

PRELIMINARY GOVERNORS POINT LONG PLAT APPLICATION

PLAT NO. _____

BEING PORTIONS OF THE NW 1/4 OF THE SW 1/4 (GOV'T LOT 3), THE SE 1/4 OF THE SW 1/4 (GOV'T LOT 4), THE SW 1/4 OF THE SW 1/4 (GOV'T LOT 5), THE NW 1/4 OF THE SW 1/4 (GOV'T LOT 6) & THE SW 1/4 OF THE NW1/4 (GOV'T LOT 6) SECTION 25, THE SE 1/4 OF THE NE 1/4 (GOV'T LOT 1) & THE NE 1/4 OF THE SE 1/4 (GOV'T LOT 1) SECTION 26, AND NE 1/4 OF THE NW 1/4 (GOV'T LOT 1) & THE NW 1/4 OF THE NW 1/4 (GOV'T LOT 1) SECTION 36, ALL IN TOWNSHIP 37 N., RANGE 2 E. W.M., WHATCOM COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOTS A THROUGH H, "GOVERNORS POINT BOUNDARY LINE ADJUSTMENT", AS PER THE MAP THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 2018-1201379, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

DECLARATION:

THE UNDERSIGNED OWNER, HEREBY DECLARES THIS "GOVERNORS POINT LONG PLAT" IS MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY WISHES.

RANDY BISHOP, _____, GOVERNORS POINT LAND LP DATE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RANDY BISHOP IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF GOVERNORS POINT LAND LP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MAINTENANCE OF PRIVATE ROADS

ALL COSTS OF MAINTAINING, REPAIRING, IMPROVING OR OTHERWISE CONNECTED WITH SAID EASEMENT(S) SHALL BE ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS OF THE "GOVERNORS POINT LONG PLAT", AS RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF WHATCOM COUNTY, WASHINGTON.

MAINTENANCE OF PRIVATE STORMWATER FACILITIES

THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION HAS THE RESPONSIBILITY TO MAINTAIN ALL STORMWATER FACILITIES NOT WITHIN COUNTY RIGHTS-OF-WAY. THE COUNTY MAY ACCESS AND INSPECT ALL STORMWATER FACILITIES AND COMMUNITY ASSOCIATION INSPECTION RECORDS. IF THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION HAS FAILED TO MAINTAIN THE STORMWATER FACILITIES, THE COUNTY CAN ISSUE WRITTEN NOTICE SPECIFYING THE REQUIRED ACTIONS. IF THE ACTIONS ARE NOT CORRECTED IN A TIMELY MANNER OR IN THE EVENT OF A PUBLIC HAZARD, THE COUNTY MAY ENTER THE PROPERTY TO PERFORM THE ACTIONS NEEDED AND BILL THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION. ANY ACTION TAKEN BY WHATCOM COUNTY SHALL NOT RELIEVE THE PROPERTY OWNER(S) OR COMMUNITY ASSOCIATION FROM ITS RESPONSIBILITY TO MAINTAIN THE STORMWATER FACILITIES. (SEE WHATCOM COUNTY DEVELOPMENT STANDARDS, CHAPTER 2 - STORMWATER MANAGEMENT).

STORMWATER FACILITY ACCESS

ACCESS TO STORMWATER FACILITIES IS 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 WHATCOM COUNTY APPROVAL.

RIGHT TO FARM COVENANT

THIS PROPERTY IS LOCATED WITHIN ONE-HALF MILE OF AN OPERATING FARM, AGRICULTURAL OR RURAL DISTRICT, THE DEVELOPER AND ANY SUBSEQUENT PURCHASER OR SUCCESSORS IN INTEREST OF ALL THE LOTS WITHIN THIS SHORT PLAT WILL REFRAIN FROM ANY LEGAL ACTION TO RESTRAIN OR COLLECT DAMAGES FROM OWNERS OR OPERATORS OF SUCH SAD AGRICULTURAL LANDS, OR FROM WHATCOM COUNTY, ARISING OUT OF ANY REASONABLE AND LAWFUL FARM OPERATIONS ON SAID AGRICULTURAL LANDS WHICH OCCURS IN THE NORMAL COURSE FOR THEIR ESTABLISHED USE, UPON SALE OF EACH LOT, THE SELLER SHALL REQUIRE THAT THE "DISCLOSURE STATEMENT" AS SET FORTH IN TITLE 14.02 BE SIGNED BY THE PURCHASER AND RECORDED IN THE COUNTY AUDITOR'S OFFICE IN CONJUNCTION WITH THE DEED CONVEYING SAID LOT. THIS COVENANT SHALL RUN WITH THE LAND.

FIRE PROTECTION SETBACKS

AS THERE ARE NO PUBLIC OR PRIVATE FIRE PROTECTION FACILITIES AVAILABLE WITHIN 600 FEET OF LOTS WITHIN THIS SHORT PLAT, ALL BUILDINGS SHALL BE SET BACK AT LEAST 20 FEET FROM ALL SIDE AND REAR PROPERTY LINES FOR FIRE PROTECTION PURPOSES. PLEASE NOTE THAT DEVELOPMENT REGULATIONS MAY SUPERCEDE AND ALTER THIS SETBACK REQUIREMENT. ADDITIONALLY, NO SINGLE FAMILY RESIDENCES OVER 4,000 SQUARE FEET IN SIZE, OR DETACHED STORAGE BUILDINGS OVER 2,500 SQUARE FEET IN SIZE WILL BE ALLOWED ON LOTS WITHOUT ADEQUATE FIRE PROTECTION, THE WHATCOM COUNTY FIRE MARSHAL HAS THE AUTHORITY TO SELECTIVELY OVERRIDE THIS RESTRICTION IN THE EVENT ADEQUATE FIRE PROTECTION FACILITIES BECOME AVAILABLE AS SPECIFIED BY THE FIRE CODE.

