

SOUTH LINCOLN STREET SHORT PLAT

SITUATE IN A PORTION OF THE SE 1/4, NE 1/4, SECTION 31 AND THE SW 1/4, NW 1/4, SECTION 32, TOWNSHIP 38 NORTH, RANGE 3 EAST, W.M., CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON.

SP #2660

LEGAL DESCRIPTION

PARCEL A:

UNIT 1, LINCOLN STREET RETAIL CONDOMINIUM RECORDED OCTOBER 3, 2013 UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2131000874, RECORDS OF WHATCOM COUNTY, WASHINGTON.

PARCEL B:

UNITS 2A, 2B, 2C AND 2D, OF THE LINCOLN STREET RETAIL CONDOMINIUM RECORDED OCTOBER 3, 2013 UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 2131000874, AS AMENDED BY FIRST AMENDMENT TO SURVEY MAP AND PLANS AS RECORDED DECEMBER 1, 2016 UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 20161200060, AND ALL AMENDMENTS THERETO, RECORDS OF WHATCOM COUNTY, WASHINGTON.

DECLARATION

WE, THE UNDERSIGNED OWNERS, HEREBY DECLARE THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND ACCORDANCE WITH OUR WISHES AND DO HEREBY GRANT AND RESERVE ANY EASEMENTS SHOWN HEREON FOR THE USES INDICATED HEREON.

LANGSTAN MANAGEMENT, LLC, A MONTANA CORPORATION

BY: ITS:

NORTH COAST CREDIT UNION

BY: ITS:

WILLIAM TOD LEHECKA

BONNIE F. LEHECKA

WALTER WRIGHT

ACKNOWLEDGEMENTS

STATE OF)
COUNTY OF) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE _____ OF _____ AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH _____ FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 20____.

PRINT NAME:
NOTARY PUBLIC IN AND FOR THE STATE
OF _____

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENTS—CONT

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AS THE _____ OF _____ AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH _____ FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 20____.

PRINT NAME:
NOTARY PUBLIC IN AND FOR THE STATE
OF _____

MY COMMISSION EXPIRES _____

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM TOD LEHECKA SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 20____.

PRINT NAME:
NOTARY PUBLIC IN AND FOR THE STATE
OF _____

MY COMMISSION EXPIRES _____

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BONNIE F. LEHECKA SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 20____.

PRINT NAME:
NOTARY PUBLIC IN AND FOR THE STATE
OF _____

MY COMMISSION EXPIRES _____

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WALTER WRIGHT SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____, 20____.

PRINT NAME:
NOTARY PUBLIC IN AND FOR THE STATE
OF _____

MY COMMISSION EXPIRES _____

MATTERS OF RECORD PER TITLE

EASEMENTS AND LEGAL DESCRIPTION ARE BASED ON THE SUBDIVISION GUARANTEE BY CHICAGO TITLE INSURANCE COMPANY, GUARANTEE NO. 245422673, DATED JULY 22, 2021, AT 8:00 A.M.

