

BEFORE THE WHATCOM COUNTY COUNCIL

IN THE MATTER OF VACATION OF
THE COUNTY ROAD KNOWN AS

PETITION FOR VACATION
OF PLATTED ROAD

Petitioned for by:

(RCW 58.17 AND 36.87)

Karen Atkinson

et.al.

Eric H Wright

Pursuant to Whatcom County Code 12.20 those signing the attached petition request vacation of the county road hereinafter described, and agree with the statements below:

1. Petitioners are residents of Whatcom County and owners of real property in the vicinity of the road sought to be vacated.
2. The road sought to be vacated is legally described as follows: Camp 2 Road
exhibit A and B
3. The pertinent facts in support of this petition are: exhibit B & B1
4. The road to be vacated is useless as a part of the County road system and the public will benefit by its vacation and abandonment.
5. Petitioners will pay all costs and expenses incurred by the Count in examination, report, notice and proceedings pertaining to this petition.
6. A bond in the penal sum of \$790.00, payable to Whatcom County Treasurer, accompanies this petition.
7. The application fee accompanies this petition.

WHEREFORE, petitioners request the County Road Engineer to report upon this petition, that a hearing take place on this report, and that an order be entered vacating and abandoning said road.

Eric H Wright

[Signature]

Date 6.24.23

CONTACT PERSON:

Karen A Atkinson

Signed this 27th KA day of June, 2023

3096 Camp 2 Road

Sedro Woolley WA 98284

509-499-1051

* Alternate Contact:

Bruce Aryes consulting 360-671-8200

PETITIONERS' NAMES: Property owned by petitioner(s) (Parcel Number, Address, Plat Name, Lot and Block) :

Karen Atkinson - 3096 Camp 2 Road
Sedro Woolley WA 98284

Parcel # 36237 3704322750430000
36254 3704322820460000

PTN Lot 36 & PTN Lot 37 Block 1, Cain Lake

Eric Wright - 3101 Camp 2 Road
Sedro Woolley WA 98284

Parcel # 36253 3704322620040000
see attached

A map of the road proposed to be vacated and surrounding properties, with each of the above signed petitioners properties indicated thereon, shall be attached to this petition in order for it to be accepted..

Petition For vacation of Platted Road

Karen Atkinson

exhibit A1

No change to easement or property by county to ³¹⁰¹~~2100~~ Camp 2 Rd
or vacate of property as part of the petition. Car-wright not responsible
For any cost, expense or legal fees as a petitioner or as part of this petition.

Carwright 6-24-23

↳ _____

Witness:

Melinda Wells

Escrow No. 96025

FILED FOR RECORD AT REQUEST OF
ISLAND TITLE COMPANY
SI-6604

WHEN RECORDED MAIL TO
ERIC H. WRIGHT
12601 8TH AVE. N. #C-113
EVERETT, WA 98204

THIS SPACE RESERVED FOR RECORDER'S USE

WHATCOM COUNTY
BELLINGHAM, WA
02/28/96 11:51 AM
REQUEST OF: /ITC
Shirley Forslof, AUDITOR
BY: TRR, DEPUTY
50.00 DEED
Vol: 483 Page: 27
File No: 960228069

SI-6604

LP8-18

STATUTORY WARRANTY DEED

THE GRANTOR ALVIN R. LAWSON JR., an unmarried man and THE ESTATE OF DORTHY J. CAVALLARO, DECEASED

for and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid, conveys and warrants to ERIC H. WRIGHT, AN UNMARRIED INDIVIDUAL the following described real estate, situated in the County of WHATCOM, State of Washington:

A TRIANGULAR AREA IN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER LYING WEST OF THE COUNTY ROAD AND A TRIANGULAR AREA IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING EAST OF THE COUNTY ROAD ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

LESS ROADS;

SITUATED IN WHATCOM COUNTY, WASHINGTON.
TOGETHER WITH A 1979 PEERL 70/14 MOBILE HOME, LICENSE NO. 74541.

Dated: February 22, 1996

Alvin R. Lawson JR.
ALVIN R. LAWSON, JR.

THE ESTATE OF DORTHY J. CAVALLARO,
DECEASED

By: Robbie Flynn, Heir
ROBBIE FLYNN, HEIR

By: Maurice P. Cavallaro
MAURICE P. CAVALLARO, HEIR

State of Washington }
County of SKAGIT }

I hereby certify that I know or have satisfactory evidence that ALVIN R. LAWSON, JR. ROBBIE FLYNN are the person(s) who appeared before me, and said person(s) acknowledged that THEY signed this instrument and acknowledged it to be THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: FEBRUARY 23, 1996

Carrie Huffer
Notary Public in and for the State of Washington

residing at BURLINGTON
My appointment expires 12/31/00



RECORDED & INDEXED

State of ~~Washington~~ WASHINGTON } ss.
County of WHATCOM

I hereby certify that I know or have satisfactory evidence that MAURICE P. CAVALLANO is the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument and acknowledged it to be HIS free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-28-96

Christine Marie Smith
Notary Public in and for the State of Washington
residing at BELLINGHAM WASHINGTON
My appointment expires MAY 5, 1999