WHATCOM COUNTY HEARING EXAMINER APPROVAL

PURSUANT TO WCC 21.05.030(2)/WCC 21.07030(2), I HAVE EXAMINED THIS REVISED "GOVERNORS POINT LONG PLAN SITE PLAN AND HAVE DETERMINED THAT THE LAYOUT OF LOTS, ROADS, OPEN SPACE AND OTHER GEOMETRICAL CONFIGURATIONS COMPLIES WITH THE TERMS OF PRELIMINARY APPROVAL. ON THIS BASIS, THE APPLICANT MAY COMMENCE CONSTRUCTION OF IMPROVEMENTS AND PREPARATION OF THE FINAL PLAT/GENERAL BINDING SITE PLAN/SPECIFIC BINDING SITE PLAN.

WHATCOM COUNTY HEARING EXAMINER DATE _____

LAND OWNER'S ACKNOWLEDGEMENT

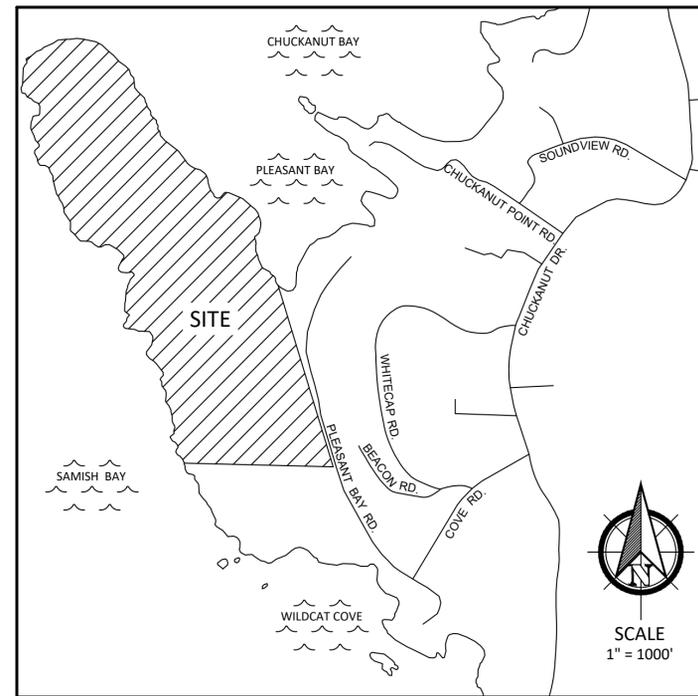
I HEREBY ACKNOWLEDGE THAT THIS REVISED PRELIMINARY "GOVERNORS POINT LONG PLAT" APPROVED BY THE HEARING EXAMINER IS THE BASIS FOR PROCEEDING WITH CONSTRUCTION OF IMPROVEMENTS AND PREPARATION OF THE FINAL "GOVERNORS POINT LONG PLAT". I ACKNOWLEDGE THAT MODIFICATIONS MUST BE APPROVED IN ACCORDANCE WITH WCC 21.05.110/WCC 21.07.110.

LAND OWNER(S) DATE _____

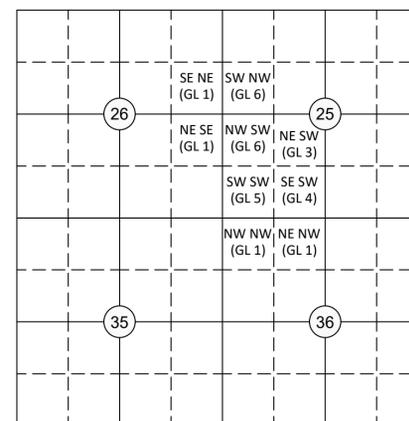
SURVEYOR'S ACKNOWLEDGEMENT

I HAVE REVISED THIS PRELIMINARY "GOVERNORS POINT LONG PLAT" CONSISTENT WITH THE PRELIMINARY APPROVAL GRANTED BY THE HEARING EXAMINER/COUNTY COUNCIL ON _____. I HEREBY ACKNOWLEDGE THAT THIS REVISED PRELIMINARY "GOVERNORS POINT LONG PLAT" APPROVED BY THE HEARING EXAMINER IS THE BASIS FOR PROCEEDING WITH CONSTRUCTION OF IMPROVEMENTS AND PREPARATION OF THE FINAL "GOVERNORS POINT LONG PLAT". I ACKNOWLEDGE THAT MODIFICATIONS MUST BE APPROVED IN ACCORDANCE WITH WCC 21.05.110/WCC 21.07.110.

SURVEYOR DATE _____



VICINITY MAP



TWP. 37 N., RGE. 2 E., W.M.

COVENANTS, CONDITIONS AND RESTRICTIONS:

THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR "GOVERNORS POINT LONG PLAT" ARE RECORDED UNDER AUDITOR'S FILE NO. _____.

NOTES:

REFERENCE SURVEYS

NAME	RECORDING NO.
CHUCKANUT ADD. DIV. 3	VOL. 7 PG. 67
CHUCKANUT ADD. DIV. 4	VOL. 7 PG. 73 - 74
GIBB SHORT PLAT	AF NO. 2070300769
RECORD OF SURVEY	AF NO. 2017-0503739

WHATCOM COUNTY COUNCIL APPROVAL

THIS FINAL LONG PLAT CONFORMS TO ALL TERMS OF THE PRELIMINARY SUBDIVISION APPROVAL, MEETS THE REQUIREMENTS OF RCW 58.17 AND OTHER APPLICABLE STATE LAWS, AND MEETS THE REQUIREMENTS OF TITLE 21 THAT WERE IN EFFECT AT THE TIME OF VESTING OF THE PRELIMINARY PLAT APPLICATION AND, THEREFORE, IS APPROVED BY THE WHATCOM COUNTY COUNCIL.

WHATCOM COUNTY COUNCIL CHAIRPERSON DATE _____

ATTEST: CLERK OF THE COUNCIL DATE _____

WHATCOM COUNTY ENGINEER'S APPROVAL

EXAMINED AND APPROVED BY WHATCOM COUNTY PUBLIC WORKS DEPARTMENT AS TO THE SURVEY DATA, LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY ON THIS _____ DAY OF _____, 20____.