- 6 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LINCOLN STREET LOT LINE ADJUSTMENT PER RECORDING NUMBER 2131000090. (EASEMENTS SHOWN)
- 7 SUBJECT TO THE MATTERS SET FORTH IN A DOCUMENT WHICH, AMONG OTHER THINGS, CONTAINS OR PROVIDES FOR: CERTAIN EASEMENTS; LIENS AND THE SUBORDINATION THEREOF; PROVISIONS RELATING TO PARTITION; RESTRICTIONS ON SERVICEABILITY OF COMPONENT PARTS; AND COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW PER RECORDING NUMBER 213100875. AMENDED AND RESTATED PER RECORDING NUMBER 2016–1200061. (NO PLOTTABLE EASEMENTS)
- 8 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES AND STATEMENTS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON LINCOLN STREET RETAIL CONDOMINIUM PER RECORDING NUMBER 2131000874. (NO PLOTTABLE EASEMENTS)
- 9 SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR THE LINCOLN STREET RETAIL CONDOMINIUM PER RECORDING NUMBER 2016–1200060. (NO PLOTTABLE EASEMENTS)
- 10 SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR LINCOLN STREET LOT LINE ADJUSTMENT, INCLUDING THE TERMS AND PROVISIONS CONTAINED THEREIN PER RECORDING NUMBER 2131000309. AMENDMENTS THERETO PER RECORDING NUMBER 2140802348 & 2016–1200061. (EASEMENTS SHOWN)
- 11 SUBJECT TO EASEMENT FOR THE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING WATER AND SEWER FACILITIES PER RECORDING NUMBER 2131000091. (EASEMENT SHOWN)
- 12 SUBJECT TO EASEMENT FOR THE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING WATER AND SEWER FACILITIES PER RECORDING NUMBER 2140703007. (EASEMENT SHOWN) –IN THE EVENT THIS EASEMENT IS RELOCATED, A PLAT ALTERATION SHALL NOT BE REQUIRED–
- 13 SUBJECT TO EASEMENT FOR THE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING SIDEWALK AND PUBLIC ACCESS FACILITIES PER RECORDING NUMBER 2140703008. (EASEMENT SHOWN)
- 14 SUBJECT TO EASEMENT FOR THE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY PER RECORDING NUMBER 2150902243. (AS CONSTRUCTED)
- 15 SUBJECT TO EASEMENT FOR THE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING TRANSMISSION, DISTRIBUTION AND SALE OF ELECTRICITY PER RECORDING NUMBER 2150902244. (AS CONSTRUCTED)
- 16 SUBJECT TO EASEMENT FOR THE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING CONSERVATION EASEMENT PER RECORDING NUMBER 2140702073. (EASEMENT SHOWN)

MATTERS OF RECORD PER TITLE—CONT

- 17 SUBJECT TO DEED OF EASEMENT, AS GRANTED IN A DOCUMENT REGARDING STORMWATER AND DRAINAGE FACILITIES PER RECORDING NUMBER 2140703006. (EASEMENT SHOWN)
- 18 SUBJECT TO DRAINAGE EASEMENT AGREEMENT PER RECORDING NUMBER 2140900592. (EASEMENT SHOWN)
- 19 SUBJECT TO EASEMENT FOR THE PURPOSES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT REGARDING DETAINING AND TREATING STORMWATER PER RECORDING NUMBER 20160803721. (EASEMENT SHOWN)

PLANNING AND COMMUNITY DEVELOPMENT APPROVAL

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS SHORT PLAT ON THIS _____ DAY OF _____, 2021, FOR CONFORMANCE WITH APPLICABLE STATE AND CITY ORDINANCES TOGETHER WITH A REVIEW OF THE TECHNICAL INFORMATION SHOWN THEREON.

CITY OF BELLINGHAM PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT OF PUBLIC WORKS

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS SHORT PLAT FOR AVAILABILITY AND ADEQUACY OF CITY UTILITIES, STREET PAVEMENT AND RIGHT–OF–WAY WIDTH AND THAT ALL NECESSARY LOCAL IMPROVEMENT DISTRICT COMMENTS AND/OR UTILITY EXTENSION AGREEMENTS HAVE BEEN SIGNED BY THE SUBDIVIDER AS OF THIS _____ DAY OF _____, 2021.

CITY OF BELLINGHAM PUBLIC WORKS DEPARTMENT

DNR INDEX							

T38N R3E, W.M.

AUDITOR'S CERTIFICATE: _____

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M IN

BOOK _____ OF SURVEYS, PAGE _____ AT THE REQUEST OF AXIS SURVEY AND MAPPING.

AUDITOR, WHATCOM COUNTY

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 WILLIAM WARREN PROPERTIES, LLC IN JULY 2021.

W. TRAVIS BRADLEY
CERTIFICATE NO. 48372



WILLIAM WARREN
GROUP

5545 DTC PARKWAY
SUITE 1040
GREENWOOD VILLAGE, CO 80111



Axis
Survey & Mapping
15241 NE 90TH ST, SUITE 100
REDMOND, WA 98052
TEL. 425.823-5700
FAX 425.823-6700
www.axismap.com

JOB NO.

