

**Whatcom Land Title Company , Inc.**

2011 Young Street  
Bellingham, Washington 98225  
Phone: (360) 676-8484 Toll Free: 1 - 800-334-6314  
Fax: (360) 671-0982  
Website: www.whatcomtitle.com

*"Locally Owned and Operated for 25 Years"*

**PLAT CERTIFICATE**

**BILL ISENHART**

Charge: \$ 150.00

Tax: \$ 12.75

Order No.: W-97771

Total: \$ 162.75

This is a Plat Certificate as of **February 2, 2009**, at **8:00 am**, for a plat of the following property:

**SEE ATTACHED EXHIBIT "A" HERETO AND MADE A PART THEREOF.**

The estate of interest in the land described or referred to in the Plat Certificate herein is:

**FEE SIMPLE AS TO PARCEL A; EASEMENT AS TO PARCEL B**

This Company certifies that record title is vested in:

**COLUMBIA INVESTMENT COMPANY, A Washington Limited Partnership**

Free from all liens, encumbrances and objections, except as follows:

1. Taxes, interest and penalties, if any, which may result from the loss of the tax exemption for which this property has qualified.

The County Assessor's office records indicate that the General Tax for the year is **EXEMPT.**

Tax Parcel No.: 400522 450133 0000

Where an abbreviated legal description is required on your documents, the following is to be included:

**OS TR A, PLAT OF PEACEFUL VALLEY, DIV NO. 2B;  
PARCEL NO. 400522 450133 0000**

**SEE ATTACHED EXHIBIT "A" FOR FURTHER SPECIAL EXCEPTIONS**

**EXHIBIT "A"**

**PEACEFUL VALLEY  
DIVISION NO. 2B**

Order No.: W-97771  
Further Special Exceptions

1. Covenants, conditions, restrictions and easements in declaration of restrictions;  
Executed by: COLUMBIA INVESTMENT COMPANY, A Washington  
Limited Partnership  
Recorded: February 3, 1995  
Recording No.: 950203066

Said instrument has been amended or modified by the following instrument;  
Recorded: April 26, 1996, and February 24, 1999  
Recording No.: 960426013 and 1990203930, respectively

2. Easement provisions as set forth on the face of said plat as follows:

A non-exclusive utility easement is reserved under and upon the private roads located in this plat and the exterior seven feet parallel with and adjacent to the street frontage of all lots in which to install, lay, cut, construct, repair, operate and maintain underground conduits, cable and wires with necessary underground and/or ground mounted facilities for the purpose of serving the subdivision and other property.

This easement is to serve all existing and future utility companies, including but not limited to Puget Power.

3. Note on the face of said plat as follows:

Tract "A" is an unbuildable lot. No further development or division of Tract "A" shall occur without the approval of Whatcom County.

4. Forestry zone covenants as set forth on the face of said plat as follows:

As the plat of Peaceful Valley, Division No. 2-B is located adjacent to an existing rural forestry (RF) District, the developer and any subsequent purchasers or successors in interest shall agree to refrain from any legal action to restrain or collect damages from the owners of such adjacent properties, or from Whatcom County, arising out of any reasonable and lawful activity on said forestry land which occurs in the normal course of their established use. This agreement shall appear as a covenant or deed restriction upon the plat and each lot thereof, and shall run with the land.

Continued on next page

EXHIBIT "A" - continued  
Order No.: W-97771  
PEACEFUL VALLEY  
DIVISION NO. 2B

5. Maintenance of stormwater facilities note as set forth on the face of said plat as follows:

The drainage and infiltration systems shall be maintained by the PEACEFUL VALLEY COMMUNITY ASSOCIATION per current Whatcom County technical standards. Ditches, catch basins, inlets and infiltration systems shall be inspected semi-annually and cleaned of debris, sediment and/or vegetation when such affect the functions of and/or design function of the facility. A log of maintenance activities shall be kept by the association.

6. Easement as delineated or dedicated on the face of said plat;  
For: Ingress, egress, utilities and drainage  
Affects: Portion of said premises
7. Easement including the terms, covenants and provisions thereof, as granted by instrument;  
Recorded: February 18, 1986  
Recording No.: 1529579  
Records of: Whatcom County, Washington  
In favor of: COLUMBIA INVESTMENT COMPANY, A Washington  
Limited Partnership  
For: Ingress, egress and utilities  
Affects: Said premises
8. Conditions disclosed by a survey of said premises;  
Recorded: February 24, 1986  
In: Book 1 of surveys, page 61  
Recording No.: 1529730  
Records of: Whatcom County, Washington
9. Agreement, including its terms, covenants and provisions;  
Executed by: COLUMBIA INVESTMENT COMPANY and MONTY  
LEIBRANT  
Recorded: June 28, 1994  
Recording No.: 940628214 and 940628215  
For: Boundary Line Agreement

