

# RED MOUNTAIN ESTATES

WEST 1/2, NE 1/4, SE 1/4, SEC. 22, TWP. 40 N., RGE. 5 E. W.M.  
WHATCOM COUNTY, WASHINGTON

## CIVIL IMPROVEMENTS DATA

OWNERS/DEVELOPERS: S.C. GOSHEN LLC, HOLLY ASSOCIATES LLC,  
AND COLUMBIA INVESTMENT COMPANY

PARCEL NUMBERS: 4005224672010000  
4005224501330000

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3703 CONSOLIDATION AVENUE  
BELLINGHAM, WASHINGTON 98225  
360-676-5255

KEVIN ZENDER  
2181 CENTRAL ROAD  
EVERSON, WASHINGTON 98247  
360-319-7973

BILL ISENHART  
6380 ISENHART LANE  
MAPLE FALLS, WASHINGTON 98266  
360-599-1471

SURVEYOR/ENGINEER: RONALD T. JEPSON & ASSOCIATES  
222 GRAND AVENUE, SUITE C  
BELLINGHAM, WASHINGTON 98225  
OFFICE: 360-733-5760  
FAX: 360-647-8939

## SURVEY EQUIPMENT AND PROCEDURE

THIS SURVEY WAS COMPLETED AND ACCOMPLISHED BY FIELD  
TRAVERSE USING A TOPCON GR-3 SERIES GPS UNIT ON 06/2008  
THE ACCURACY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN  
WAC 331-130-090.

## PROJECT BENCHMARK

DESIGNATION: GP37547-5 MONUMENT ID 1662  
FROM JUNCTION SR 542 AND SR 547 0.04  
MILES TO CROSSROAD TURN LEFT 0.1 MILE. LOCATED 34.8 FEET  
SOUTH OF POWER POLE NO. 44,  
NGS BRASS DISK, ELEVATION = 440.90'

## BASIS OF BEARINGS

PLAT OF PEACEFUL VALLEY DIVISION 2B A.F. NO 950203065  
VOL. 19, PGS. 12-14 WASHINGTON STATE PLANE COORDINATE  
SYSTEM, NAD 83/99 NORTH ZONE HELD N 02°13'01" E ON  
NORTH/SOUTH C/L SEC. 22 AS DERIVED FROM DNR CONTROL  
MONUMENTS.

## VERTICAL DATUM

NAVD 88

## HORIZONTAL DATUM

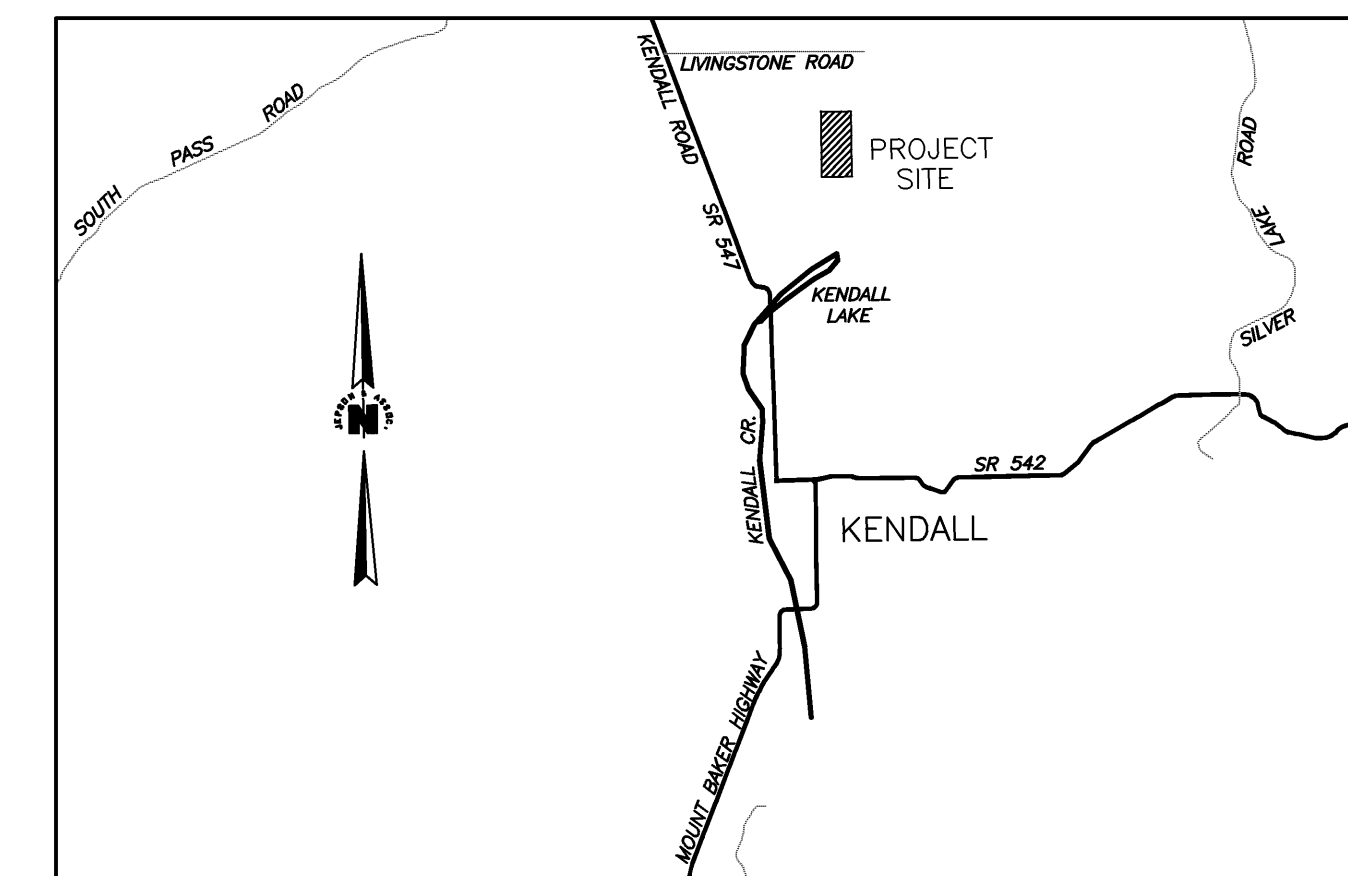
NAD 83 (1991)

