

SELANDER SHORT PLAT

Pns. SE 1/4 SE 1/4 Sec.13 & NE 1/4 NE 1/4 Sec. 24 , Township 37 North, Range 2 E. W.M.

Whatcom County, Washington

LEGAL DESCRIPTION

Those portions of the South half of the Southeast quarter of the Southeast quarter of Section 13 and of the North 210 feet of Government Lot 1, Section 24, ALL in Township 37 North, Range 2 East of W.M., Whatcom County, Washington, lying Easterly of the Inter-urban right of way (formerly Bellingham & Skagit Railway right of way). EXCEPT THOSE tracts described under Whatcom County Auditor's Files Nos. 1387316, 1205108 and 1196315, being commonly known as Lots A, B and C, respectively, of the MAY SHORT PLAT. TOGETHER WITH AND SUBJECT TO the Chuckanut Crest Association easements, covenants and restrictions recorded under Auditor File No. 1503245.

ALSO TOGETHER WITH AND SUBJECT TO those easements, reservations, and covenants for water systems as filed under Whatcom County Auditor File Numbers 1555107, 1555108, 1555109, and 1555106.

ALSO TOGETHER WITH AND SUBJECT TO easements 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.


EDGAR R. MAY

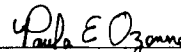

CATHERINE MAY

ACKNOWLEDGEMENT

State of Washington)
County of Whatcom) ss

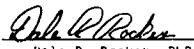
On this day personally appeared before me Edgar R. & Catherine May

to me known to be the individuals described in and who executed the within and foregoing declaration and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 2nd day of November, 1986.


Notary Public in and for the State of Washington,
residing at Bellingham.

SURVEYOR'S CERTIFICATE

I, Dale R. Rockey, do 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.


Dale R. Rockey, PLS
License No. 11693



TECHNICAL COMMITTEE APPROVAL

Examined and approved by the Technical Committee in accordance with the Whatcom County Subdivision Regulations this 6 day of November, 1986.


Chairman, Technical Committee

AUDITOR'S CERTIFICATE

Filed for record this 6 day of November, 1986, at 3:39 P.M., in Book 14 of Short Plats, at page 33-34.


Whatcom County Auditor

BUILDING PERMIT NOTE

No building permits shall be issued on any lot until physically served by approved domestic water.

FOUNDATION PLAN NOTE

Engineered foundation plans may be required with building plans on all lots.

WELL EASEMENT NOTE:

The Non-Potable water well within the easement shown upon this Short Plat is not to be used for drinking water purposes. Approval from the Whatcom County Health Department is required prior to the operation of said well for irrigation or fire control purposes.

EASEMENT FOR UTILITIES

Declarant hereby reserves an easement upon each lot, on, over and underneath a strip of land ten (10) feet in width, lying adjacent and parallel to each lot line (i.e., front, rear and side), for the installation, construction, maintenance and repair of water, electricity or other utility lines and accompanying apparatuses or devices which may be reasonably necessary to provide such services for any lot in the subdivision.

FUTURE SUBDIVISION COVENANTS

1. That all unsold lots in this Short Subdivision shall be a part of any future subdivision of this property.
2. That all contiguous unsold lots shall be counted in determining whether or not a future division constitutes a subdivision.
3. That all road improvements, utilities and services brought into this property resulting from improvement requirements of any future subdivision or short subdivision, shall be brought to the property line of all unserved lots.
4. That at the time of sale, all lot buyers shall be made aware of any plans to redivide this property, and shall sign a waiver not to protest the lots' inclusion in covenants, maintenance agreements, dedications, U.L.I.D.'s, or other obligations necessitated by future subdivision of this property, from which they benefit.

THESE COVENANTS shall be binding upon me/us, and upon all property owners acquiring property from me/us. This shall constitute an agreement between Whatcom County and the owner(s) of record. Said covenants may be amended by mutual agreement between said parties after review for consistency and compliance with the official county subdivision ordinance, or other pertinent county regulations approved hereafter.

COVENANT NOTE

The lots of this Short Plat are subject to those certain covenants, conditions and restrictions as set forth in Whatcom County Auditor's File No. 1555105.

60 FOOT PRIVATE ROAD EASEMENT

Said easement was originally described under Whatcom County Auditor's File No. 1098688. Portions of said easement have been surveyed pursuant to the terms of Auditor File No. 1098688 and are described under Auditor File Nos. 1434936, 1434938, 1465251 and 1500955. Said easement is perpetuated together with other easements under that certain agreement titled "Chuckanut Crest Association Easements, Covenants and restrictions" and recorded under Auditors File No. 1503245.

ROAD MAINTENANCE AGREEMENT

Lot owners shown hereon shall share in the costs of maintaining, repairing, improving or otherwise connected with private road easement shown according to the provisions of that certain document entitled "Chuckanut Crest Association Easements, Covenants and Restrictions" and recorded under Whatcom County Auditors File No. 1503245.

SHEET 2 OF 2