Vol: 485 Page: 828
File No: 960228069



Five property owners who own property within a one-mile radius of the road to be vacated (required as part of the public notification process WCC 12.20.040(D):

Carol Suiter } Carol Suiter
Garland Harland } Garland
Doug Mosebar } Doug Mosebar 3058 Camp 2 Rd
Michelle Mosebar } Michelle Mosebar Sedro Woolley WA
Herb Larkin } Herb Larkin
Chris Vallani } Chris Vallani 3016 Camp 2 Road
RC Gray } RC Gray 3073 Camp 2 Road
Elizabeth Swenson } Elizabeth Swenson 173 Cain Lake Road
Chris Swenson } Chris Swenson Sedro Woolley
Susan Fox } Susan Fox 3062 Cain Lake Rd.
A. Wright } A. Wright 3102 Camp 2 Rd Sedro-Woolley WA
Karen Atkinson } Karen Atkinson 3096 Camp 2 Rd Sedro Woolley WA

Exhibit A

Legal Descriptions



1313 E. Maple St. 201
BELLINGHAM, WA 98225
PHONE: (360) 671-8200
bruce@ayersconsulting.com
www.ayersconsulting.com

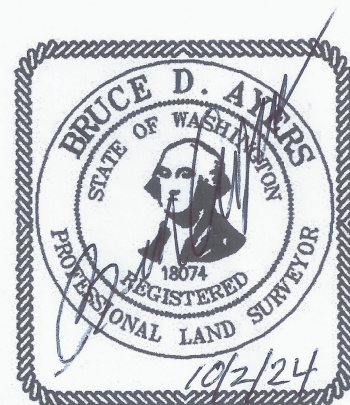
CAMP 2 ROAD VACATION AREA DESCRIPTION
AS PER PETITIONER
October 2, 2024

ALL THAT CERTAIN PORTION OF COUNTY ROAD NUMBER 281, CAMP 2 RD, LYING IN FRONT OF AND ADJOINING LOT 36 AND 37 BLOCK 1, "PLAT OF CAIN'S LAKE" ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PATS PAGES 61 AND 62, RECORDS OF WHATCOM COUNTY WASHINGTON. EXCEPTING THEREFROM: THE SOUTHWESTERLY 5 FEET OF SAID LOT 37, BLOCK 1 AS MEASURED BY A LINE DRAWN 5 FEET NORTHEASTERLY FROM AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 37, BLOCK 1. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 36 BLOCK 1; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 36 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 281, CAMP 2 RD. SOUTH 46° 25' 00" WEST FOR A DISTANCE OF 20.64 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 28° 22' 00" WEST FOR A DISTANCE OF 48.40 FEET; TO THE SOUTHWESTERLY CORNER OF SAID LOT 36 AND THE NORTHEASTERLY CORNER OF SAID LOT 37; THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND SOUTHEASTERLY LINE OF SAID LOT 37 SOUTH 28° 22' 00" WEST FOR A DISTANCE OF 7.07 FEET; THENCE CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE SOUTH 06° 50' 00" WEST FOR A DISTANCE OF 78.21 FEET TO A POINT OF INTERSECTION WITH SAID RIGHT-OF-WAY LINE AND A LINE BEING 5 FEET NORTHEASTERLY FROM AND PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT 37; THENCE LEAVING SAID RIGHT-OF-WAY LINE EXTENDING SAID PARALLEL LINE SOUTH 31° 54' 00" EAST FOR A DISTANCE OF 2.98 FEET; THENCE NORTH 18° 54' 04" EAST FOR A DISTANCE OF 151.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,662.26 SQUARE FEET.

ALL IN WHATCOM COUNTY, WASHINGTON



VACATION PETITION SKETCH

IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 37 NORTH, RANGE 4 EAST, W.M., WHATCOM COUNTY, WASHINGTON.

SURVEY LEGEND:

- SET 5/8" REBAR & CAP L.S.# 18074
- SET 2" X 2" WOOD HUB ON LOT LINE
- FOUND 1" IRON PIPE (HELD FOR PLAT MONUMENT)
- ⊕ FOUND 1/2" REBAR AND CAP (AS NOTED)
- X—X— EXISTING WOOD FENCE (TYPICAL)

LOT DESCRIPTION:

AS PER STATUTORY WARRANTY DEED "A.F. #2150101525 & 2020-0604149 TAX PARCEL NO.'S 3704322750430000 & 3704322820460000:

Parcel A:
Lot 36, Block 1, "Plat of Cain's Lake" according to the plat thereof, recorded in Volume 7 of Plats, pages 61 and 62, records of Whatcom County, Washington, Excepting the Southwesterly 5 feet thereof as measured by a line drawn 5 feet Northeastly from and parallel to the Southwesterly line of said Lot.
Situate in Whatcom County, Washington

Parcel B:
Lot 37, Block 1, "Plat of Cain's Lake," according to the plat thereof, recorded in Volume 7 of Plats, Pages 61 and 62, records of Whatcom County, Washington, Excepting the Southwesterly 5 feet thereof, as measured by a line drawn 5 feet Northeastly of and parallel to the Southwesterly line of said lot. Also, the Southwesterly 5 feet of Lot 36, Block 1, said "Plat of Cain's Lake," as measured by a line drawn 5 feet Northeastly of and parallel to the Southwesterly line of Lot 36.
Situate in Whatcom County, Washington.

