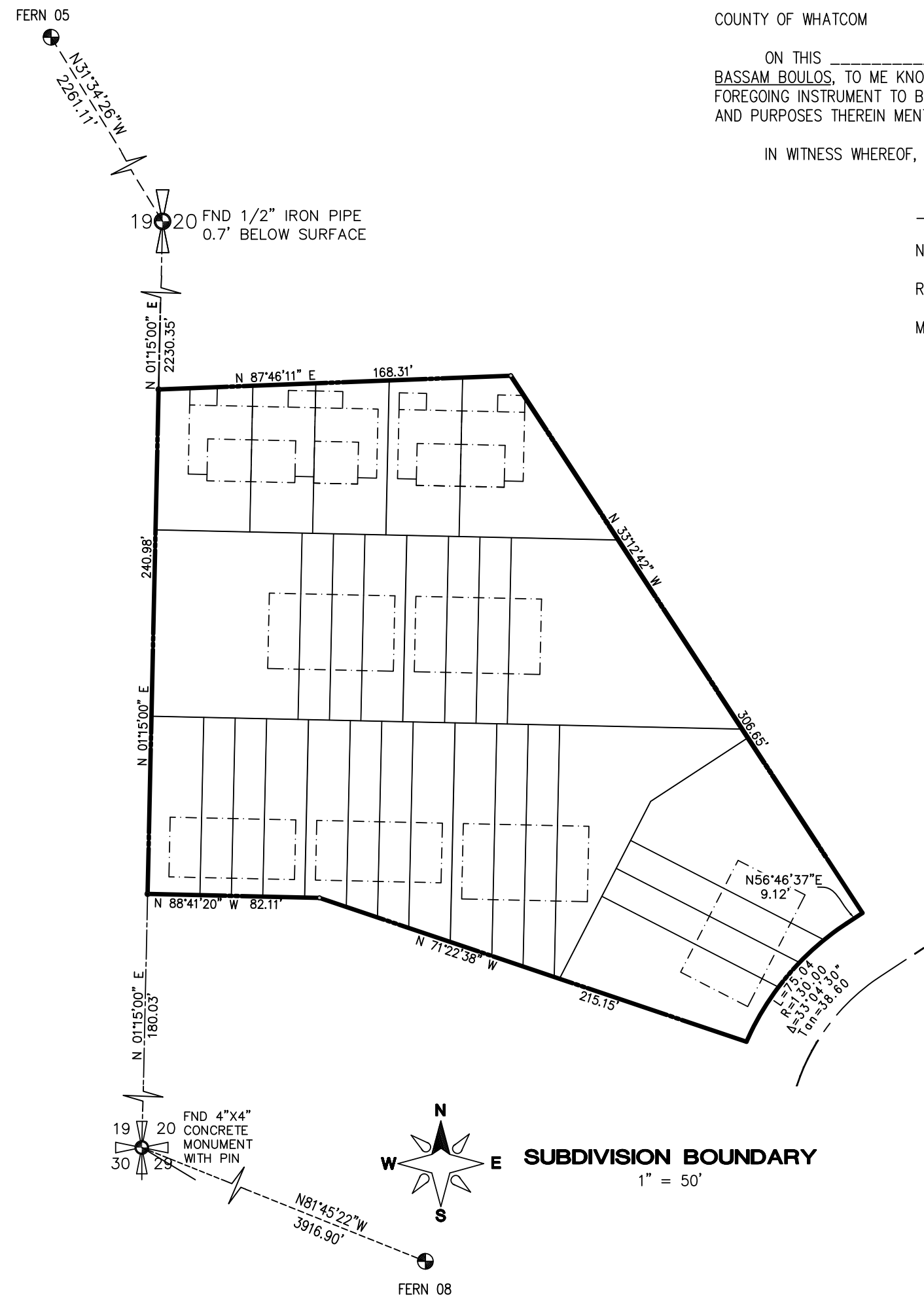
COUNTY TREASURER'S CERTIFICATE

I _____, TREASURER OF WHATCOM COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THE REAL ESTATE EMBRACED WITHIN THIS PLAT AND ALL THE DELINQUENT ASSESSMENTS HAVE BEEN FULLY PAID. AS SHOWN IN THE RECORDS OF MY OFFICE, THIS _____ DAY OF _____, 20____