WHATCOM COUNTY ENGINEER DATE _____

WHATCOM COUNTY HEALTH DEPARTMENT APPROVAL

THIS FINAL "GOVERNORS POINT LONG PLAT" HAS BEEN EXAMINED AND APPROVED BY THE WHATCOM COUNTY HEALTH DEPARTMENT AS TO THE ADEQUACY OF POTABLE WATER SUPPLY AND SEWAGE DISPOSAL.

HEALTH DEPARTMENT REPRESENTATIVE DATE _____

WHATCOM COUNTY TREASURER

EXAMINED AND CERTIFIED BY THE WHATCOM COUNTY TREASURER THAT ALL TAXES REQUIRED BY LAW TO BE PAID UPON THAT PORTION OF REAL ESTATE WITHIN THIS "GOVERNORS POINT LONG PLAT" AND ALL DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY IS LIABLE AS OF THE DATE OF THIS CERTIFICATION HAVE BEEN FULLY PAID, SATISFIED, OR DISCHARGED AS SHOWN ON THE RECORDS OF MY OFFICE.

TREASURER, WHATCOM COUNTY, WASHINGTON DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2020

AT _____ M. IN BOOK _____ OF SURVEYS ON PAGE _____

AT THE REQUEST OF JEPSON AND ASSOCIATES.

COUNTY AUDITOR BY DEPUTY

AUDITOR'S FILE NO.

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 RANDY BISHOP IN OCTOBER 2018.

CHRISTOPHER MICHAEL JEPSON CERTIFICATE NO. 55832



PTNS. NE1/4 SW1/4 (GL 3) SE1/4 SW1/4 (GL 4) SW1/4 SW1/4 (GL 5) NW1/4 SW1/4 (GL 6) SW1/4 NW1/4 (GL 6) SEC. 25, PTNS. SE1/4 NE1/4 (GL 1) NE1/4 SE1/4 (GL 1) SEC. 26, PTNS. NE1/4 NW1/4 (GL 1) NW1/4 NW1/4 (GL1) SEC. 36, ALL IN TWP. 37 N. RGE. 2 E. W.M., WHATCOM COUNTY, WASHINGTON



JEPSON & ASSOCIATES

REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939 | EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT: GOVERNORS POINT LAND LP

DATE: 09/03/2020

DWG. NO.: 18012-LongPlat.dwg

JOB NO.: 18012 F.B. NO. _____

DRAWN BY: DRM SHEET: _____

CHECKED BY: CMJ **1 of 6**

PRELIMINARY GOVERNORS POINT LONG PLAT APPLICATION

PLAT NO. _____

BEING PORTIONS OF THE NW 1/4 OF THE SW 1/4 (GOV'T LOT 3), THE SE 1/4 OF THE SW 1/4 (GOV'T LOT 4), THE SW 1/4 OF THE SW 1/4 (GOV'T LOT 5), THE NW 1/4 OF THE SW 1/4 (GOV'T LOT 6) & THE SW 1/4 OF THE NW 1/4 (GOV'T LOT 6) SECTION 25, THE SE 1/4 OF THE NE 1/4 (GOV'T LOT 1) & THE NE 1/4 OF THE SE 1/4 (GOV'T LOT 1) SECTION 26, AND NE 1/4 OF THE NW 1/4 (GOV'T LOT 1) & THE NW 1/4 OF THE NW 1/4 (GOV'T LOT 1) SECTION 36, ALL IN TOWNSHIP 37 N., RANGE 2 E. W.M., WHATCOM COUNTY, WASHINGTON

MAXIMUM DEVELOPABLE AREA*

LOT/TRACT	LOT/TRACT SIZE (SF)	LOT/TRACT SIZE (ACRE)	TOTAL AREA (SQUARE FEET)	TOTAL AREA PERCENTAGE
1	39,688.1	0.91	10,032	25%
2	77,477.9	1.78	10,867	14%
3	87,479.3	2.01	17,198	20%
4	71,836.0	1.65	16,268	23%
5	56,405.6	1.29	12,075	21%
6	53,378.6	1.23	11,021	21%
7	60,771.1	1.40	14,185	23%
TRACT C	44,808.6	1.03	1,560	3%
8	64,884.0	1.49	11,042	17%
9	81,675.8	1.88	17,923	22%
10	75,579.6	1.74	14,900	20%
11	54,579.4	1.25	10,695	20%
12	60,786.7	1.40	9,100	15%
13	48,696.3	1.12	9,230	19%
14	57,800.4	1.33	10,200	18%
15	54,620.5	1.25	13,554	25%
16	85,878.8	1.97	14,436	17%
TRACT B	47,246.5	1.08	4,951	10%
TRACT A	4,271,058.0	98.05	262,822	6%
LOTS AVG.	64,471.1	1.48	12,670	19.9%
TOTAL GOVERNORS POINT:	126.98	5,531,249	8.5%	

*DEVELOPABLE AREA SHALL MEAN THE AREA IN WHICH ALL DEVELOPMENT ON THE PROPERTY MAY BE LOCATED INCLUDING BUILDINGS, ORNAMENTAL LANDSCAPING, AND STRUCTURES SUCH AS ROOFS, DRIVEWAYS, COURTYARDS, COVERED WALKWAYS, OUTDOOR SHELTERS, AND THOSE ITEMS SPECIFIED IN SECTION 2.1.7.3, AND THOSE ITEMS SPECIFIED IN SECTION 2.1.7.3 OF THE DEVELOPMENT AGREEMENT RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. _____ THE TERM "ORNAMENTAL LANDSCAPING" SHALL INCLUDE NON-NATIVE LANDSCAPING, LAWNS AND GARDENS. NOTWITHSTANDING THE TOTAL DEVELOPABLE AREA ALLOWED FOR ANY GIVEN RESIDENTIAL LOT, ORNAMENTAL LANDSCAPING SHALL NOT EXCEED 3,000 SQUARE FEET IN TOTAL ON ANY RESIDENTIAL LOT. FOR TRACTS B AND C, "DEVELOPABLE AREA" INCLUDES VIEWING PLATFORMS, RESTROOMS, AND STORAGE SHEDS.