Continued on next page

EXHIBIT "A" - Continued  
Order No.: W-97771  
PEACEFUL VALLEY  
DIVISION NO. 2B

10. Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;  
Recorded: November 30, 1994  
Recording No.: 941130002  
Records of: Whatcom County, Washington  
To: PUGET SOUND POWER AND LIGHT COMPANY  
Affects: Portion of said premises
11. Easement including the terms, covenants and provisions thereof, as granted by instrument;  
Recorded: February 3, 1995  
Recording No.: 950203067  
Records of: Whatcom County, Washington  
In favor of: JOHN SCOTT MAGEE and TAMMI MAGEE, husband and wife  
For: Ingress, egress and utilities  
Affects: Portion of said premises

... END OF EXHIBIT "A" ...

**NOTE:** This is not a Title Report or opinion on Title, since no examination as to the sufficiency or effect of the documents listed herein has been made. The liability in connection with this Service is expressly limited to the sum paid therefore, and the issuing company will not otherwise be responsible for errors and omissions therein.

This Company further certifies that all taxes and assessments levied and chargeable have been fully paid except as noted.

WHATCOM LAND TITLE COMPANY, INC.

BY: \_\_\_\_\_

LIZ JOSEPH

CC: RONALD T. JEPSON & ASSOCIATES, ATTN: RON JEPSON  
BELCHER SWANSON LAW FIRM, P.L.L.C., ATTN: JACK SWANSON

Our No.: W-97771

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL A:**

OPEN SPACE TRACT A, PLAT OF PEACEFUL VALLEY, DIVISION NO. 2B, ACCORDING TO THE 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 92.64 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 TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

**PARCEL C:**

AN EASEMENT FOR EGRESS, INGRESS AND UTILITIES, OVER, UNDER AND ACROSS PRIVATE ROADWAYS WITHIN THE PLAT OF PEACEFUL VALLEY, DIVISION NO. 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.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

... END OF EXHIBIT "A" ...

# Whatcom Land Title Company, Inc.

"The Home Owned Company"

2011 Young Street  
Bellingham, Washington 98225

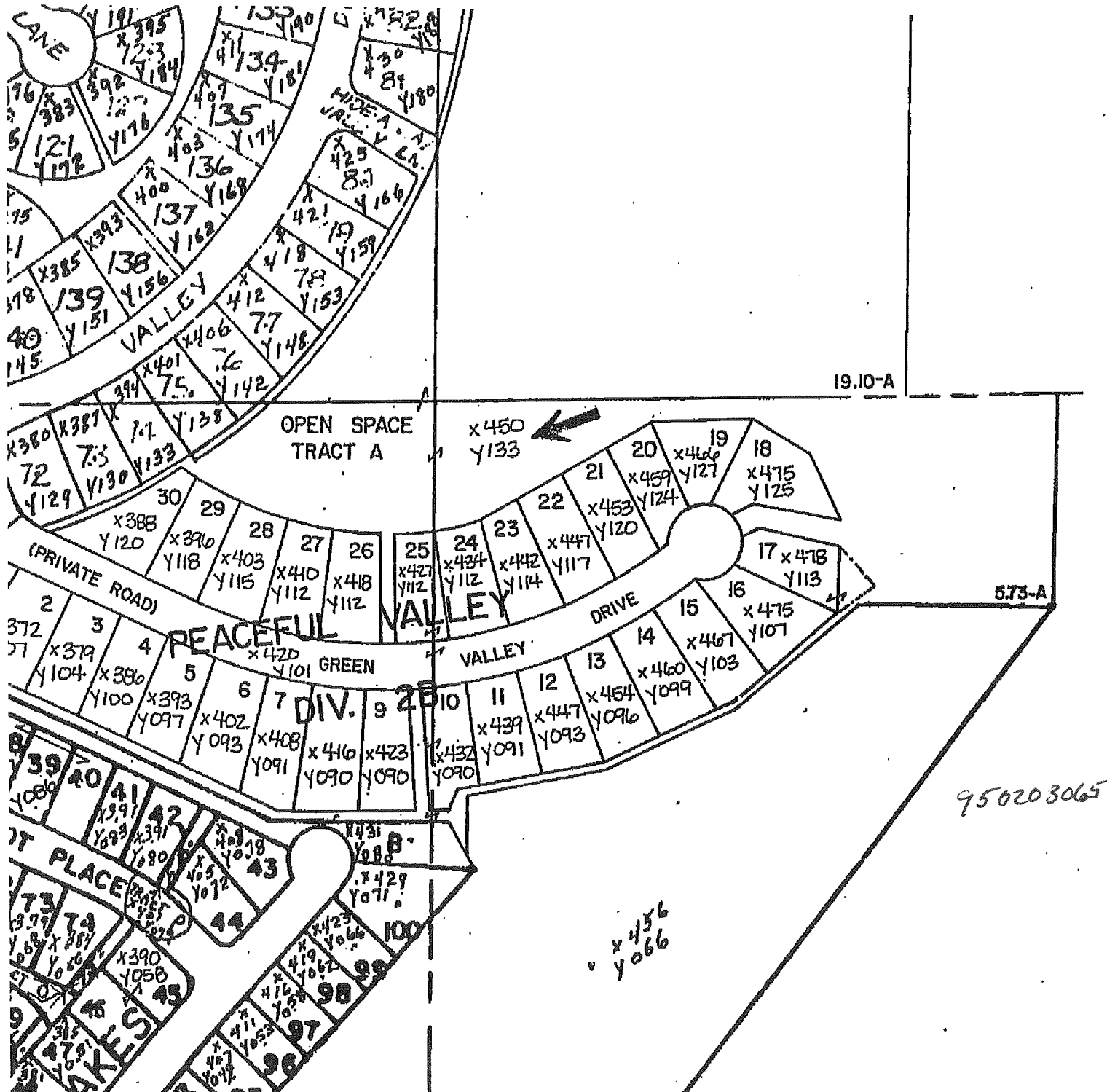
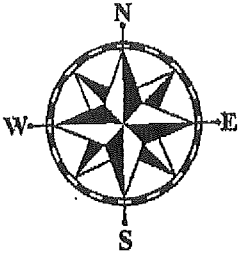
Phone (360) 676-8484 Toll Free 1-800-334-6314