21-171

DRAWN BY

JM

SCALE

N/A

DATE

11/02/21

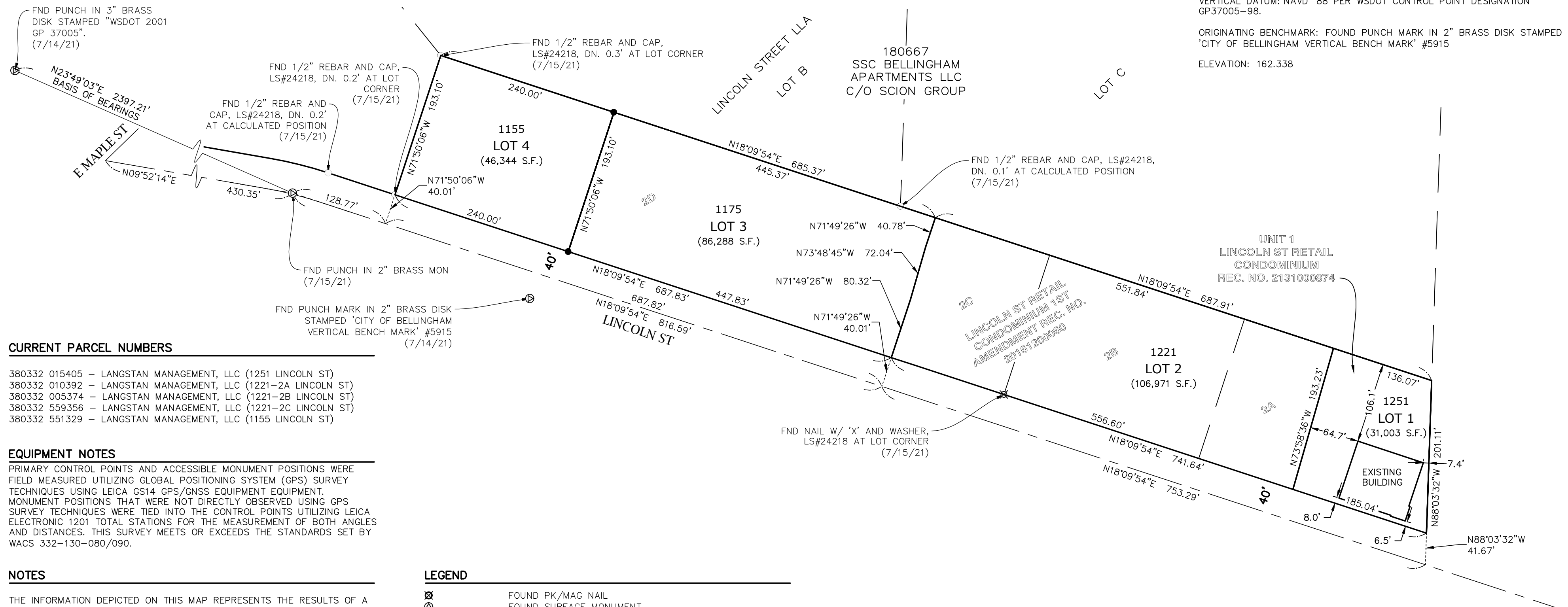
CHECKED BY

WTB

SHEET

1 OF 4

ELEVATION: 162.338

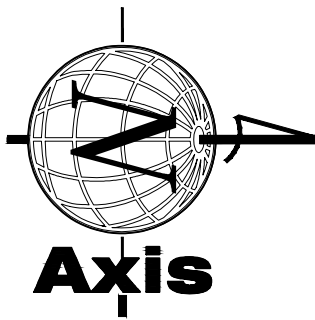