## NOTES

- DISTANCES ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS IS NOT AN ALTA SURVEY, NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
- THIS MAP REPRESENTS THE EXISTING CONDITIONS AS FOUND ON THE DATES OF THE SURVEY PERFORMED BETWEEN AUGUST 2008 AND DECEMBER 2008.
- THE UTILITIES SHOWN HEREON REPRESENT WHAT WAS FOUND BY FIELD INVESTIGATION ON THE DATES OF THE SURVEY. THE ONE-CALL UTILITY LOCATE SERVICE WAS USED. OTHER UNDERGROUND UTILITIES MAY EXIST IN THE AREA, BUT THIS MAP IS NOT REPRESENTING ANY UTILITIES THAT WERE NOT APPARENT ON THE GROUND. IT IS STRONGLY RECOMMENDED THAT ALL UTILITY COMPANIES BE CONTACTED PRIOR TO CONSTRUCTION.

## SHEET INDEX

- T-1 TITLE SHEET
- E-1 EXISTING AND EROSION CONTROL PLAN
- S-1 STORMWATER SITE PLAN
- LR-1 LOT AND ROADWAY LAYOUT
- U-1 UTILITIES PLAN
- D-1 EROSION CONTROL AND ROADWAY DETAILS



VICINITY MAP  
NTS

## LEGEND

CL	CENTERLINE	PROP.	PROPOSED
CO	CLEANOUT	RBR	REBAR
FD	FOUND	PVI	POINT OF VERTICAL INTERSECTION
HP	HIGH POINT	SD	STORM DRAIN
IE	INVERT ELEVATION	SS	SANITARY SEWER
LF	LINEAR FEET	W	WATER
NTS	NOT TO SCALE	WM	WATER METER
PL	PROPERTY LINE	TR	TRANSFORMER
R.O.W.	RIGHT OF WAY	PVC	POLYVINYL CHLORIDE
EX.	EXISTING	GRAV.	GRAVEL
PP	POWER POLE	SHDR.	SHOULDER
ESMT.	EASEMENT	FH	FIRE HYDRANT

	EXISTING STORM DRAIN		PROPOSED STORM DRAIN
	EXISTING SEWER LINE		PROPOSED SEWER LINE
	EXISTING WATER LINE		PROPOSED WATER LINE
	EXISTING EASEMENT LINE		EXISTING AERIAL TELEPHONE LINE
	EXISTING DITCH LINE		EXISTING AERIAL POWER LINE
	EXISTING PROPERTY LINE		EXISTING BURIED POWER LINE
	EXISTING SECTION LINE		PROPOSED ROADWAY CENTERLINE