SURVEYOR'S NOTES:

- BASIS OF BEARINGS:** WASHINGTON STATE PLANE NORTH ZONE (NAD 83/98)
- LINE HELD:** NORTH 88°36'52" WEST ALONG THE SOUTH LINE OF SECTION 25-37N-2E, AS SHOWN
- THE FIELD WORK PERFORMED FOR THIS SURVEY WAS COMPLETED IN ALL MONUMENTS SHOWN HEREON WERE VISITED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- STANDARD FIELD TRAVERSE PROCEDURES, A TOPCON GR-5 GPS BASE STATION AND ROVER UTILIZING GLOBAL POSITIONING, AND A NIKON 652 TOTAL STATION, WERE USED TO ACCOMPLISH THIS SURVEY, WHOSE ACCURACY MEETS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 332-130-090.
- THIS SURVEY TIED INTO CONTROL FROM PREVIOUS WORK IN THE AREA AND THE FIELD LOCATED CORNERS SHOWN HEREON.
- PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET FORTH BY WAC 332-130-090.
- THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A CURRENT SUBDIVISION GUARANTEE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, GUARANTEE / CERTIFICATE NO. 245403039, DATED MAY 15, 2018.

TRACT A NOTES:

- SEE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS AMENDED ON TRACT A PER AF NO. _____
- PERPETUAL EASEMENTS FOR DEVELOPMENT RELATED INFRASTRUCTURE AND MITIGATION: ON TRACT A PER AF NO. _____

LEGEND

- FOUND REBAR & CAP (PLS NO. 40525), MAY 2006
- 1/4" IRON PIN IN CONCRETE PER GIBB SHORT PLAT
- ⊗ 3/4" IRON ROD IN CONCRETE W/ SCRIBED "X" PER GIBB SHORT PLAT
- ⊕ MONUMENT POSITION PER CHUCKANUT ADD. DIV. NO. 4
- [R1] RECORD DATA (CHUCKANUT ADD. DIV. 3)
- [R2] RECORD DATA (CHUCKANUT ADD. DIV. 4)
- [R3] RECORD DATA (GIBB SHORT PLAT)

LAND OWNER:

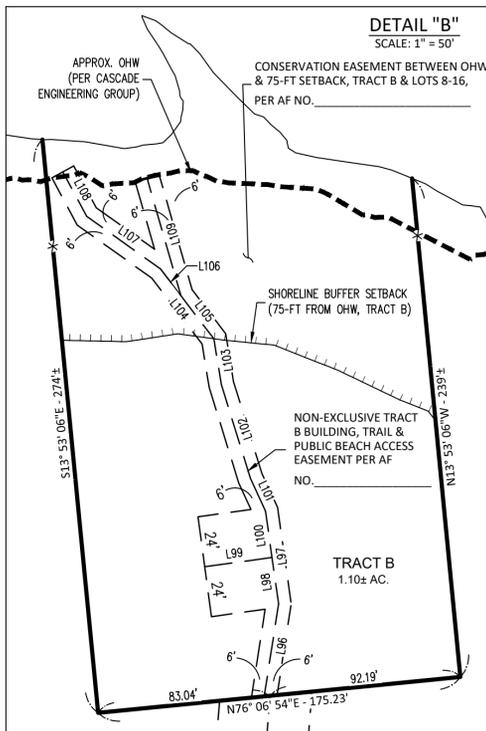
GOVERNORS POINT LAND LP
862 PEACE PORTAL DR, SUITE 101
BLAINE, WA 98230

LINE TABLE (DETAIL "B")

- L96: N0° 37' 28"E - 44.85'
- L97: N16° 23' 42"W - 44.63'
- L98: N16° 23' 42"W - 22.29'
- L99: S73° 56' 40"W - 32.71'
- L100: N16° 23' 42"W - 22.34'
- L101: N33° 21' 17"W - 17.20'
- L102: N25° 39' 45"W - 46.77'
- L103: N17° 36'03"W - 22.03'
- L104: N45° 56' 58"W - 42.09'
- L105: N45° 56' 58"W - 26.11'
- L106: N45° 56' 58"W - 15.99'
- L107: N63° 07' 51"W - 43.40'
- L108: N36° 48' 33"W - 24'±
- L109: N24° 27' 29"W - 59'±

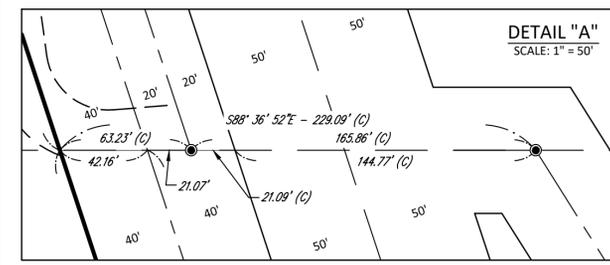
DETAIL "B"

SCALE: 1" = 50'



DETAIL "A"

SCALE: 1" = 50'



PTNS. NE1/4 SW1/4 (GL 3) SE1/4 SW1/4 (GL 4) SW1/4 SW1/4 (GL 5) NW1/4 SW1/4 (GL 6) SW1/4 NW1/4 (GL 6) SEC. 25, PTNS. SE1/4 NE1/4 (GL 1) NE1/4 SE1/4 (GL 1) SEC. 26, PTNS. NE1/4 NW1/4 (GL 1) NW1/4 NW1/4 (GL 1) SEC. 36, ALL IN TWP. 37 N. RGE. 2 E. W.M., WHATCOM COUNTY, WASHINGTON

<p>JEPSON & ASSOCIATES REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS 222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225 PHONE: (360) 733-5760 FAX: (360) 647-8939 EMAIL: CMJEPSON@JEPSONENGINEERING.COM</p>	CLIENT:	GOVERNORS POINT LAND LP	
	DATE:	09/03/2020	
	DWG. NO.:	18012-LongPlat.dwg	
	JOB NO.:	18012	F.B. NO.
	DRAWN BY:	DRM	
CHECKED BY:	CMJ		