TREASURER, WHATCOM COUNTY, WASHINGTON



VICINITY MAP
1" = 1000'



SUBDIVISION BOUNDARY
1" = 50'

LEGAL DESCRIPTION:
(PER WLTC ORDER NO. 132729, DATED AUGUST 31, 2020)
APN: 390220 018032 0000

PARCEL A:

LOT C, AS DELINEATED ON AMENDED LOTS C AND D OF MAIN STREET SHORT PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 38, UNDER AUDITOR'S FILE NO. 1357769, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS, A COMMON DRIVEWAY, AND UTILITIES, AS CREATED IN INSTRUMENT RECORDED MAY 28, 1980, UNDER AUDITOR'S FILE NO. 1357988; EXCEPT ANY PORTION THEREOF LYING WITHIN THE ABOVEDESCRIBED MAIN TRACT.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT AS DISCLOSED ON THAT DOCUMENT RECORDED ON APRIL 20, 1978, UNDER AUDITOR'S FILE NO. 1286143, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

DECLARATION & DEDICATION:

THE UNDERSIGNED OWNER(S), HEREBY DECLARE THIS LONG PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE ROAD RIGHT-OF-WAYS, AND GRANT EASEMENTS AND RELINQUISHMENTS AS SHOWN HEREON; AND HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD, AND MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

MAHMOUD BASSAM BOULOS
BAYA PIP XV, A LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) SS
COUNTY OF WHATCOM)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED MAHMOUD BASSAM BOULOS, TO ME KNOWN TO BE A MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

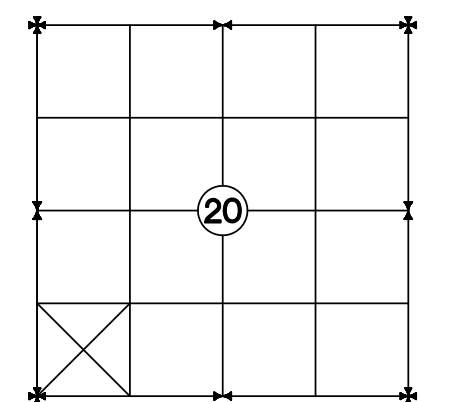
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING IN _____

MY COMMISSION EXPIRES: _____

	ACRES & SQUARE FOOTAGE	PERCENT
OVERALL PARCEL AREA	1.63 AC 71,028 SF	100
PUBLIC & PRIVATE ROADS	0.00 AC 0 SF	0.0
TOTAL LOT AREA	1.63 AC 71,028 SF	100.0
ZONING: CC		
STORM EASEMENTS	1.01 AC 43,842 SF	61.7
CRITICAL AREAS	0.00 AC 0 SF	0.0



SEC. 20, TWP. 39 N, RGE. 2 E., W.M.

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 20____ at _____
in book _____ of _____ at page _____
in official records under Auditor's File Number _____

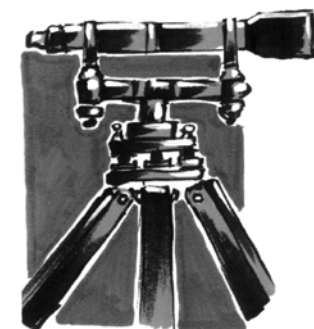
at the request of _____

County 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 BAYA PIP XV, LLC in _____ 2020