Fax (360) 671-0982

E-mail @whatcomtitle.com

Website www.whatcomtitle.com

W-97771



THIS SKETCH IS FURNISHED FOR INFORMATION PURPOSES ONLY.

IT DOES NOT PURPORT TO SHOW ALL HIGHWAYS, ROADS, OR EASEMENTS AFFECTING THIS PROPERTY. NO LIABILITY IS ASSUMED FOR VARIATIONS IN DIMENSIONS AND LOCATIONS. THIS SKETCH IS NOT GUARANTEED AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.





PIONEER NATIONAL  
TITLE INSURANCE

ATICOR COMPANY

THIS SPACE PROVIDED FOR RECORDER'S USE.

Filed for Record at Request of

Name..... CHESTER T. LACKEY  
Address..... 401 BNB BUILDING  
City and State..... BELLINGHAM, WA 98225

PNTI File No.

**CORRECTED  
TRUSTEE'S DEED**

WHATCOM COUNTY  
BELLINGHAM, WA  
03/14/91 08:56 AM  
REQUEST OF: /FCP  
BY: PH, DEPUTY  
\$10.00 DEED

The GRANTOR, CHESTER T. LACKEY  
as personal Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the value and benefit of the said Deed of Trust, hereby grants and conveys, without warranty, to:  
COLUMBIA INVESTMENT COMPANY, a Washington Limited Partnership  
GRANTEE, that real property, situated in the County of Whatcom, State of Washington, described as follows:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO

Vol: 185 Page: 1519  
File No: 910314005

WHATCOM COUNTY  
BELLINGHAM, WA  
11/16/90 / 09:07 AM  
REQUEST OF: /FCP  
Shirley Forslof, AUDITOR  
BY: PH, DEPUTY  
\$10.00 D/T

\*this deed is being re-recorded  
to correct Vestee's legal title.

RECITALS:

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust between PEACEFUL VALLEY a Wash. Ltd Partnership in Grantor, to PIONEER NATIONAL TITLE as Trustee, and COLUMBIA INVESTMENT COMPANY, as Beneficiary, dated December 31, 1980, recorded January 6, 1981 as No. 1377617, in Book/Reel \_\_\_\_\_, Page/Frame \_\_\_\_\_, records of Whatcom County, Washington.
2. Said Deed of Trust was executed to secure, together with other encumbrances, the payment of ONE promissory note(s) in the sum of \$ 509,939.55 with interest thereon, according to the terms thereof, in favor of Columbia Investment Co., and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.
3. The described Deed of Trust provides that the real property conveyed therein is not used principally for agricultural or farming purposes.
4. Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the thirty-day advance Notice of Default was transmitted to the Grantor, or his successor in interest, and a copy of said Notice was posted or served in accordance with law.
5. Columbia Investment Company, being then the holder of the indebtedness covered by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.
6. The default specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on July 23, 1990 recorded in the office of the Auditor of Whatcom County, Washington, a "Notice of Trustee's Sale" of said property as Auditor's File No. 900723007
7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale on Whatcom County Courthouse a public place, at 9:00 o'clock a.m., and in accordance with law caused copies of the statutory "Notice of Trustee's Sale" to be transmitted by mail to all persons entitled thereto and other parties or served prior to 60 days before the sale; further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-second and thirty-eighth day before the date of sale, and once between the eleventh and seventh day before the date of sale; and further, included with said Notice, which was transmitted to or served upon the Grantor or his successor in interest, a "Notice of Redemption" in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