LOT 1
GIBB SHORT PLAT
APN: 370236 162454 0000

PRELIMINARY GOVERNORS POINT LONG PLAT APPLICATION

BEING PORTIONS OF THE NW 1/4 OF THE SW 1/4 (GOV'T LOT 3), THE SE 1/4 OF THE SW 1/4 (GOV'T LOT 4), THE SW 1/4 OF THE SW 1/4 (GOV'T LOT 5), THE NW 1/4 OF THE SW 1/4 (GOV'T LOT 6) & THE SW 1/4 OF THE NW1/4 (GOV'T LOT 6) SECTION 25, THE SE 1/4 OF THE NE 1/4 (GOV'T LOT 1) & THE NE 1/4 OF THE SE 1/4 (GOV'T LOT 1) SECTION 26, AND NE 1/4 OF THE NW 1/4 (GOV'T LOT 1) & THE NW 1/4 OF THE NW 1/4 (GOV'T LOT 1) SECTION 36, ALL IN TOWNSHIP 37 N., RANGE 2 E. W.M., WHATCOM COUNTY, WASHINGTON

SEGMENT TABLE MAIN ROAD EASEMENT (SEGMENT A)			
NUMBER	LENGTH	DIRECTION/Delta	RADIUS
L36	501.66'	N51°19'47"W	
C29	176.01'	17°09'03"	588.00'
L37	38.20'	N68°28'50"W	
C30	239.18'	35°41'00"	384.05'
L38	5.55'	N32°47'51"W	
C31	265.01'	14°33'05"	1043.47'
L39	27.00'	S71°45'15"W	
C32	249.96'	13°43'30"	1043.47'
L40	146.68'	N4°31'15"W	
L41	26.99'	S85°58'24"W	
C33	374.23'	26°46'59"	800.58'
L42	103.94'	N31°18'14"W	
C34	85.78'	12°15'21"	401.00'
L43	37.42'	N17°42'42"W	
L44	27.00'	S72°17'18"W	
L45	96.14'	N17°42'42"W	
L46	65.00'	S34°47'18"W	
L47	65.00'	S70°12'42"E	

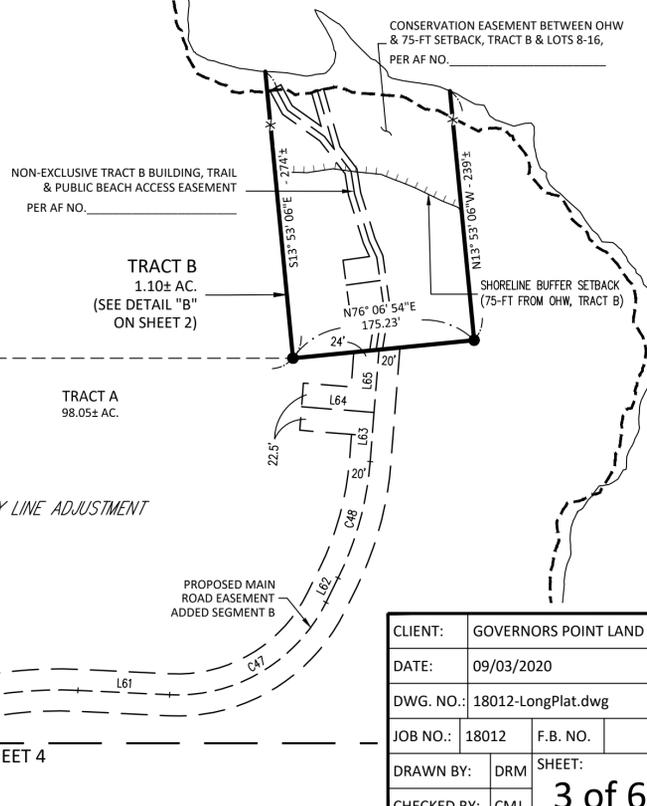
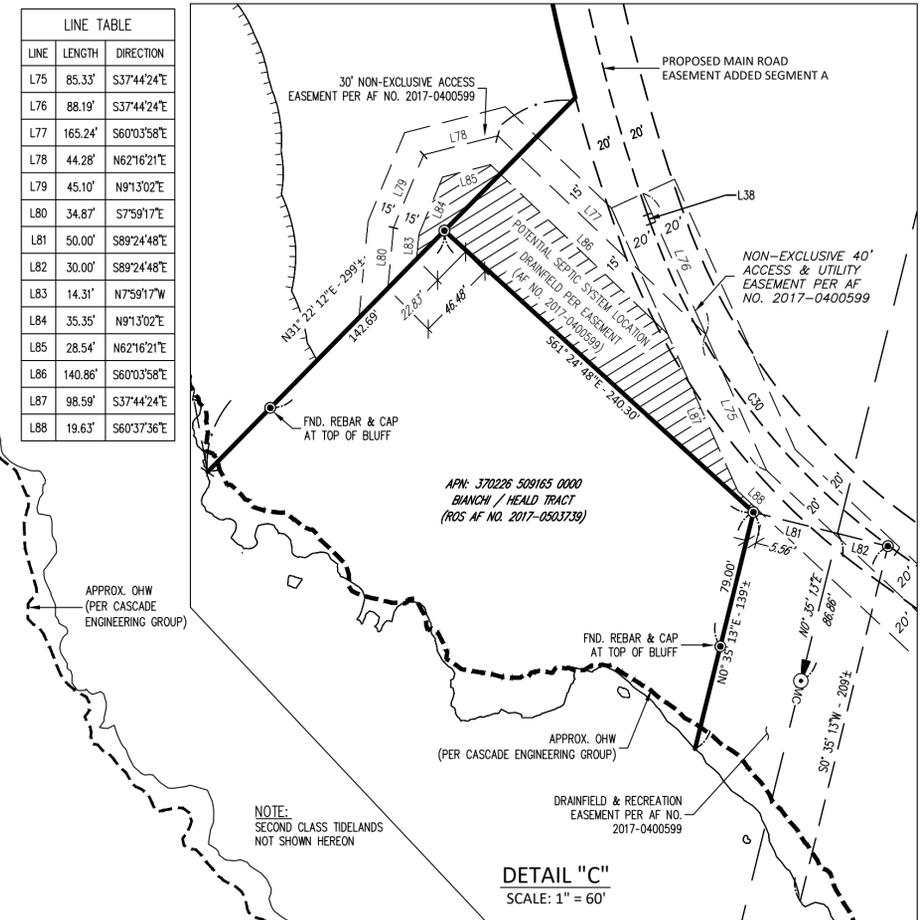
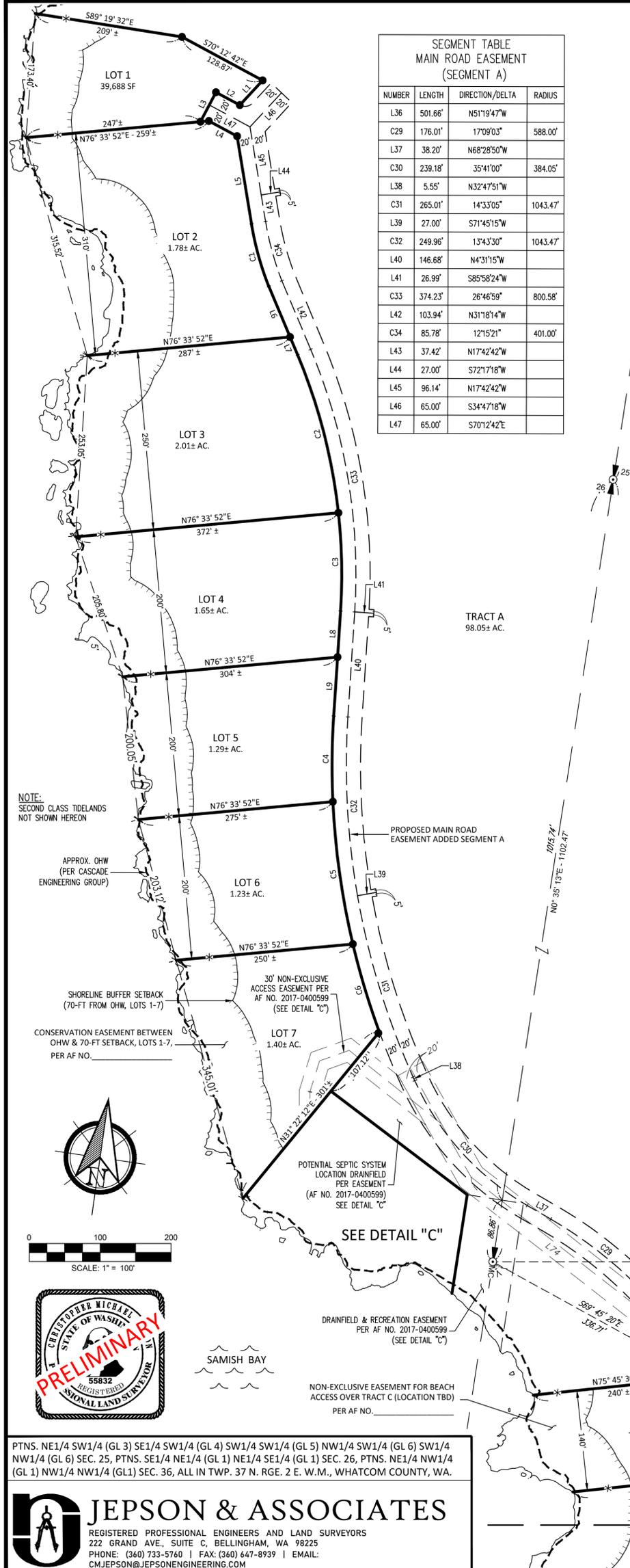
LINE TABLE		
LINE	LENGTH	DIRECTION
L75	85.33'	S37°44'24"E
L76	88.19'	S37°44'24"E
L77	165.24'	S60°03'58"E
L78	44.28'	N62°16'21"E
L79	45.10'	N91°30'2"E
L80	34.87'	S7°59'17"E
L81	50.00'	S89°24'48"E
L82	30.00'	S89°24'48"E
L83	14.31'	N7°59'17"W
L84	35.35'	N91°30'2"E
L85	28.54'	N62°16'21"E
L86	140.86'	S60°03'58"E
L87	98.59'	S37°44'24"E
L88	19.63'	S60°37'36"E