Together with an undivided 1/132 interest in Lot 1, Block 2, "Plat of Cain's Lake," according to the plat thereof, recorded in Volume 7 of Plats, pages 61 and 62, records of Whatcom County, Washington.
Situate in Whatcom County, Washington.

OCCUPATIONAL INDICATORS NOTE

THIS RECORD OF SURVEY MAY DEPICT EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CHAPTER 332.130. THESE OCCUPATIONAL INDICATORS MAY OR MAY NOT INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. OWNERSHIP BASED UPON UNWRITTEN TITLE HAS NOT BEEN RESOLVED BY THIS SURVEY UNLESS OTHERWISE NOTED.

SURVEY PROCEDURE NOTE

MONUMENTS, STRUCTURES ETC. SHOWN UPON THIS SURVEY WERE LOCATED BY STANDARD TRAVERSE METHODS USING A TOPCON TOTAL STATION ELECTRONIC INSTRUMENT AND DATA COLLECTION EQUIPMENT. CONTROL SURVEY IS GREATER THAN 1" IN 10,000'. SAID MONUMENTS WERE VISITED BY THIS FIRM IN APRIL, 2016 AND MARCH 2023.

BASIS OF BEARING AND BLOCK RESOLUTION

HELD 5 69° 50' 08" E BETWEEN FOUND 1" IRON PIPES IN THE CENTERLINE OF CAMP ROAD NO. 2 ROAD. AS PER THE "PLAT OF CAIN'S LAKE" VOLUME 7 OF PLATS PAGES 61 AND 62 RECORDS OF WHATCOM COUNTY, WHATCOM COUNTY, WASHINGTON. IN ADDITION, THAT CERTAIN RECORD OF SURVEY AUDITOR FILE # 2023-0301130.

File Name: C:\23-AC Projects\23002- Atkinson- Karen\DWG\VacationAppSketch062723.dwg Plotted on 10/02/24 at 14:39:39.

SURVEYORS CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS THE PROPOSED VACATION AREA AS PER KAREN ATKINSON PETITION AND SPECIFIC DIRECTION JUNE 2023.

BRUCE D. AYERS, P.L.S. #18074 DATE



© COPYRIGHT

VACATION PETITION SKETCH

IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 37 NORTH, RANGE 4 EAST, W.M., WHATCOM COUNTY, WASHINGTON.

| | | |
|---------------|-------------------------------------|-----------------------|
| DRAWN: B.D.A. | DATE: 06/27/23 UPDATED: 10/02/24 | SCALE: 1" = 30' |
| CHKD: B.D.A. | SHEET: 1 OF 1 | JOB NO. 16003 & 23002 |