CERTIFICATE No.: 49287



**LAND DEVELOPMENT
ENGINEERING & SURVEYING INC.**

5160 INDUSTRIAL PL. #108
FERNDAL, WA 98248
Ph (360) 383-0620

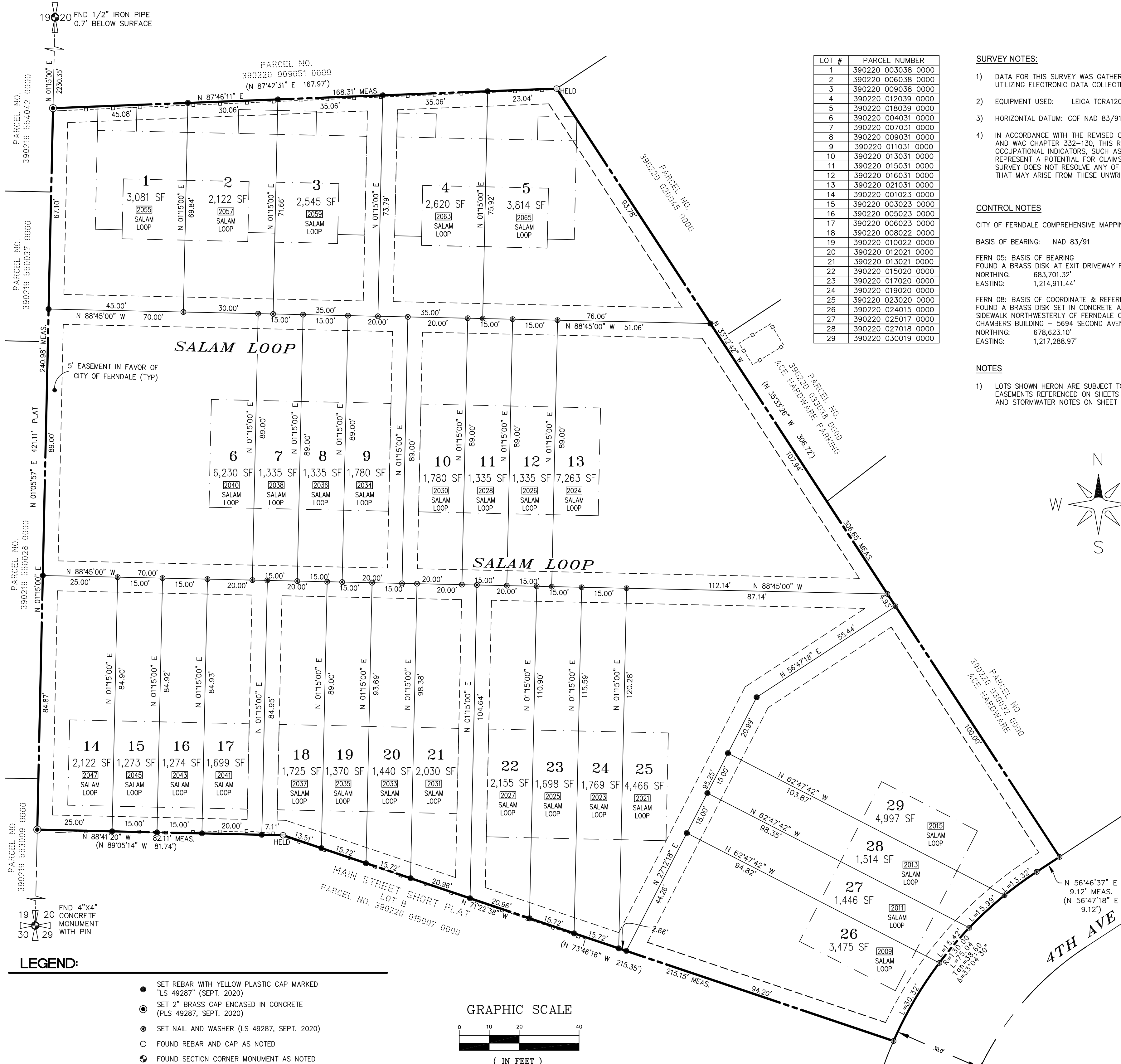
LONG PLAT FOR:

BAYA PIP XV, LLC

JOB No. 1620	DWG No. 1620_Final-Plat.dwg	DATE: 10/13/20
DRN BY: NC	CHK BY: KTH	SHEET 1 of 5

PLAT OF FOURTH AVENUE VILLAGE

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 N.,
RANGE 2 E. OF THE W.M., CITY OF FERNDAL, WHATCOM COUNTY, WASHINGTON