2 10312K EX 11/16/90 Paid

10.00

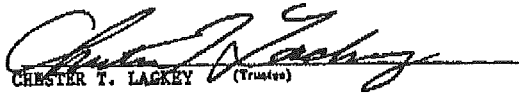
Vol: 174 Page: 403  
File No: 901115010

8. During foreclosure, no action was pending on an obligation secured by said Deed of Trust.

9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on October 26, 1990, the date of sale, which was not less than 180 days from the date of default in the obligation secured, the Trustee then and there sold at public auction to said Grantor, the highest bidder therefor, the property hereinafter described, for the purpose of ~~paying the indebtedness secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.~~ (by the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute).

DATED this 31<sup>st</sup> day of October, 19 90.

  
CHESTER T. LACKEY (Trustee)

By \_\_\_\_\_  
(Name - Title)

By \_\_\_\_\_  
(Name - Title)

STATE OF WASHINGTON  
COUNTY OF Whatcom ss.

On this day personally appeared before me

CHESTER T. LACKEY

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed, for the purposes therein mentioned.



Under my hand and official seal this day of October, 19 90  
Notary Public in and for the State of Washington, residing at Alvina  
My commission expires 7/23/94

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_ ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_

and \_\_\_\_\_ signed the same to me known to be the \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute the said instrument and that the said affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

Vol: 174 Page: 404  
File No: 90116010

Vol: 185 Page: 1520  
File No: 910314005

EXHIBIT "A"

ORDER NO.: W-17011

SECOND REPORT

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 5 EAST OF W.M., LYING NORTHEASTERLY AND SOUTHEASTERLY OF THE PLAT OF PEACEFUL VALLEY, DIVISION NO. 1 AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 5 EAST OF W.M., EXCEPT THAT PORTION PLATED AS PARADISE LAKES COUNTRY CLUB DIVISION NO. 3, AND EXCEPT THAT PORTION PLATED AS PEACEFUL VALLEY DIVISION NO. 1, AND EXCEPT THE FOLLOWING:

COMMENCING AT THE QUARTER SECTION CORNER OF THE SECTION LINE BETWEEN SAID SECTIONS 22 AND 27; RUNNING THENCE NORTH 1318 FEET; THENCE SOUTH 65°50' EAST 1194 FEET; THENCE EAST 231 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTIONS 22; THENCE SOUTH TO THE SECTION LINE BETWEEN SECTION 22 AND 27; THENCE WEST ON SAID SECTION LINE TO THE PLACE OF BEGINNING, ALSO EXCEPTING THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, RUNNING THENCE NORTH 831 FEET TO A POINT; THENCE NORTH 80° EAST 192 FEET; THENCE NORTH 66° EAST 200 FEET; THENCE NORTH 49°15' EAST 248 FEET; THENCE EAST 290.2 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTH LINE OF THE SAID QUARTER QUARTER AND THE TERMINATION OF SAID LINE.

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE LYING SOUTHWESTERLY OF THE PLAT OF PEACEFUL VALLEY, DIVISION NO. 2A EXCEPT THAT 40 FOOT WIDE EXTENSION OF BALFOUR VALLEY DRIVE LYING WITHIN SAID PORTION AND EXCEPT THE FOLLOWING:

BEGINNING AT THE WESTERLY MOST CORNER OF LOT 74, PEACEFUL VALLEY, DIVISION NO. 2A, THENCE SOUTH 54°32'23" EAST 128.02 FEET; THENCE SOUTH 35°10'31" WEST 60 FEET; THENCE NORTH 54°32'23" WEST 128.02 FEET; THENCE NORTHEASTERLY 60 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

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File No: 910314005

Continued on next page

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~~File No: 901116010~~

LEGAL DESCRIPTION - continued  
Order No.: W-17011  
SECOND REPORT

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 5 EAST OF W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST CORNER OF LOT 74, PEACEFUL VALLEY, DIVISION NO. 2A, THENCE SOUTH 54°32'23" EAST 128.02 FEET; THENCE SOUTH 35°10'31" WEST 60 FEET; THENCE NORTH 54°32'23" WEST 128.02 FEET; THENCE NORTHEASTERLY 60 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL C:

AN EASEMENT OF EGRESS, INGRESS AND UTILITIES, OVER, UNDER AND ACROSS PRIVATE ROADWAYS WITHIN THE PLAT OF "PEACEFUL VALLEY, DIVISION NO 1", AS PER THE MAP THEREOF RECORDED IN BOOK 13 OF PLATS, PAGES 77 TO 81 INCLUSIVE, IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON, AS RESERVED BY THE DEDICATION ON THE FACE OF SAID PLAT.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL D:

AN EASEMENT OF EGRESS, INGRESS AND UTILITIES, OVER, UNDER AND ACROSS PRIVATE ROADWAYS WITHIN THE PLAT OF "PEACEFUL VALLEY, DIVISION NO 2A", AS PER THE MAP THEREOF RECORDED IN BOOK 15 OF PLATS, PAGES 44 TO 48 INCLUSIVE, IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WASHINGTON, AS RESERVED BY THE DEDICATION ON THE FACE OF SAID PLAT.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

. . . END OF EXHIBIT "A" . . .

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File No: 918314005

~~Vol: 174 Page: 406~~  
~~File No: 90116810~~



2081002513

Page: 1 of 3  
10/24/2008 1:09 PM  
LLA \$90.00  
Whatcom County, WA

Request of: RICHARD BANEL PLLC

FILED FOR RECORD AT REQUEST OF:

AFTER RECORDING MAIL TO:

Richard Banel PLLC  
PO BOX 1581  
Maple Falls, WA 98266

**Quit Claim Deed**

THE GRANTOR, Columbia Investment Co, a Washington Limited Partnership, in consideration of settlement of Complaint to Quiet Title filed under Whatcom Superior Court cause # 08-2-00830-1, conveys and quit claims to Timothy R. Engels & Gerri M. Engels, husband and wife, the following real estate, situated in the County of Whatcom, State of Washington including any interest therein which grantor may hereafter acquire:

That portion of Tract A (Open Space), PLAT OF PEACFUL VALLEY DIV. 2 B, as filed under Whatcom County Auditor's File No. 950203065, SAID PORTION BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED

THIS DEED IS GRANTED SUBJECT TO THE FOLLOWING COVENANT RESTRICTING THE USE OF THE ABOVE DESCRIBED REAL PROPERTY: The parcel described herein shall be attached to and become a part of the Engels tract as described under Whatcom County Auditor's File No. 950203065, Section 22, Township 40N, Range 5, Whatcom County, Washington, and shall not be sold or leased separately unless such action is determined by Whatcom County or another appropriate governmental or judicial authority to be exempt or approved per subdivision regulations.

TAX PARCEL NUMBER: 400522 450133 0000

<b>CERTIFICATE OF EXEMPTION</b>			
<i>exe 2008-127</i>			
THE LAND DIVISION DESCRIBED IN THIS			
DOCUMENT IS EXEMPT FROM THE WHATCOM			
COUNTY SUBDIVISION REGULATIONS, AS OF			
<i>WCC 21.03.000 (3)</i>			
<i>24</i>	<i>10</i>	<i>2008</i>	<i>[Signature]</i>
DAY	MONTH	YEAR	FOR WHATCOM COUNTY

Pg 1 of 3, EXE2008 - 127

DATED this 23<sup>rd</sup> of October, 2008.

By: *H.E. Isenhart*  
Columbia Investment Co., H.E. Isenhart, Partner- GRANTOR

STATE OF WASHINGTON)  
  )ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that H. E. Isenhart, is the person who appeared before me, and he acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act and deed, for the uses and purposes mentioned in this instrument.

DATED October 23<sup>rd</sup>, 2008  
*Richard F. Banel*

Notary printed name: Richard F. Banel  
Notary Public in and for the State of Washington  
Residing at Maple Falls  
My appointment expires: February 9, 2009

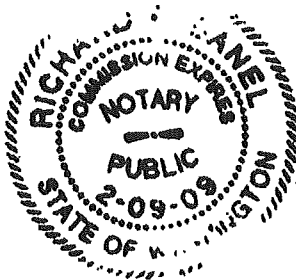


EXHIBIT "A"

LEGAL DESCRIPTION

That portion of Tract A (Open Space) , PLAT OF PEACEFUL VALLEY DIV. 2B, as filed under Whatcom County Auditor's File No. 950203065, 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 92.64 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 to the POINT OF BEGINNING.