SEGMENT TABLE (LOT LINES)			
NUMBER	LENGTH	DIRECTION OR DELTA	RADIUS
L1	47.06'	S34°47'18"W	
L2	38.14'	N70°12'42"W	
L3	46.55'	N19°47'18"E	
L4	45.14'	N70°12'42"W	
L5	123.70'	N17°42'42"W	
C1	90.05'	12°15'21"	421.00'
L6	76.77'	N31°18'14"W	
L7	27.17'	N31°18'14"W	
C2	228.07'	16°44'26"	780.58'
C3	136.82'	10°02'34"	780.58'
L8	64.45'	N4°31'15"W	
L9	82.23'	N4°31'15"W	
C4	119.41'	6°26'01"	1063.47'
C5	200.56'	10°48'19"	1063.47'
C6	127.97'	6°53'40"	1063.47'
L10	175.41'	N51°19'47"W	

SEGMENT TABLE MAIN ROAD EASEMENT (SEGMENT B)			
NUMBER	LENGTH	DIRECTION OR DELTA	RADIUS
C46	308.19'	44°08'42"	400.00'
L61	88.39'	S84°26'37"W	
C47	184.49'	66°04'02"	160.00'
L62	25.97'	S18°22'34"W	
C48	115.80'	22°06'58"	300.00'
L63	46.90'	S3°44'23"E	
L64	70.00'	N86°15'37"E	
L65	59.50'	S3°44'23"E	

- LEGEND**
- FOUND IRON PIPE, MARCH 2017
 - FOUND REBAR & CAP (PLS NO. 9361), MARCH 2017
 - REBAR & CAP [TO BE SET]
 - * REBAR & CAP [TO BE SET AT TOP OF BLUFF] (APPROX. LOCATION SHOWN)

- TRACT A NOTES:**
- SEE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS AMENDED ON TRACT A PER AF NO. _____
 - PERPETUAL EASEMENTS FOR DEVELOPMENT RELATED INFRASTRUCTURE AND MITIGATION: ON TRACT A PER AF NO. _____