LOT #	PARCEL NUMBER
1	390220 003038 0000
2	390220 006038 0000
3	390220 009038 0000
4	390220 012039 0000
5	390220 018039 0000
6	390220 004031 0000
7	390220 007031 0000
8	390220 009031 0000
9	390220 011031 0000
10	390220 013031 0000
11	390220 015031 0000
12	390220 016031 0000
13	390220 021031 0000
14	390220 001023 0000
15	390220 003023 0000
16	390220 005023 0000
17	390220 006023 0000
18	390220 008022 0000
19	390220 010022 0000
20	390220 012021 0000
21	390220 013021 0000
22	390220 015020 0000
23	390220 017020 0000
24	390220 019020 0000
25	390220 023020 0000
26	390220 024015 0000
27	390220 025017 0000
28	390220 027018 0000
29	390220 030019 0000

- SURVEY NOTES:**
- 1) DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION ON FEBRUARY 2016.
 - 2) EQUIPMENT USED: LEICA TCRA1203: 00'03" ±2 PPM, ±2 MM
 - 3) HORIZONTAL DATUM: COF NAD 83/91.
 - 4) IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WAC CHAPTER 332-130, THIS RECORD OF SURVEY DEPICTS OCCUPATIONAL INDICATORS, SUCH AS FENCES. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.

CONTROL NOTES

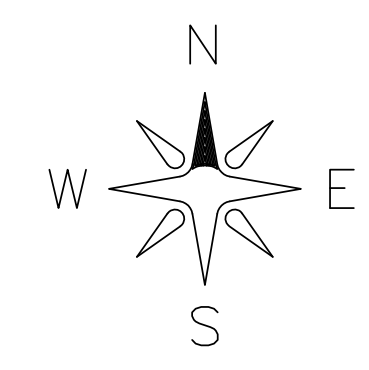
CITY OF FERNDAL COMPREHENSIVE MAPPING PROGRAM

BASIS OF BEARING: NAD 83/91

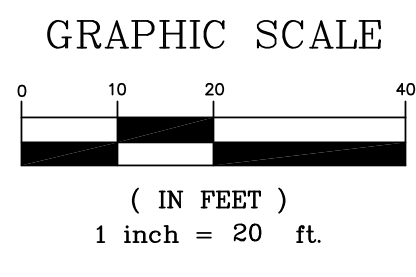
FERN 05: BASIS OF BEARING
FOUND A BRASS DISK SET IN CONCRETE AT BACK OF SIDEWALK NORTHWESTERLY OF FERNDAL CITY COUNCIL CHAMBERS BUILDING - 5694 SECOND AVENUE
NORTHING: 683,701.32'
EASTING: 1,214,911.44'

FERN 08: BASIS OF COORDINATE & REFERENCE BENCHMARK
FOUND A BRASS DISK SET IN CONCRETE AT BACK OF SIDEWALK NORTHWESTERLY OF FERNDAL CITY COUNCIL CHAMBERS BUILDING - 5694 SECOND AVENUE
NORTHING: 678,623.10'
EASTING: 1,217,288.97'

- NOTES**
- 1) LOTS SHOWN HERON ARE SUBJECT TO EASEMENTS REFERENCED ON SHEETS 3 & 4 AND STORMWATER NOTES ON SHEET 5



- LEGEND:**
- SET REBAR WITH YELLOW PLASTIC CAP MARKED "LS 49287" (SEPT. 2020)
 - ⊙ SET 2" BRASS CAP ENCASED IN CONCRETE (PLS 49287, SEPT. 2020)
 - ⊕ SET NAIL AND WASHER (LS 49287, SEPT. 2020)
 - FOUND REBAR AND CAP AS NOTED
 - ⊙ FOUND SECTION CORNER MONUMENT AS NOTED
 - CALCULATED POSITION
 - 5709 ADDRESS
 - (XXX) PLAT ROTATED BEARING TO CITY OF FERNDAL CONTROL AS SHOWN HEREON
 - SECTION LINE
 - RIGHT-OF-WAY CENTERLINE
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - - - - - PROPOSED 5 FOOT EASEMENT IN FAVOR OF THE CITY OF FERNDAL
 - - - - - EXISTING CHAINLINK FENCE