## PROPOSED EXISTING

	SANITARY SEWER SERVICE		SANITARY SEWER MANHOLE
	STORM DRAIN SERVICE		CATCH BASIN
	CATCH BASIN TYPE 2		WATER LINE ELBOW
	WATER LINE ELBOW		THRUST BLOCK
	WATER VALVE		WATER VALVE
	FIRE HYDRANT		FIRE HYDRANT
	WATER METER		WATER METER
	TEMPORARY SILT DIKE		POWER VAULT
	POWER VAULT		POWER POLE
	POWER POLE		TRANSFORMER
	TRANSFORMER		SET JEPSON REBAR AND CAP
	SET CONCRETE MONUMENT OR BRASS CAP		FOUND BRASS MONUMENT
	FOUND BRASS MONUMENT		EXISTING CONTOUR
	EXISTING CONTOUR		PROPOSED CONTOUR

## LEGAL DESCRIPTION

**PARCEL A:**  
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 22, TOWNSHIP 40 NORTH, RANGE 5 EAST W.M., EXCEPTING ANY PORTION LYING WITHIN THE PLAT OF PEACEFUL VALLEY, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGES 77 THROUGH 81, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON.

**PARCEL A-1:**  
AN EASEMENT FOR EGRESS, INGRESS AND UTILITIES OVER, UNDER AND ACROSS THE ROADS AS DESIGNED TOGETHER WITH HIDE-A-WAY VALLEY LANE DESIGNATED AND INCLUDED AS PRIVATE ROADWAY WITHIN PLAT OF PEACEFUL VALLEY, DIVISION NO. 1.

**PARCEL F-1:**  
RIGHT OF WAY FOR EGRESS, INGRESS AND UTILITIES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A 60 FOOT STRIP OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ABUTTING THE NORTH LINE OF LOT 84, PEACEFUL VALLEY DIVISION NO. 1 AS PER PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 77, RECORDS OF WHATCOM COUNTY, WASHINGTON, AS SUCH TIME SAID PROPERTY IS DEVELOPED GRANTEE AGREES TO NEGOTIATE MAINTENANCE AGREEMENT WITH GRANTOR REGARDING USE OF PRIVATE ROAD.

**PARCEL A:**  
OPEN SPACE TRACT A PLAT OF PEACEFUL VALLEY, DIVISION NUMBER 2B, ACCORDING TO PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGES 12 THROUGH 14, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON, EXCEPT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTH CORNER OF LOT 17 OF SAID PLAT; THENCE NORTH 04°14'03" EAST ALONG THE LOT LINE COMMON TO SAID LOT 17 AND TRACT A, A DISTANCE OF 92.84 FEET; THENCE DEPARTING FROM SAID COMMON LOT LINE, SOUTH 41°28'33" EAST 73.52 FEET; THENCE SOUTH 56°06'36" WEST, 66.90 FEET THE POINT OF BEGINNING.

**PARCEL C:**  
AN EASEMENT FOR EGRESS, INGRESS AND UTILITIES, OVER, UNDER AND ACROSS PRIVATE ROADWAYS WITHIN THE PLAT OF PEACEFUL VALLEY, DIVISION NUMBER 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGES 77 TO 81, INCLUSIVE, RECORDS OF WHATCOM COUNTY, WASHINGTON, AS RESERVED BY THE DEDICATION ON THE FACE OF SAID PLAT.

ALL SITUATE IN WHATCOM COUNTY, WASHINGTON.

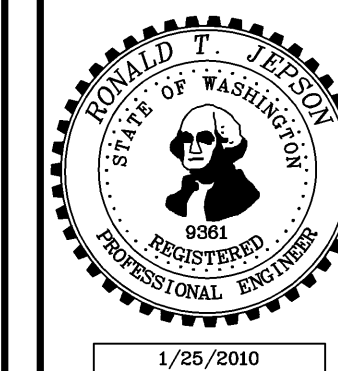
SITUATE IN THE COUNTY OF WHATCOM, STATE OF WASHINGTON.



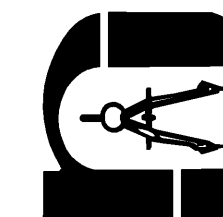
1-800-424-5555

## REVISIONS

DESIGNED BY: JRT  
DRAWN BY: JRT  
DATE: PRELIMINARY  
RONALD T. JEPSON  
ENGINEER  
RCE: 9361



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PREPARED FOR: HOLLY ASSOCIATES, LLC, S.C. GOSHEN, LLC AND COLUMBIA INVESTMENT CO.  
TITLE SHEET  
RED MOUNTAIN ESTATES  
TOWN OF KENDALL  
WASHINGTON

SCALE: AS SHOWN

DATE: 02/18/2009

SHEET: T-1

WO: 08027