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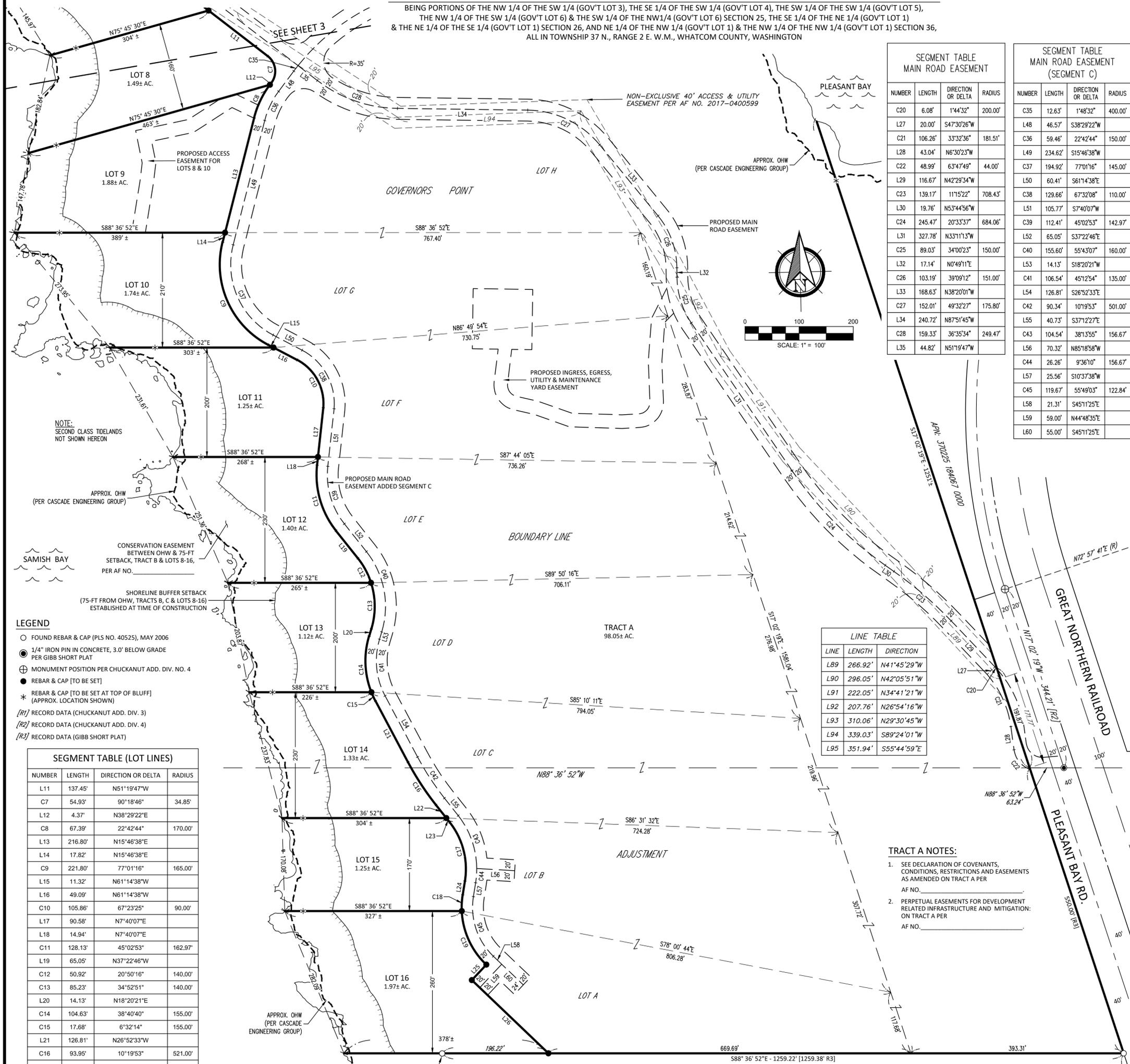
JEPSON & ASSOCIATES
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
 PHONE: (360) 733-5760 | FAX: (360) 647-8939 | EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT:	GOVERNORS POINT LAND LP
DATE:	09/03/2020
DWG. NO.:	18012-LongPlat.dwg
JOB NO.:	18012 F.B. NO.
DRAWN BY:	DRM SHEET:
CHECKED BY:	CMJ 3 of 6

PRELIMINARY GOVERNORS POINT LONG PLAT APPLICATION

PLAT NO. _____

BEING PORTIONS OF THE NW 1/4 OF THE SW 1/4 (GOV'T LOT 3), THE SE 1/4 OF THE SW 1/4 (GOV'T LOT 4), THE SW 1/4 OF THE SW 1/4 (GOV'T LOT 5), THE NW 1/4 OF THE SW 1/4 (GOV'T LOT 6) & THE SW 1/4 OF THE NW 1/4 (GOV'T LOT 6) SECTION 25, THE SE 1/4 OF THE NE 1/4 (GOV'T LOT 1) & THE NE 1/4 OF THE SE 1/4 (GOV'T LOT 1) SECTION 26, AND NE 1/4 OF THE NW 1/4 (GOV'T LOT 1) & THE NW 1/4 OF THE NW 1/4 (GOV'T LOT 1) SECTION 36, ALL IN TOWNSHIP 37 N., RANGE 2 E. W.M., WHATCOM COUNTY, WASHINGTON



SEGMENT TABLE MAIN ROAD EASEMENT			
NUMBER	LENGTH	DIRECTION OR DELTA	RADIUS
C20	6.08'	1°44'32"	200.00'
L27	20.00'	S47°30'26"W	
C21	106.26'	33°32'36"	181.51'
L28	43.04'	N6°30'23"W	
C22	48.99'	63°47'49"	44.00'
L29	116.67'	N42°29'34"W	
C23	139.17'	11°15'22"	708.43'
L30	19.76'	N53°44'56"W	
C24	245.47'	20°33'37"	684.06'
L31	327.78'	N33°11'13"W	
C25	89.03'	34°00'23"	150.00'
L32	17.14'	N0°49'11"E	
C26	103.19'	39°09'12"	151.00'
L33	168.63'	N38°20'01"W	
C27	152.01'	49°32'27"	175.80'
L34	240.72'	N87°51'45"W	
C28	159.33'	36°35'34"	249.47'
L35	44.82'	N51°19'47"W	