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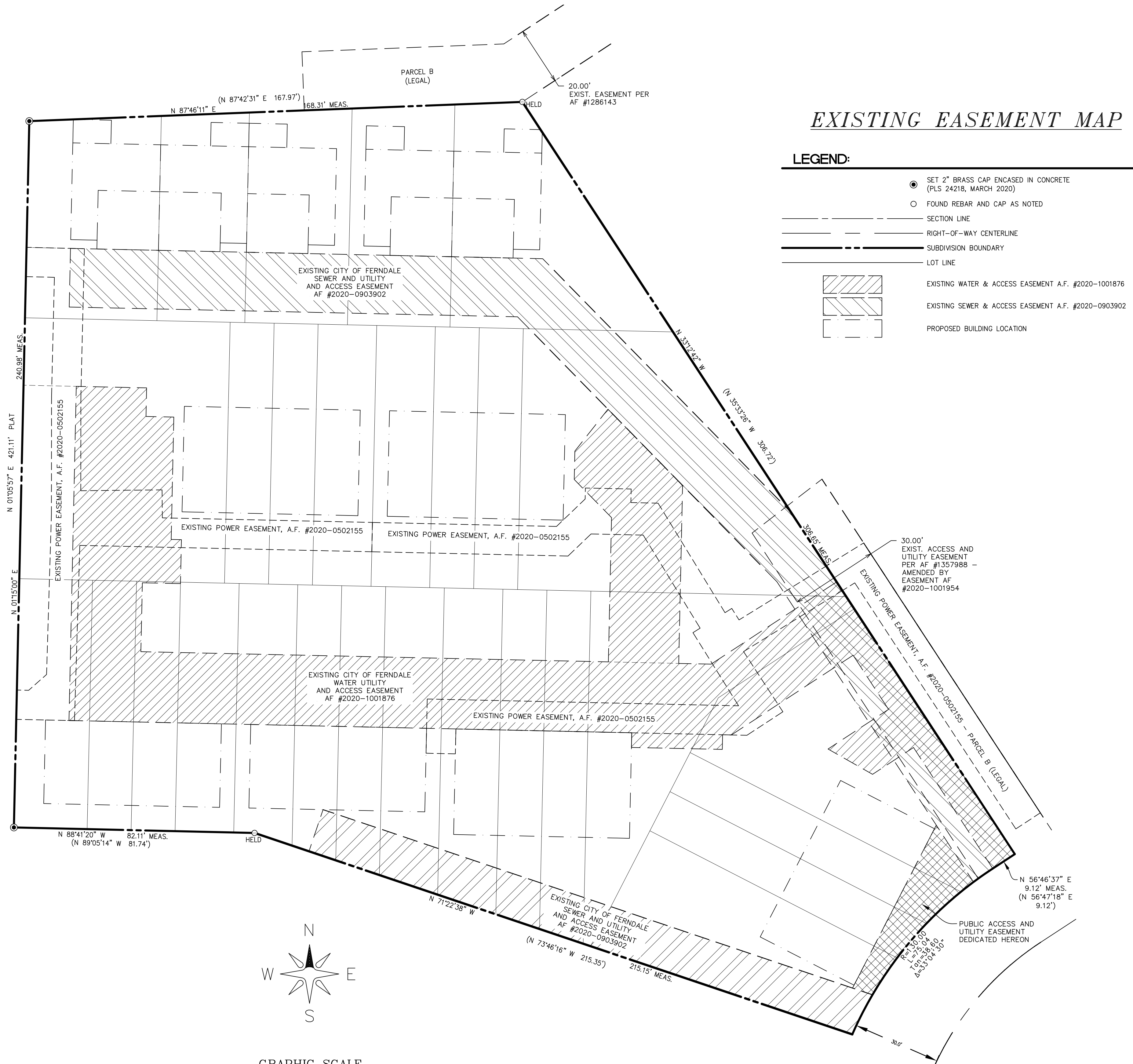
LONG PLAT FOR:

BAYA PIP XV, LLC

JOB No. 1620	DWG No. 1620_Final-Plat.dwg	DATE: 10/13/20
DRN BY: NC	CHK BY: KTH	SHEET 2 of 5