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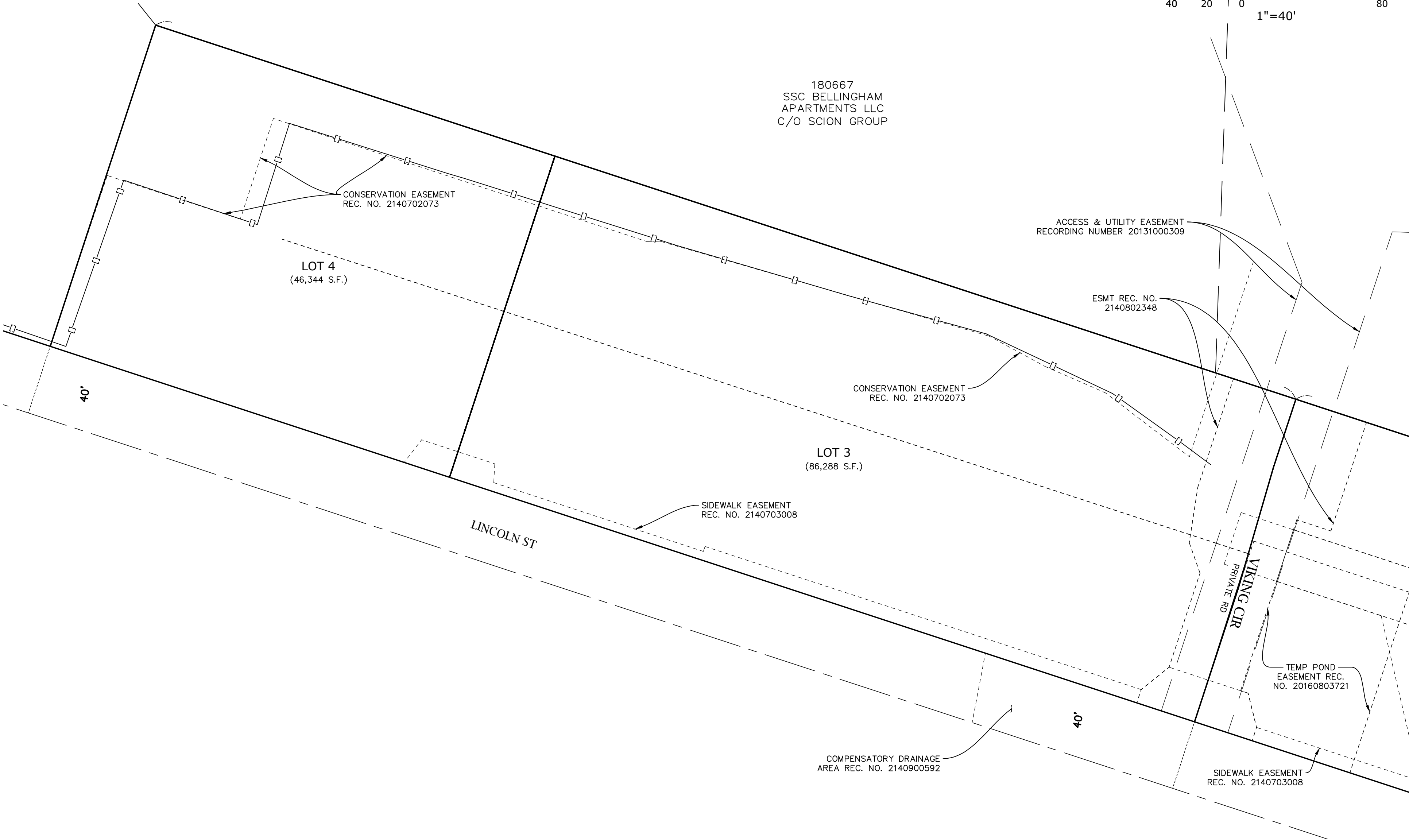
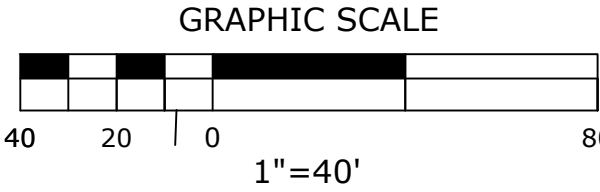
JOB NO. 21-171	DATE 11/02/21
DRAWN BY JM	CHECKED BY WTB
SCALE 1"=100'	SHEET 2 OF 4

