

MAPLE CREEK ESTATES SHORT PLAT No.2

SHEET 1 OF 2

PORTION OF THE NE 1/4, SW 1/4, SECTION 35,
TOWNSHIP 41 NORTH, RANGE 4 EAST OF W.M.,
CITY OF SUMAS, WHATCOM COUNTY, WASHINGTON

LAND DESCRIPTION:

LOT 2, AS DELINEATED ON THE FACE OF THE MAPLE CREEK ESTATES LOT LINE ADJUSTMENT, ACCORDING TO THE MAP THEREOF
RECORDED JUNE 15, 2018, UNDER AUDITOR'S FILE No. 2018-0601729, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, STATE OF WASHINGTON.

SUBJECT TO AND/OR TOGETHER WITH ALL EASEMENTS, COVENANTS, RESTRICTIONS AND/OR AGREEMENTS OF RECORD, OR OTHERWISE.

SUMAS UTILITIES SUPERINTENDENT:

I HEREBY CERTIFY THAT THIS SHORT PLAT IS DULY APPROVED BY THE UTILITIES SUPERINTENDENT.

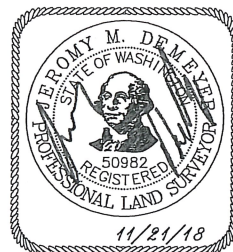
THIS ____ DAY OF _____, 201__.

RUBEN HERNANDEZ, UTILITIES SUPERINTENDENT
CITY OF SUMAS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SHORT PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED
UPON AN ACTUAL SURVEY MADE IN COMPLIANCE WITH STATE LAWS.

JEROMY DEMEYER, P.L.S. CERTIFICATE No. 50982
NORTHWEST SURVEYING & GPS INC, 407 5TH STREET, LYNDEN, WA 98264



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____

201__ AT _____ M.

AT THE REQUEST OF NORTHWEST SURVEYING & GPS, INC.

UNDER AUDITOR'S FILE NUMBER _____

COUNTY AUDITOR BY DEPUTY

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED OWNER HEREBY DECLARES THIS SHORT PLAT IS MADE WITH MY
FREE CONSENT AND IN ACCORDANCE WITH MY WISHES AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON
FOR THE USES INDICATED HEREON.

RUBEN J. ANKER, LAND OWNER

ACKNOWLEDGMENT

STATE OF WASHINGTON)

COUNTY OF WHATCOM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RUBEN J. ANKER IS THE PERSON WHO APPEARED BEFORE ME,
AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE
THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES
MENTIONED IN THE INSTRUMENT.

THIS ____ DAY OF _____, 201__.

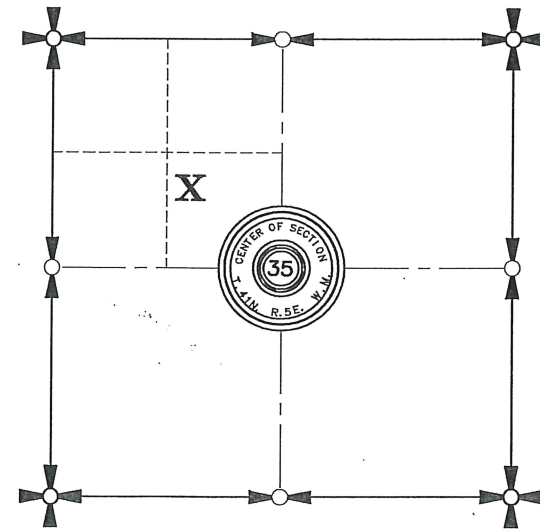
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT _____ WASHINGTON

MY COMMISSION EXPIRES _____

OCCUPATIONAL INDICATORS AND EXISTING FENCE LINE NOTE:

THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND/OR IMPROVEMENTS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE
OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF
OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