Pg. 3 of 3, EXE200 8 - 127

# PLAT OF PEACEFUL VALLEY DIVISION 2B

PTN. OF THE SE 1/4 OF SEC. 22, TWP. 40 N., RGE. 5 E. OF W.M.  
WHATCOM COUNTY, WASHINGTON

### LEGAL DESCRIPTION

PARCEL A  
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 5 EAST OF W.M.,  
WHATCOM COUNTY, WA, LYING NORTHEASTERLY OF THE PLAT OF PARADISE LAKES COUNTY CLUB DIV. NO. 3,  
AS FILED IN VOL. 9 OF PLATS AT PAGE 15A, RECORDED IN THE AUDITOR'S OFFICE OF SAID COUNTY AND STATE,  
AND LYING SOUTHEASTERLY OF THE PLAT OF PEACEFUL VALLEY DIV. NO. 1, AS FILED IN VOL. 13 OF  
PLATS AT PAGES 17-18 INCLUSIVE, RECORDS OF THE AUDITOR OF SAID COUNTY AND STATE,  
EXCEPT THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 22,  
EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 22,  
LYING SOUTHEASTERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE  
NORTH 83 FEET TO THE POINT OF BEGINNING, THENCE NORTH 80° EAST 183 FEET, THENCE NORTH  
80° EAST 200 FEET, THENCE NORTH 80° EAST 248 FEET, THENCE EAST 200 FEET, THENCE  
NORTH TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF  
BEGINNING.  
THE NORTHERLY LINE OF THE ABOVE-DESCRIBED PARCEL A IS SUBJECT TO THAT ADJACENT BOUNDARY LINE  
AS DESCRIBED UNDER WHATCOM COUNTY A.F. NOS. 84028214 AND 84028215.  
SUBJECT TO EASEMENTS AND AGREEMENTS OF RECORD.

### PARCEL B

AN EASEMENT OF EGRESS, BUSINESS AND UTILITIES, OVER, UNDER, AND ACROSS PRIVATE ROADWAYS WITHIN  
THE PLAT OF PEACEFUL VALLEY, DIV. NO. 1, AS PER THE MAP THEREOF RECORDED IN BOOK 13 OF PLATS,  
PAGES 17 TO 18 INCLUSIVE, AS FILED IN THE AUDITOR'S OFFICE OF WHATCOM COUNTY, WA, AS  
RESERVED BY THE DEDICATION ON THE FACE OF SAID PLAT.

### DECLARATION

KNOW BY ALL THESE MEN PRESENT THAT WE THE UNDERSIGNED OWNERS HEREBY DECLARE THIS PLAT MADE  
WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

HR Deinhart  
COLUMBIA INVESTMENT COMPANY, A WASHINGTON LIMITED PARTNERSHIP

### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF WHATCOM )  
ON THIS DAY PERSONALLY APPEARED BEFORE ME H. E. Isenhart Guy Parlier to be  
KNOWN TO BE THE INDIVIDUAL/CORPORATION DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT  
AND ACKNOWLEDGED TO THE SAID (HE/SHE) SIGNED THE SAME AS (HIS/HER) FREE AND  
VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.  
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12 DAY OF January, 1995



Linda Adnan  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellevue, WA

### EASEMENT PROVISIONS

A NON-EXCLUSION UTILITY EASEMENT IS RESERVED UNDER AND UPON THE PRIVATE ROADS LOCATED IN THIS PLAT AND THE  
OUTSIDE SEVEN (7) FEET PARALLEL WITH AND ADJACENT TO THE STREET FRONTAGE OF ALL LOTS IN WHICH TO INSTALL, LAY,  
CUT, CONSTRUCT, REPAIR, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLE, AND WIRES WITH NECESSARY  
UNDERGROUND AND/OR ABOVE-GROUND FACILITIES FOR THE PURPOSES OF SERVING THE SUBDIVISION AND OTHER  
PROPERTY.  
THIS EASEMENT IS TO SERVE ALL EXISTING AND FUTURE UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO PUEBT POWER.

### COMMENTS

SEE PLAT COMMENTS FILED FOR RECORD WITH THE WHATCOM COUNTY AUDITOR'S OFFICE, UNDER A.F. NO. 950203066

NOTE: TRACT "A" IS AN UNRECLAIMABLE LOT. NO FURTHER DEVELOPMENT OR DIVISION OF TRACT "A"  
SHALL OCCUR WITHOUT THE APPROVAL OF WHATCOM COUNTY.

### FORESTRY TRACT COVENANT

AS THE PLAT OF PEACEFUL VALLEY DIVISION 2B, IS LOCATED ADJACENT TO AN EXISTING RURAL  
FOREST (R/F) DISTRICT, THE DEVELOPER AND ANY SUCCESSOR FUTURE OWNERS OR SUCCESSORS IN INTEREST  
SHALL AGREE TO RESTRAIN FROM ANY LEGAL ACTION TO RESTRAIN OR COLLECT DAMAGES FROM THE OWNERS  
OF SUCH ADJACENT PROPERTIES, OR FROM WHATCOM COUNTY, ARISING OUT OF ANY REASONABLE AND LAWFUL  
ACTIVITY ON SAID FORESTRY LANDS WHICH OCCURS IN THE NORMAL COURSE OF THEIR ESTABLISHED USE.  
THIS AGREEMENT SHALL ADVISE AS A COVENANT OR DEED RESTRICTION UPON THE PLAT AND EACH LOT  
THEREOF, AND SHALL RUN WITH THE LAND (MCC 20.20.051).