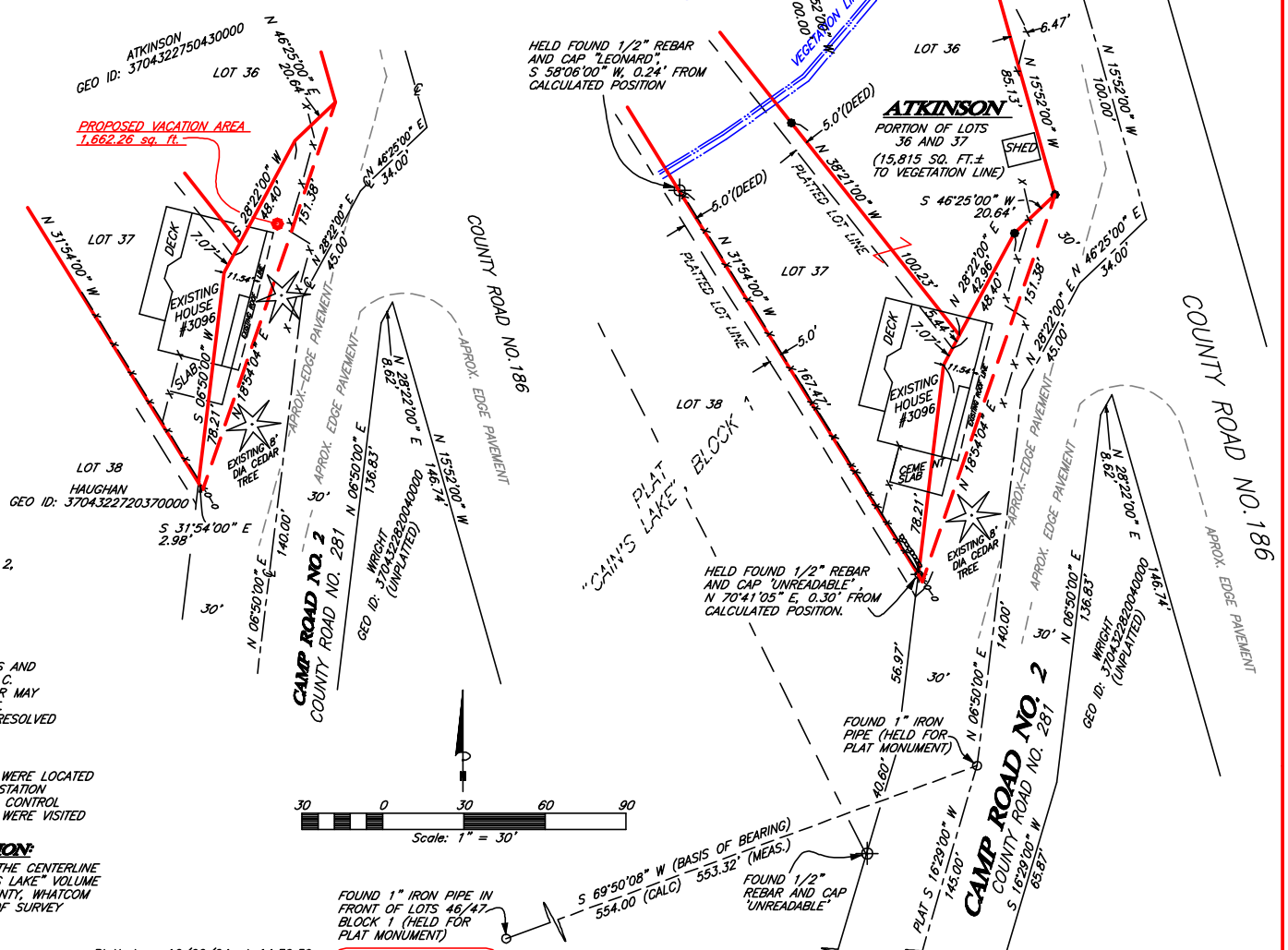


Exhibit B & B1

Facts to Support Petition

EXHIBIT B

I, Karen Atkinson, purchased my house and property on Cain Lake on June 25, 2020, for \$384,500. My property is known as Lots 36 and 37 of the Cain's Lake Plat, Block 1. My street address is 3096 Camp 2 Road, Sedro Woolley WA 98284. Whatcom County, Washington. I reside on the property full time.

The house on my property was originally built on Lot 37 in 1976 as per a building permit issued by Whatcom County. See Exhibit 1. A remodel was done for additionally living space in 1977 approximately. See Exhibit 2.

The property was then sold by the owner who had the house built originally on Lot 37 to a second owner (Berentson) in 1988. The current house construction was built in 1992. See Exhibit 3 The second owner then sold it to a third owner (Putney) in 2015 . The third owner then sold it to me on June 25, 2020.

I recently learned that my house encroaches on the County Right-of-Way which includes the Camp 2 Road.

In the fall of 2022 I hired a surveyor, who surveyed the property for a prior owner (Putney) in 2016 (2016 Survey). The 2016 Survey was not recorded with the County Auditor. I requested the Surveyor update the 2016 Survey and then recorded under the Auditor's File No. 2023-0301130 (2023 Survey) . See Exhibit 4. The 2023 Survey shows an "Existing house #3096 partially on the County Right-of-Way, which includes approximately 1/3 of my house encroaching on the County Right-of-Way.

At the time I purchased my property, I did not know my house was located on the County Right-of-Way. It was not disclosed to me. Had I

known the house was encroaching on the County Right-of-Way, I would not have purchased the property.

The building permit and records recently provided to me by Whatcom County Planning and Development Services (PDS) do not appear to show the house encroaches on the County Right-of-Way.

As a result of the encroachment, the House on my property does not meet the applicable Whatcom County Zoning Code and Laws, including the setback requirements.

There is also a very large, 8' base cedar tree immediately adjacent to the front of my house located outside the setback area which I would like included in this Petition because it is aesthetically pleasing and a legacy tree. It is preferable to have a reasonable buffer area over and above the setback area to enhance my use and enjoyment of my property as well as for privacy and safety adjacent to the County Road.

I have made substantial improvements to my house in an amount no less than \$110,000 with the intention that I would live there permanently for many years.

Since the House encroaches on the County Right-of-Way, I have a cloud on my title and the value of my property has been diminished.

I have no objection to the retention of any public utilities or existing easement rights in the area which I am requesting the County to respectfully vacate.

Sincerely,

Karen Atkinson
Karen Atkinson

Exhibit 1

- 3 pages

1976 Building Permits

WHATCOM COUNTY

BUILDING PERMIT

10010

OWNER **Carlin Knight 601-24-7773**

BUILDER **self**

BLDG SITE ADDRESS **2025 Camp St Road**

PL. DIVISION **Auto's Store**

HT. **1** AC. **1/2** TR. **37** BLDG. **46** LOT **37** BLOCK **1** SECT. **1**

NEW RESIDENCE BASEMENT ACCESSORY BUILDING GARAGE

GARAGE-1 ADDITION REMOVAL PLUMBING PERMIT REQUIRED

OTHER **change used personal** FURNACE PERMIT REQUIRED

| | | | | |
|--|---------|--|-------------------|---------------------------|
| MANDATORY INSPECTIONS | | PLAN NO | | BUILDING PERMITS \$ 10.00 |
| FOUNDATION | FRAMING | Sq. Ft. Main Floor | Sq. Ft. 2nd Floor | |
| CATH/WALLBOARD | FINISH | | | CONTRACTOR'S FEES |
| BUILDING TO BE USED FOR | | I certify that I am a duly licensed contractor in the State of North Carolina and I am duly licensed in the State of North Carolina under Chapter 176, Laws of 1967. | | VALIDATION |
| APPLICANT'S SIGNATURE Carlin Knight | | | | PENALTY FEE \$ |
| | | | | TOTAL FEE \$ 20.00 |