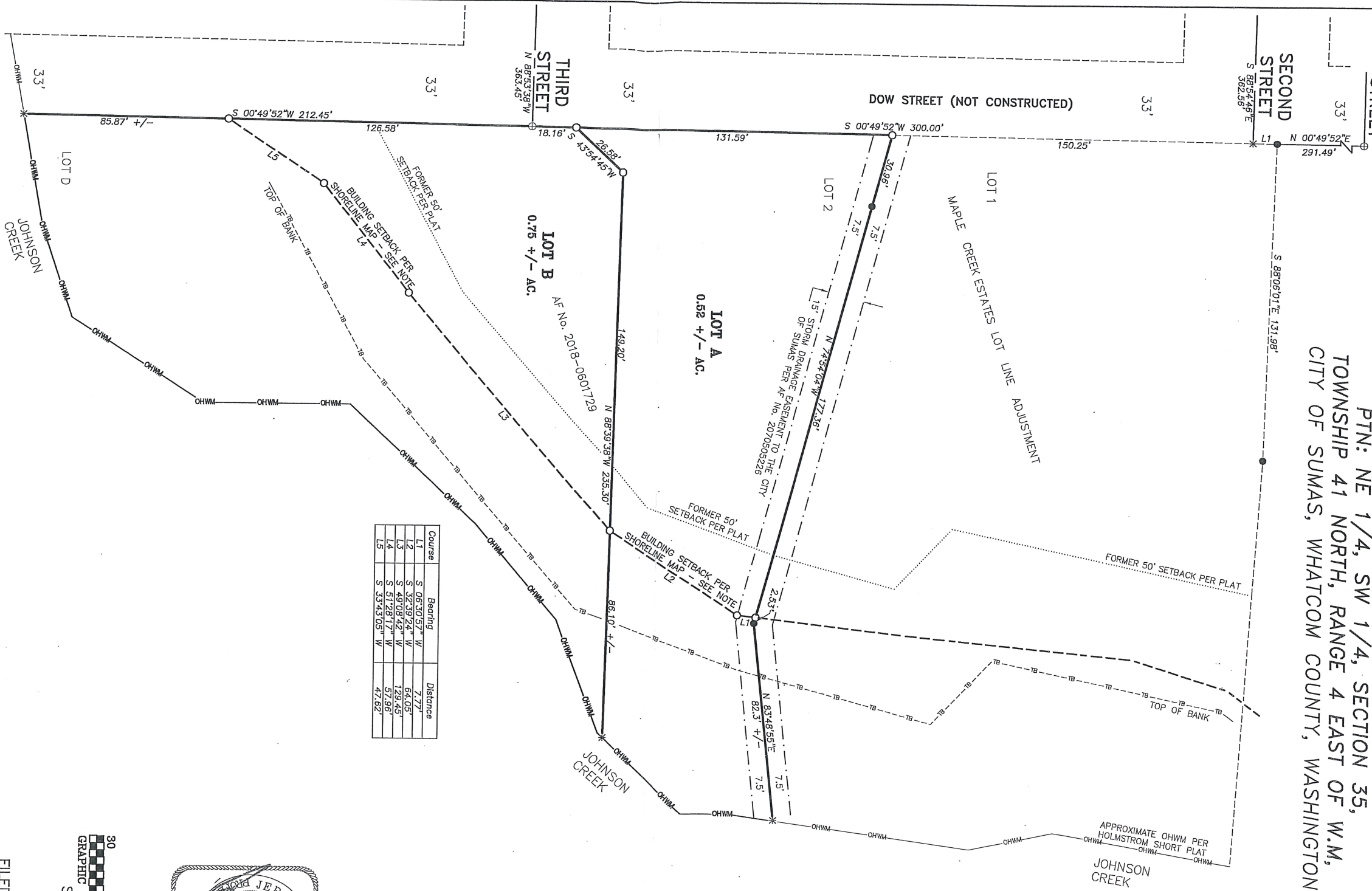


NORTHWEST SURVEYING & GPS, INC.
JEROMY DEMEYER, L.S. 50982
BRETT DE VRIES, L.S. 49276
407 5TH STREET, LYNDEN, WA.
PH. 360.354.1950 NWSURVEY.COM

MAPLE CREEK ESTATES SHORT PLAT No.2

SHEET 2 OF 2

PTN: NE 1/4, SW 1/4, SECTION 35,
TOWNSHIP 41 NORTH, RANGE 4 EAST OF W.M.,
CITY OF SUMAS, WHATCOM COUNTY, WASHINGTON

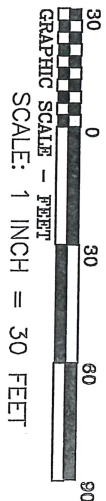
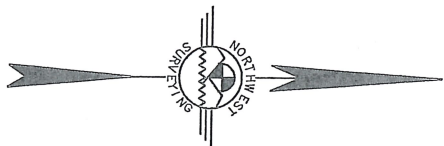
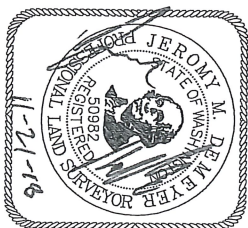


Course	Bearing	Distance
L1	S. 06°30'57" W	7.77'
L2	S. 32°39'24" W	64.05'
L3	S. 49°08'42" W	129.45'
L4	S. 51°28'17" W	57.96'
L5	S. 33°43'05" W	47.62'

- SURVEYORS NOTES:**
- "O" DENOTES 5/8 INCH REBAR WITH 1 INCH PLASTIC CAP MARKED "NWS & GPS 49276 & 50982" SET BY THIS SURVEY.
 - "●" DENOTES CAPPED REBAR MARKED "LS,32430" SET PER THE HOLMSTROM SHORT PLAT FILED UNDER AF No.2070505226, FOUND BY THIS SURVEY.
 - "⊕" DENOTES CAPPED REBAR MARKED "LS,21423 & 32430" SET PER CANDLEWOOD LOT LINE ADJUSTMENT PER AF No. 198080546, FOUND BY THIS SURVEY.
 - "*" DENOTES CALCULATED POSITION ONLY.
 - CONTROL FOR THIS SURVEY WAS PERFORMED BY STANDARD FIELD TRAVERSE USING A LEICA TS12 TOTAL STATION WITH A CARLSON SURVEYOR PLUS COLLECTOR/FIELD COMPUTER IN JANUARY OF 2018.
 - THIS SURVEY TIED INTO STREET MONUMENTATION AND LOT CORNERS SHOWN AND RELIED UPON HOLMSTROM SHORT PLAT FILED UNDER AF No. 2070505226 FOR BASIS OF BEARINGS AND EXTERIOR PLAT DIMENSIONS.
 - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OF ALL EASEMENTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.

BUILDING SETBACK NOTE:

THE SHORELINE BUILDING SETBACK AS SHOWN WAS OBTAINED FROM THE CITY OF SUMAS AND SCALED TO THIS SHORT PLAT.



BASIS OF BEARINGS =
HOLMSTROM SHORT PLAT
FILED UNDER AF No. 2070505226

NORTHWEST SURVEYING & GPS, INC.
Jeromy M. DeMeyer, L.S. No.50982
Brett W. De Vries, L.S. No.49276
407 5TH STREET, LYNDEN WASHINGTON, 98264
PH.(360) 354-1950
NWSURVEY.COM