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SP #2660



WILLIAM WARREN
GROUP

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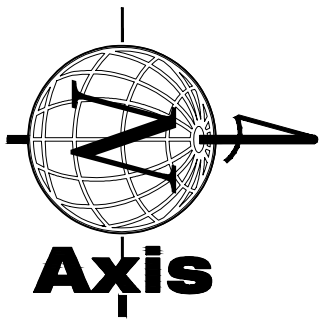
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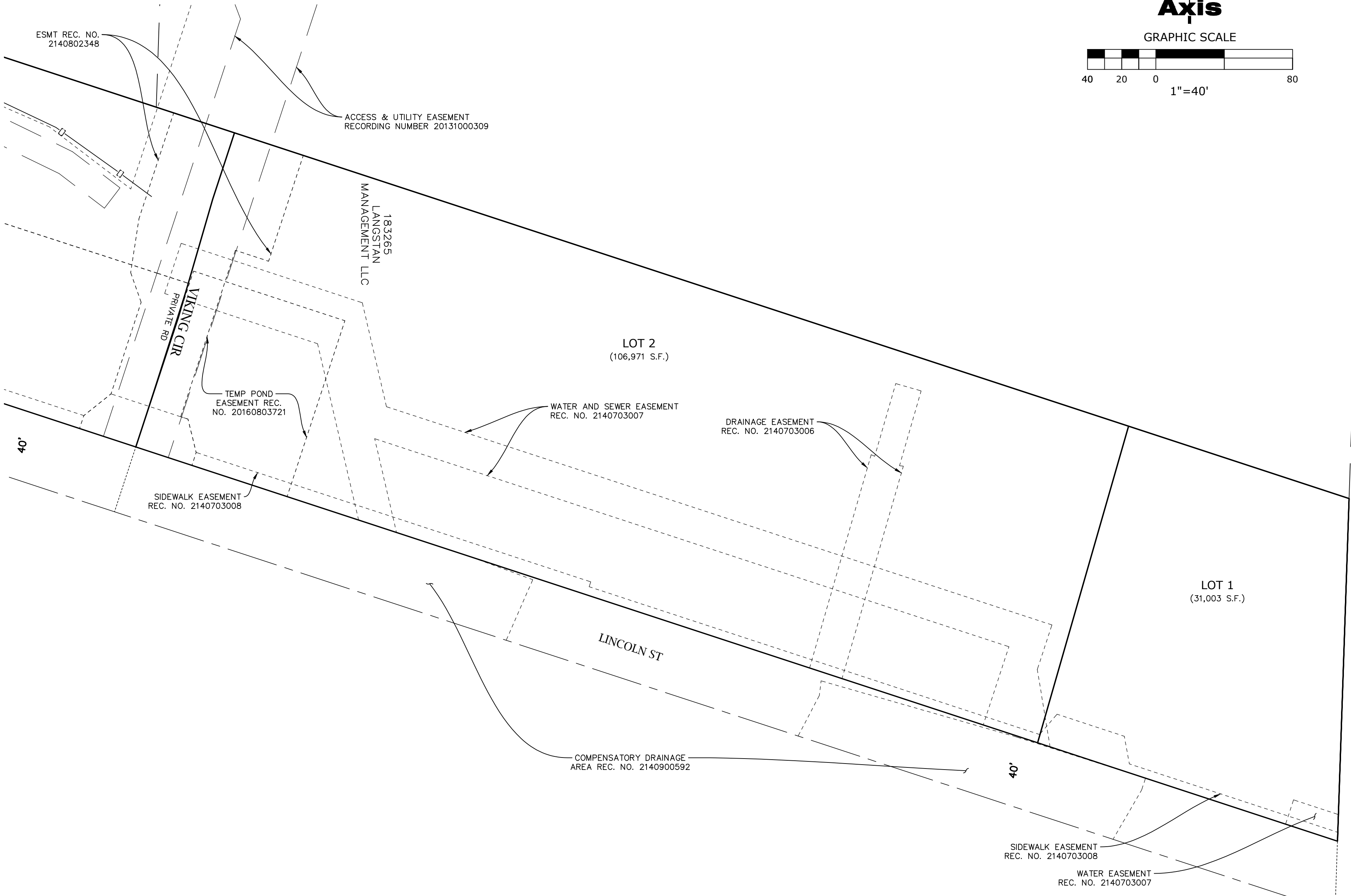
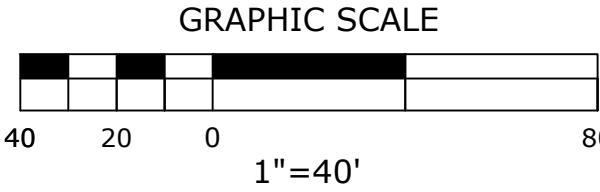
JOB NO. 21-171	DATE 11/02/21
DRAWN BY JM	CHECKED BY WTB
SCALE N/A	SHEET 3 OF 4

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