DATE **8/1/76**

ENGINEER

WHEATON COUNTY DEPARTMENT OF BUILDING
 BUILDING PERMIT APPLICATION ADMINISTRATION

JUL 19 1976

BEFORE A BUILDING PERMIT CAN BE ISSUED THE FOLLOWING IS NECESSARY:

1. Plot plan to scale.
2. Building plans to scale as requested.
3. All of the following information.

Owner's name: GORDON W. RIGBY - 6-11

Owner's Address: 5875 182nd St. N.E.

Contractor: Self

Bldg. Site Address: 3096 CENTRAL RD. N.E.

Legal Description: Tax. No. _____ Sec. 30 - P. _____

Lot No. 37 Block 1 - Division _____

Subdivision: Autumn Lake

Lot Dimensions/Acreage _____

Building to be used for: STORAGE wood power

Sec. 102. (e) Suspension or Revocation. The Building Official may suspend or revoke a permit issued under provisions of this Code - should the permit is issued in error or on the basis of incorrect information supplied or any ordinance or regulation or any of the provisions of this Code.

Date _____

Signature of Contractor/Authorizing Agent: Gordon Rigby

Signature of Owner: _____

DO NOT WRITE BELOW THIS LINE

Valuation

12 x 24 = 288' x 72' net ft - \$2,016 net

Zoning Notes

REQUIRED IF CHECKED

SEPA

Fire

Shoreline

Health Department

Physically Handicapped

Flood Zone

Others

COUNTY PERMIT NO.

Zoning G.P. Site 4022 1/2
Land Use Commercial Applicant George W. ...
Tax Lot No. 14000 1/2 Located in SW 1/4 of Sec. 2, T. 2, R. 14

- STATUS OF BUILDING
- Utilities: Water _____ Sewer _____
 - Lot _____ Block _____ Plat No. _____
 - Lot of Record (conveyance prior to February 5, 1921) _____
 - Short Plat Name _____
 - Short Plat Required (or submittal of preliminary plat) _____
 - Exempt... By _____ Reason _____
 - Comments Storage Shed Addition Only

- ZONING
- Allowable Use... Size 14,000 sq ft
 - Conditional Use Permit... File No. _____
 - Conditional Use Required _____
 - Variance Required _____

- YARD SET-BACKS
- | | |
|--|--|
| <input checked="" type="checkbox"/> Front Yard... <input checked="" type="checkbox"/> OK | <input type="checkbox"/> Problem _____ |
| <input type="checkbox"/> Flanking St... <input type="checkbox"/> OK | <input type="checkbox"/> Problem _____ |
| <input checked="" type="checkbox"/> Side Yard... <input checked="" type="checkbox"/> OK | <input type="checkbox"/> Problem _____ |
| <input checked="" type="checkbox"/> Rear Yard... <input checked="" type="checkbox"/> OK | <input type="checkbox"/> Problem _____ |
| <input checked="" type="checkbox"/> Shoreline... <input checked="" type="checkbox"/> OK | <input type="checkbox"/> Problem _____ |
| <input type="checkbox"/> Comments _____ | <input type="checkbox"/> Problem _____ |

- PARKING
- Accepted as shown on plan
 - Not accepted... must be designed to regulations
 - Furnished (as shown on plan)

- LANDSCAPE PLAN
- Accepted as shown
 - Not Accepted _____
 - Required _____

- SHORRLINES PERMIT
- On File... No. _____
 - Required _____
 - PLANS / PERMIT Date _____
 - DIVISION _____

- ADDITIONAL REQUIREMENTS
- _____
- _____
- _____

REVIEWED BY: [Signature] Title _____ Date _____

Exhibit 2

- 6 pages

1977 Building Permits

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3096 Camp Rd

THIS AGREEMENT
MAY 1954, D. and ...
land and ... of ...
hereinafter referred to as ...
GLORIA PERRY, husband and ...
Edmonds, Washington, hereinafter referred to as ...

WITNESSETH:

The sellers agree to sell to the purchasers and the purchasers agree to purchase of the sellers, the following described real estate with appurtenances, situated in the County of ... State of Washington, to-wit:

Lot 37 and the ...
that portion of ...
following description:

It begins at ...
southwest corner ...
through ...
37 that ...
corner.

...
a line ...
corner of ...
corner ...

...
according to plat ...
plans, parts of and ...

Subject to restrictions ...