SEGMENT TABLE MAIN ROAD EASEMENT (SEGMENT C)			
NUMBER	LENGTH	DIRECTION OR DELTA	RADIUS
C35	12.63'	1°48'32"	400.00'
L48	46.57'	S38°29'22"W	
C36	59.46'	22°42'44"	150.00'
L49	234.62'	S15°46'38"W	
C37	194.92'	77°01'16"	145.00'
L50	60.41'	S61°14'38"E	
C38	129.66'	67°32'08"	110.00'
L51	105.77'	S74°07'07"W	
C39	112.41'	45°02'53"	142.97'
L52	65.05'	S37°22'46"E	
C40	155.60'	55°43'07"	160.00'
L53	14.13'	S18°20'21"W	
C41	106.54'	45°12'54"	135.00'
L54	126.81'	S26°52'33"E	
C42	90.34'	10°19'53"	501.00'
L55	40.73'	S37°12'27"E	
C43	104.54'	38°13'55"	156.67'
L56	70.32'	N85°18'58"W	
C44	26.26'	9°36'10"	156.67'
L57	25.56'	S10°37'38"W	
C45	119.67'	55°49'03"	122.84'
L58	21.31'	S45°11'25"E	
L59	59.00'	N44°48'35"E	
L60	55.00'	S45°11'25"E	

LINE TABLE		
LINE	LENGTH	DIRECTION
L89	266.92'	N41°45'29"W
L90	296.05'	N42°05'51"W
L91	222.05'	N34°41'21"W
L92	207.76'	N26°54'16"W
L93	310.06'	N29°30'45"W
L94	339.03'	S89°24'01"W
L95	351.94'	S55°44'59"E

NOTE:
SECOND CLASS TIDELANDS
NOT SHOWN HEREON

APPROX. OHW
(PER CASCADE ENGINEERING GROUP)

CONSERVATION EASEMENT
BETWEEN OHW & 75-FT
SETBACK, TRACT B & LOTS 8-16,
PER AF NO. _____

SHORELINE BUFFER SETBACK
(75-FT FROM OHW, TRACTS B, C & LOTS 8-16)
ESTABLISHED AT TIME OF CONSTRUCTION

LEGEND

- FOUND REBAR & CAP (PLS NO. 40525), MAY 2006
- 1/4" IRON PIN IN CONCRETE, 3.0' BELOW GRADE PER GIBB SHORT PLAT
- ⊕ MONUMENT POSITION PER CHUCKANUT ADD. DIV. NO. 4
- REBAR & CAP [TO BE SET]
- * REBAR & CAP [TO BE SET AT TOP OF BLUFF] (APPROX. LOCATION SHOWN)
- [R1] RECORD DATA (CHUCKANUT ADD. DIV. 3)
- [R2] RECORD DATA (CHUCKANUT ADD. DIV. 4)
- [R3] RECORD DATA (GIBB SHORT PLAT)

SEGMENT TABLE (LOT LINES)

NUMBER	LENGTH	DIRECTION OR DELTA	RADIUS
L11	137.45'	N51°19'47"W	
C7	54.93'	90°18'46"	34.85'
L12	4.37'	N38°29'22"E	
C8	67.39'	22°42'44"	170.00'
L13	216.80'	N15°46'38"E	
L14	17.82'	N15°46'38"E	
C9	221.80'	77°01'16"	165.00'
L15	11.32'	N61°14'38"W	
L16	49.09'	N61°14'38"W	
C10	105.86'	67°23'25"	90.00'
L17	90.58'	N7°40'07"E	
L18	14.94'	N7°40'07"E	
C11	128.13'	45°02'53"	162.97'
L19	65.05'	N37°22'46"W	
C12	50.92'	20°50'16"	140.00'
C13	85.23'	34°52'51"	140.00'
L20	14.13'	N18°20'21"E	
C14	104.63'	38°40'40"	155.00'
C15	17.68'	6°32'14"	155.00'
L21	126.81'	N26°52'33"W	
C16	93.95'	10°19'53"	521.00'
L22	30.69'	N37°12'27"W	
L23	10.04'	N37°12'27"W	
C17	114.10'	47°50'05"	136.67'
L24	25.56'	N10°37'38"E	
C18	29.83'	11°57'51"	142.84'
C19	110.64'	44°22'43"	142.84'
L25	39.01'	N44°48'35"E	
L26	194.67'	S45°11'25"E	



- TRACT A NOTES:**
- SEE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS AMENDED ON TRACT A PER AF NO. _____
 - PERPETUAL EASEMENTS FOR DEVELOPMENT RELATED INFRASTRUCTURE AND MITIGATION: ON TRACT A PER AF NO. _____

PTNS. NE1/4 SW1/4 (GL 3) SE1/4 SW1/4 (GL 4) SW1/4 SW1/4 (GL 5) NW1/4 SW1/4 (GL 6) SW1/4 NW1/4 (GL 6) SEC. 25, PTNS. SE1/4 NE1/4 (GL 1) NE1/4 SE1/4 (GL 1) SEC. 26, PTNS. NE1/4 NW1/4 (GL 1) NW1/4 NW1/4 (GL 1) SEC. 36, ALL IN TWP. 37 N. RGE. 2 E. W.M., WHATCOM COUNTY, WASHINGTON

JEPSON & ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
222 GRAND AVE., SUITE C, BELLINGHAM, WA 98225
PHONE: (360) 733-5760 | FAX: (360) 647-8939 | EMAIL: CMJEPSON@JEPSONENGINEERING.COM

CLIENT:	GOVERNORS POINT LAND LP
DATE:	09/03/2020
DWG. NO.:	18012-LongPlat.dwg
JOB NO.:	18012 F.B. NO.
DRAWN BY:	DRM SHEET:
CHECKED BY:	CMJ 4 of 6