### MAINTENANCE OF SEWAGE TREATMENT FACILITIES

THE DRAINAGE AND WASTEWATER SYSTEMS SHALL BE MAINTAINED BY THE PEACEFUL VALLEY COMMUNITY  
ASSOCIATION PER CURRENT WHATCOM COUNTY TECHNICAL STANDARDS. DITCHES, CATCH BASINS, INLETS,  
AND INFILTRATION SYSTEMS SHALL BE INSPECTED QUARTERLY AND CLEANED OF DEBRIS, SEDIMENT,  
AND/OR VEGETATION WHEN SUCH AFFECT THE FUNCTIONING OF AND/OR DESIGN FUNCTION OF THE FACILITY.  
A LOG OF MAINTENANCE ACTIVITIES SHALL BE KEPT BY THE ASSOCIATION.

### HEARING EXAMINER

EXAMINED AND APPROVED BY THE WHATCOM COUNTY HEARING EXAMINER THIS 27th DAY OF January, 1995

Charles F. Good  
HEARING EXAMINER

### COUNTY CLERK APPROVAL

APPROVED BY ORDER OF THE COUNTY OF WHATCOM COUNTY, WASHINGTON, THIS 1 DAY OF Feb

Robert J. Long  
COUNTY CLERK

ATTEST: Randy Rasmussen  
CLERK OF THE COUNTY



### ENGINEER'S APPROVAL

EXAMINED AND APPROVED BY WHATCOM COUNTY TRANSPORTATION SERVICES DEPARTMENT THIS 14th DAY OF  
January, 1995

Edward J. Stulen  
ENGINEER, WHATCOM COUNTY, WASHINGTON

### HEALTH DEPARTMENT CERTIFICATE

EXAMINED AND APPROVED BY WHATCOM COUNTY DISTRICT DEPARTMENT OF HEALTH THIS 12 DAY OF  
January, 1995

Bob Kline  
DIRECTOR, ENVIRONMENTAL HEALTH

### COUNTY TREASURER'S CERTIFICATE

I, BARBARA J. COPEL, TREASURER OF WHATCOM COUNTY, WA, DO HEREBY CERTIFY THAT ALL TAXES REQUIRED BY LAW  
TO BE PAID UPON THAT PORTION OF REAL ESTATE ENCOMPASSED WITHIN THIS PLAT AND ALL DELINQUENT ASSESSMENTS HAVE  
BEEN FULLY PAID AS SHOWN IN THE RECORDS OF MY OFFICE THIS 12th DAY OF Jan, 1995.

Barbara J. Copel  
TREASURER, WHATCOM COUNTY, WA



### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS  
OF STATE LAW, THAT ALL DISTANCES, COURSES AND ANGLES ARE CORRECTLY SHOWN HEREON, AND THAT ALL MONUMENTS  
AND LOT CORNERS WILL BE SET AS INDICATED ON THE DRAWING.

Dale D. Underhill  
DALE D. UNDERHILL P.L.S. 1897

1-18-95  
DATE



### COUNTY AUDITOR'S OFFICE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDS IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WA,  
AT THE REQUEST OF Dale D. Underhill ON THIS 28 DAY OF Feb, 1995,  
AT 11:48 A.M. AND THAT IT IS RECORDED IN BOOK 18 OF PLATS, PAGE(S) 2A-2B,  
RECORDS OF THE AUDITOR, WHATCOM COUNTY, WA.

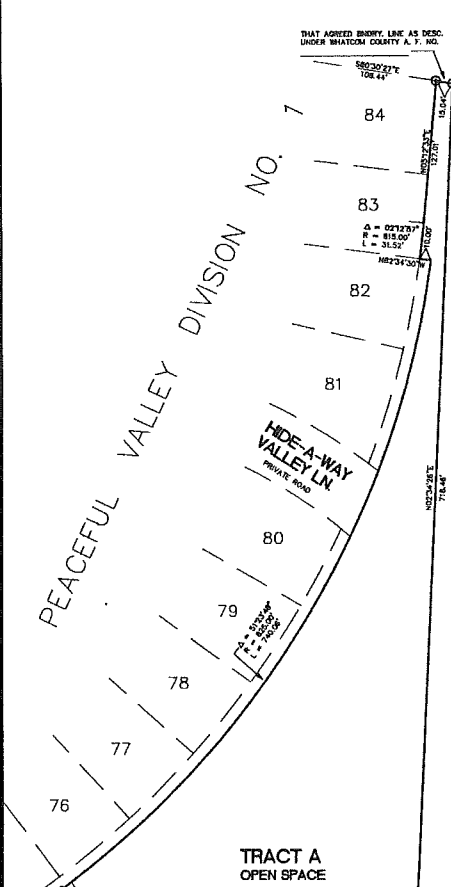
Shirley Field & Lance Reiser  
AUDITOR, WHATCOM COUNTY, WA