FOR COPY

BUILDING PERMIT APPLICATION

Washington & Whitman County
Department of Building and Code Administration

3096 Camp 2 Rd.

County 301-1310
City 526-8807

Project No. 10000 5077
H 497

Job Address: 3096 Camp 2 Rd.

Lot No: 37 Sub: 32 Block: 45

Owner: Brandon Wright Contractor: Cam Lk & Camp 2 Rd.

Architect or Engineer: _____

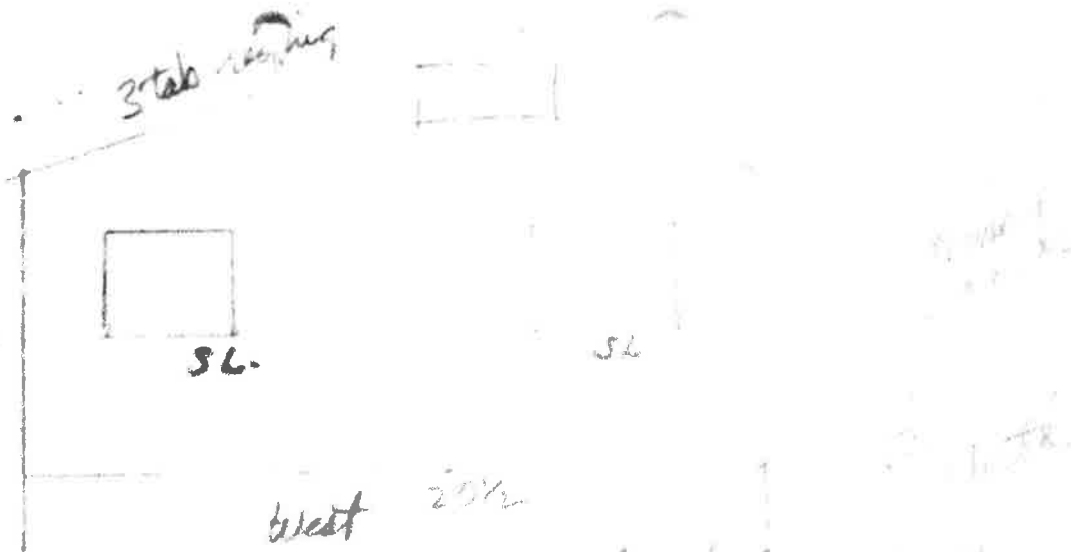
Maximum Allowed for Units: _____

Use of Building: _____

New Addition Alteration Repair Other

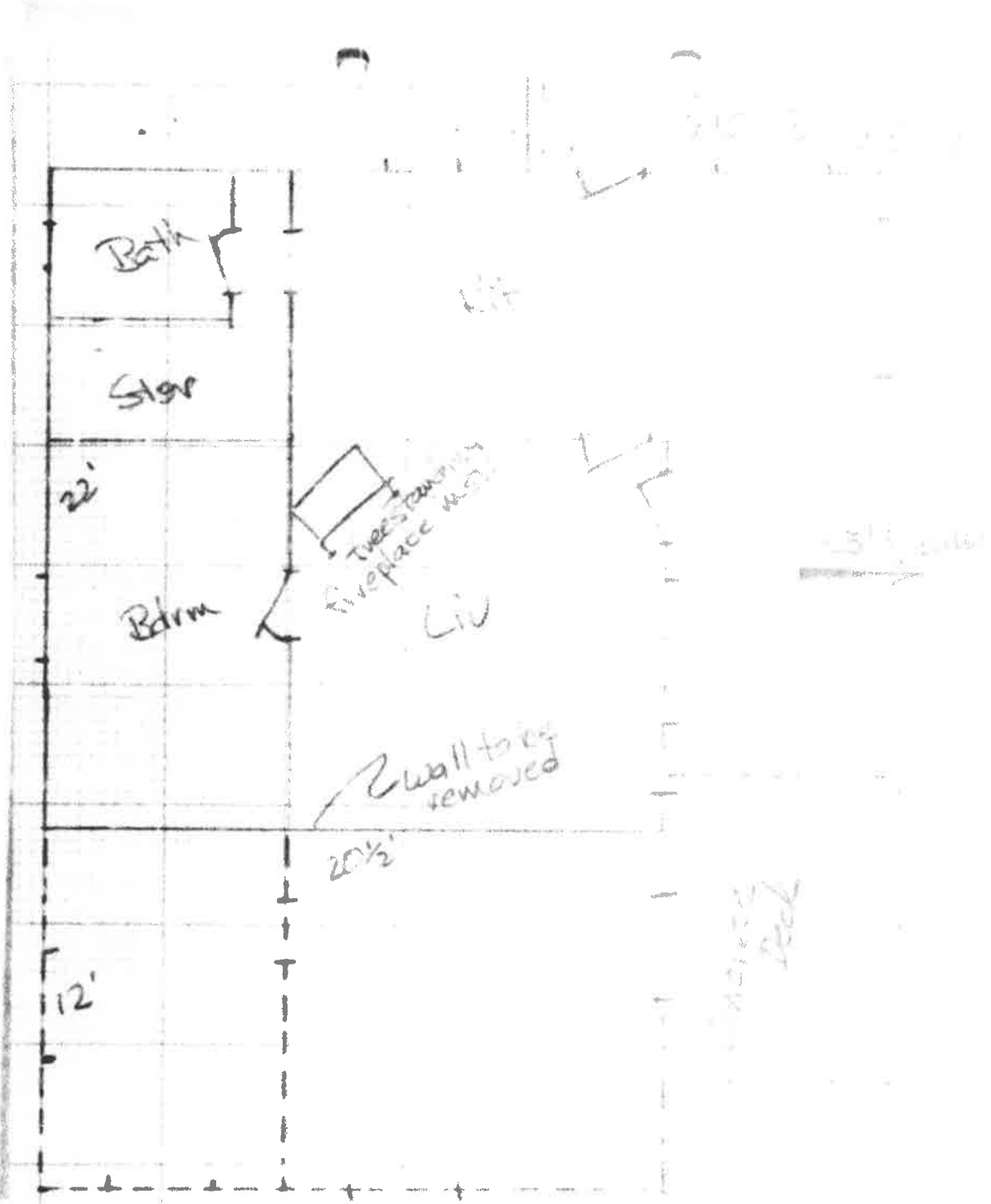
Description: 12x20 addition to living room & bedroom
 Application Accepted By: M.C. 1025 P.M.N. Date: 6-6-77
 Code Check Fee: 32. Date: 6-7-77
 Fee: 32.00 Date: 6-8-77
 No. of Sheets: 1 No. of Pages: 1
 No. of Units: 1