PLAT OF FOURTH AVENUE VILLAGE

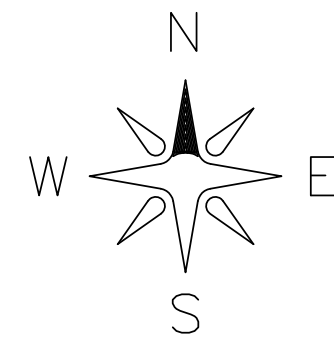
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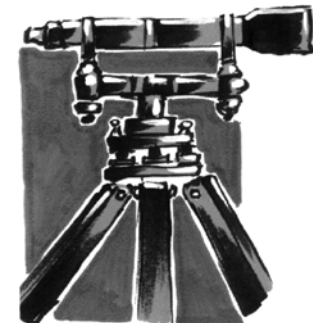
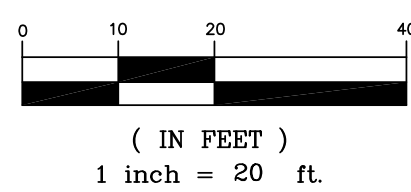
EXISTING EASEMENT MAP

LEGEND:

- SET 2" BRASS CAP ENCASED IN CONCRETE (PLS 24218, MARCH 2020)
- FOUND REBAR AND CAP AS NOTED
- SECTION LINE
- RIGHT-OF-WAY CENTERLINE
- SUBDIVISION BOUNDARY
- LOT LINE
- EXISTING WATER & ACCESS EASEMENT A.F. #2020-1001876
- EXISTING SEWER & ACCESS EASEMENT A.F. #2020-0903902
- PROPOSED BUILDING LOCATION



GRAPHIC SCALE



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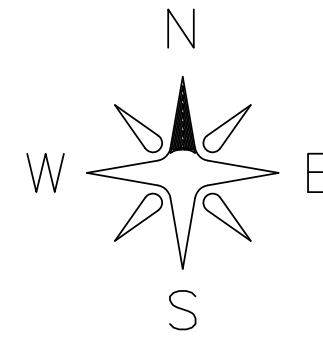
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NEW EASEMENT MAP

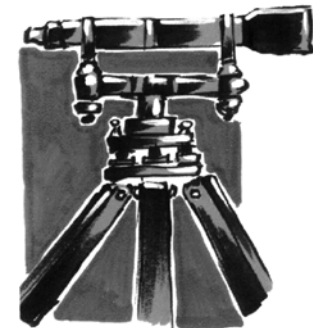
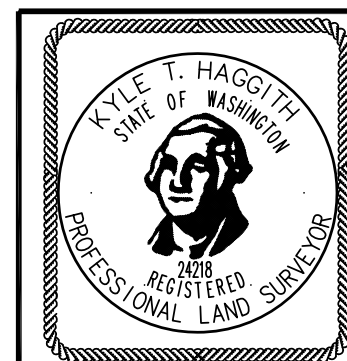
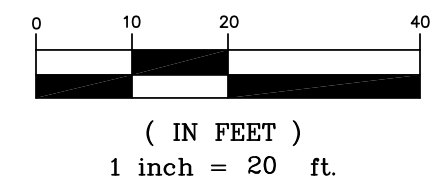


LEGEND:

- SET 2" BRASS CAP ENCASED IN CONCRETE (PLS 24218, MARCH 2020)
- FOUND REBAR AND CAP AS NOTED
- SECTION LINE
- RIGHT-OF-WAY CENTERLINE
- SUBDIVISION BOUNDARY
- LOT LINE
- ▨ EASEMENT DEDICATED HEREON