UNPLATTED

# FLAT OF PEACEFUL VALLEY DIVISION 2B

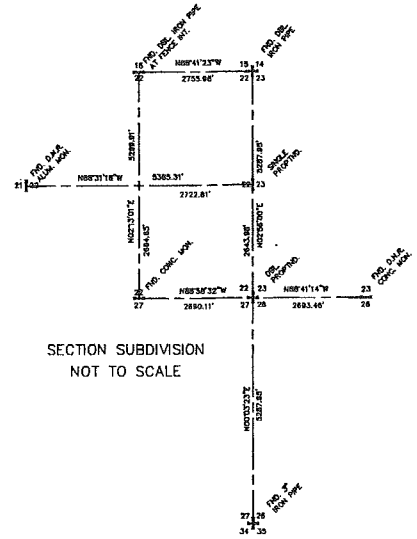
PTN. OF THE SE 1/4 OF SEC. 22, TWP. 40 N., RGE. 5 E. OF W.M.  
WHATCOM COUNTY, WASHINGTON



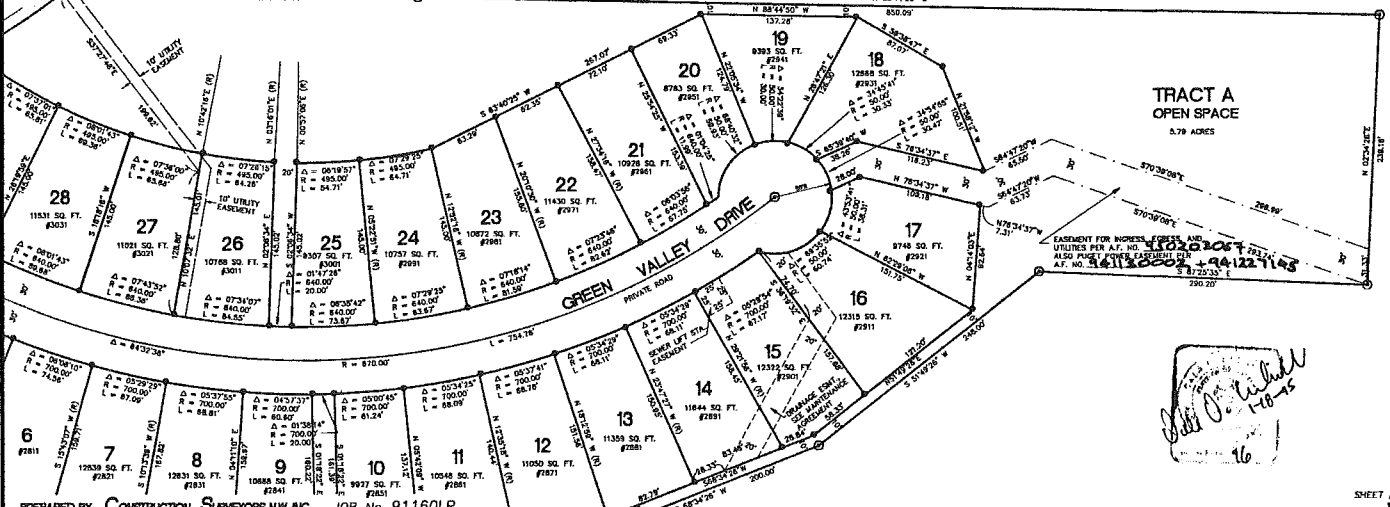
BASES OF BEARINGS: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE.  
HELD HORIZONAL ON N/S C/A SEC. 22 AS DERIVED FROM D.A.R. CONTROL WORKS.

SURVEY METHOD: FIELD TRAVERSE WITH LEITZ SET 4 TOTAL STATION, ACCURACY  
EXCEEDS 1:10000

● INDICATES CAPPED REBAR SET SEPT., 1984, PLS 18927.  
○ CONCRETE MONUMENT OR BRASS CAP SET SEPT., 1984, PLS 18927



UNPLATTED



*John D. ...*  
1-18-85  
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