| Agency | Date Rec'd | Comments | App. Status | App. Type | App. Fee |
|----------------------|------------|--------------------|-------------|-----------|--------------------------------|
| Zoning | | <u>Set back OK</u> | | | |
| Plan Checker | | | | | |
| HEALTH DEPT. | | | | | <u>OK 6-7-77</u> <u>Bob</u> |
| PUBLIC WORKS | | | | | |
| FIRE DEPT. | | | | | |
| OTHER | | | | | |
| BUILDING & CODE ADM. | | | | | |



- 6" continuous concrete foundation
- 2x4 construction 16" o.c. - 12' spaced joists
- 2x10 floor joists 16" o.c. - secured with 2" hole blocking
- 3/4 ply underlay + 3/4 port hard floor
- Wall & ceiling insulated
- 1x10 bevel siding on ext
- roof rafter 2x10 16" o.c. 1/2" cork + felt
- headers 4x6 on windows & doors
- 18" crawlspace & vents on foundation

3096 Camp 2 Road



Proposed Addition 12x20 1/2'

3076 Camp 2 Road

BUILDING PERMIT APPLICATION

Bellingham & Whatcom County
Department of Buildings and Code Administration

| | | | |
|---|---------|-----------------------|----------------------------------|
| JOL Address | | | |
| Legal Description | Lot No. | Sec. | Blk. |
| | Tax No. | Sec. | Lot |
| Project | | Map Reference | |
| Contractor | | Address | |
| Architect or Engineer | | Address | |
| Minimum Required Set Backs | | | |
| Use of Building | | | |
| Class of work <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair | | | |
| Describe work | | | |
| Change of use to | | | |
| Change of use to | | | |
| Estimate of work \$ | | | |
| Special Conditions | | | |
| APPLICANT'S SIGNATURE | | | |
| Application Accepted By Date | | Plan Check By Date | Permitted to Commence By Date |

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

NOTICE

Separate permits are required for electrical, plumbing, heating, venting or air conditioning.

This permit becomes null and void if work or construction authorized is not commenced within 120 days, or if construction or work is suspended or abandoned for a period of 120 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

No building shall be occupied until certificate of occupancy issued. Sec. 338-U.B.C.

Permit Fees are NOT REFUNDABLE

Signature of Contractor or Authorized Agent or Date of Issuance of Permit

Date

Exhibit 3

- 7 pages

1992 Building Permits

401 Grand Ave
Bellingham, WA 98225
676-6907
398-1310 Ext 6907

WHATCOM COUNTY CONSTRUCTION PERMIT

PERMIT NO. **9446**

APPLICATION NO.

TYPE OF PERMIT

2024 CAMP 11 ROAD

LEGAL DESCRIPTION OF PROPERTY (FROM RECORD OF PLATS OR SURVEY)
LOT _____ OF _____

TAXES: 37 46 31 282096/172043

OWNER: **DAVE & JUDY BERENTSON** 1110-A WALKER RD. MT. VERNON, WA 98573 737-4385

GENERAL CONTRACTOR: **BOUCE JOHNSON CUSTOM HOMES** P.O. BOX 826 MT. VERNON, WA 98573 737-2333

MECHANICAL PLUMBING CONTRACTOR: **BRUCE L. SELLER** 25324 2nd 1/2 1/2

SPECIAL CONDITIONS: **FURNISH GRASS FLOOR SHALL BE ELIMINATED BY LEAST 3" ABOVE THE GRASS. WATER MARK. EXISTING HOUSE SHALL BE REMOVED. ONE WINDOW CANNOT EXCEED 1000 INCHES.**