GRAPHIC SCALE



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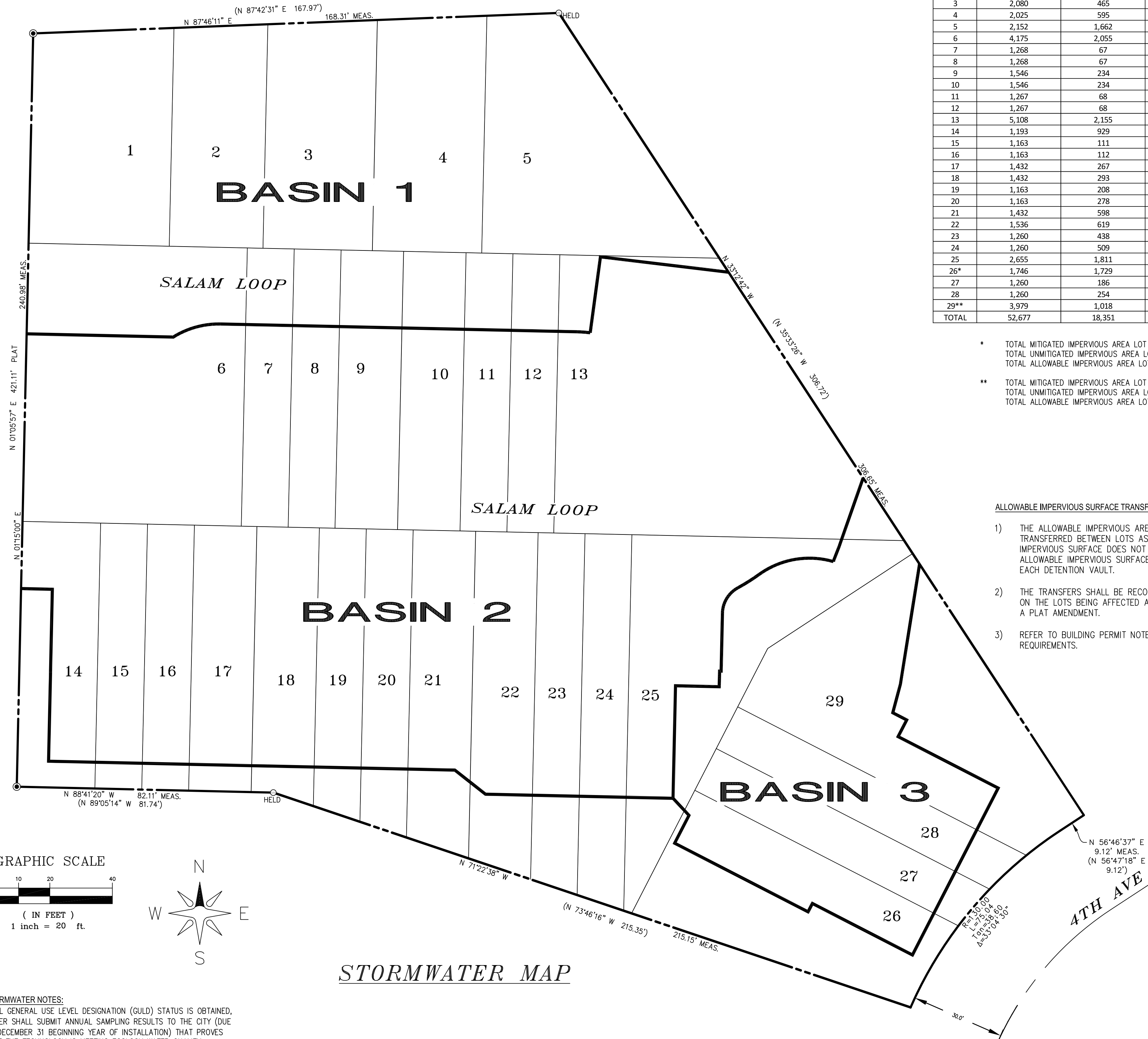
LONG PLAT FOR:

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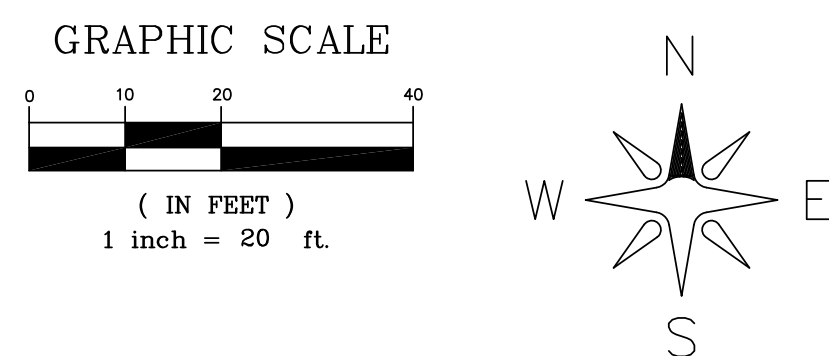
IMPERVIOUS SURFACE TABLE			
LOT	HARD SURFACE	LANDSCAPE	TOTAL
1	1,960	1,121	3,081
2	1,920	202	2,122
3	2,080	465	2,545
4	2,025	595	2,620
5	2,152	1,662	3,814
6	4,175	2,055	6,230
7	1,268	67	1,335
8	1,268	67	1,335
9	1,546	234	1,780
10	1,546	234	1,780
11	1,267	68	1,335
12	1,267	68	1,335
13	5,108	2,155	7,263
14	1,193	929	2,122
15	1,163	111	1,273
16	1,163	112	1,274
17	1,432	267	1,699
18	1,432	293	1,725
19	1,163	208	1,370
20	1,163	278	1,440
21	1,432	598	2,030
22	1,536	619	2,155
23	1,260	438	1,698
24	1,260	509	1,769
25	2,655	1,811	4,466
26*	1,746	1,729	3,475
27	1,260	186	1,446
28	1,260	254	1,514
29**	3,979	1,018	4,997
TOTAL	52,677	18,351	71,028

* TOTAL MITIGATED IMPERVIOUS AREA LOT 26 = 1,440 SF
TOTAL UNMITIGATED IMPERVIOUS AREA LOT 26 = 306 SF
TOTAL ALLOWABLE IMPERVIOUS AREA LOT 26 = 1,746 SF

** TOTAL MITIGATED IMPERVIOUS AREA LOT 29 = 2,482 SF
TOTAL UNMITIGATED IMPERVIOUS AREA LOT 29 = 1,497 SF
TOTAL ALLOWABLE IMPERVIOUS AREA LOT 29 = 3,979 SF

ALLOWABLE IMPERVIOUS SURFACE TRANSFER NOTES:

- 1) THE ALLOWABLE IMPERVIOUS AREA CAN BE TRANSFERRED BETWEEN LOTS AS LONG AS THE OVERALL IMPERVIOUS SURFACE DOES NOT EXCEED THE ALLOWABLE IMPERVIOUS SURFACE AREA CONVEYED TO EACH DETENTION VAULT.
- 2) THE TRANSFERS SHALL BE RECORDED AS A COVENANT ON THE LOTS BEING AFFECTED AND SHALL NOT REQUIRE A PLAT AMENDMENT.
- 3) REFER TO BUILDING PERMIT NOTES FOR ADDITIONAL REQUIREMENTS.

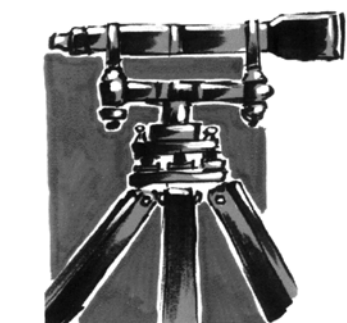
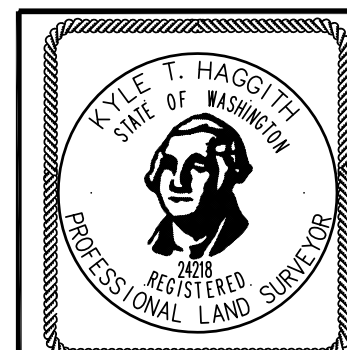


STORMWATER MAP

STORMWATER NOTES:
UNTIL GENERAL USE LEVEL DESIGNATION (GULD) STATUS IS OBTAINED, OWNER SHALL SUBMIT ANNUAL SAMPLING RESULTS TO THE CITY (DUE BY DECEMBER 31 BEGINNING YEAR OF INSTALLATION) THAT PROVES THAT THE TECHNOLOGY IS MEETING ECOLOGY WATER QUALITY STANDARDS.

IF WATER QUALITY STANDARDS ARE NOT BEING MET, OR IF THE TREATMENT TECHNOLOGY REPLACEMENT PARTS, FILTERS, ETC., ARE NO LONGER AVAILABLE, THE OWNER SHALL INSTALL AN EQUIVALENT TREATMENT TECHNOLOGY AT THEIR EXPENSE.

IF AT ANY TIME, THE TREATMENT TECHNOLOGY IS NOT MEETING WATER QUALITY STANDARDS, THE CITY HAS THE RIGHT TO IMPLEMENT A NOTICE OF VIOLATION, AS THE OPERATION AND MAINTENANCE OF THE TREATMENT TECHNOLOGY IS THE RESPONSIBILITY OF THE OWNER.



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