PROPOSED USE OF BUILDING: **SPS**

ESTIMATED HEAVY AND LIGHT FIXTURES REQUIRED: **1,378 SQ' SPS - SINGLE STORY - ATTACHED GARAGE**

CLASS OF WORK: NEW ADDITION ALTERATION REPAIR DEMOLITION

ESTIMATED COST: **\$ 60,000.00**

| NO. | TYPE OF FIXTURE OR USE | FEE | NO. | TYPE OF EQUIPMENT | FEE |
|-----------|------------------------|-------|-----------|-------------------|-------|
| 2 | WATER CLOSET (TOILET) | 6.00 | | | |
| 2 | BATHROOM | 6.00 | | | |
| 2 | LAVATORY (HAND WASH) | 6.00 | | | |
| 1 | KITCHEN SINK & COUP | 3.00 | 1 | ... | 6.00 |
| 1 | DISHWASHER | 2.00 | 1 | ... | 12.00 |
| 1 | CLOTHES WASHER | 3.00 | | | 6.00 |
| 1 | HEAT WATER HEATER | 3.00 | | | |
| SUB TOTAL | | 36.00 | SUB TOTAL | | 24.00 |
| PERMIT | | 3.00 | TOTAL FEE | | 40.00 |
| TOTAL FEE | | 39.00 | TOTAL FEE | | 64.00 |

2024 CAMP 11 RD 10' x 45' KLF. GRAB

E2A LMS-802 LMS-802 45' H_{max}

25' TO PEAK OF ROOF 45' H_{max}

1,378 SQ' 1 1-ONLY

2-REQUIRED 2-3/4-1

1-2-92 H&A 2-9-92 CS 2-10-92 CS

RECEIPT NO. **11137**

WHEN PROPERLY VALIDATED THIS IS YOUR PERMIT

PERMITS EXPIRE IF WORK IS NOT COMMENCED WITHIN 180 DAYS OR CEASES FOR MORE THAN 180 DAYS.

WHATCOM COUNTY SALES TAX CODE IS 5700

PERMIT NO. **9446**

INSPECTOR COPY



Whatcom County
Building & Code Administration

CORRECTION NOTICE

Permit No. 9446 Phone 7-11-72

Type of Inspection FINAL

Job Address 307 1/2 Crumpler Rd

1. seal off Holes in
Driveway on Garage Side
2. Provide a Escape
The Kitchen Range Hood
3. WATER needs To be turned
on To working pressure
4. Provide a Approach for
The HOT WATER Heater in the
garage
5. Secure hot water heater
hard wired

Conditions must be inspected before
proceeding. Please call for re-inspec-
tion when ready.

[Signature]
BUILDING INSPECTOR

CALL 676-6907 -- 398-1310 ext. 6907

100-11-100



Bruce Johnson Contractor

1200 S. 10th St. Ste. 100
Billings, MT 59102
509-243-1111

Sam:

Re REBAR NOTICE to Project Force
Copy of permit from Dept of Public

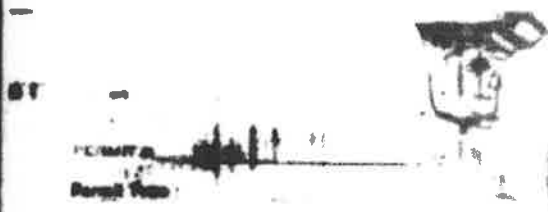
PLEASE NOTIFY Project Force so I
can receive my REBAR

THANK YOU for your attention
to this matter
IF YOU NEED to contact me
PLEASE CALL 856-8689 IF I AM
NOT AVAILABLE LEAVE MESSAGE

Bruce

3096 Camp 2 Rd.

BRUCE J 211 EK



Mechanical Other

DATE 2-13-92

ADDRESS 3095 CAMP 11 ROAD

OWNER DAVE & JUDY BERENTSON
CONTRACTOR BDOE THOMPSON CUSTOM HOMES

Nature of Work Special Conditions

SETBACKS:

FRONT: 12.5' CATHY LN. RD./5' LANE ST. RT.

SIDE: 10' N. P/L REAR: 5' NIA. DRIVE

1.5" x 80' SFN - SINGLE STORY - ATTACHED GARAGE
- FINISHED GROUND FLOOR SHALL BE ELEVATED AT
LEAST 5" ABOVE THE GROUND. EXISTING HOUSE SHALL
BE REMOVED. MAY MINORLY ENVIET INTO
ADJACENT LOT DETAIL.

| INSPECTIONS | APPROVED BY | DATE |
|------------------|-------------|----------------|
| Submittal | <i>JH</i> | <u>5/2/92</u> |
| Soil-bearing | <i>JH</i> | <u>8/19/92</u> |
| Footings & Piers | <i>JH</i> | <u>8/19/92</u> |
| Found Footing | | |
| O.K. to Pour | <i>JH</i> | <u>3/2/92</u> |

DO NOT COVER UNTIL ABOVE IS APPROVED

- No Underlayment
- No Floor Joists
- No Floor Underlayment
- O.K. to Pour 2nd Floor

DO NOT POUR CONCRETE FLOOR SLAB OR COVER FIRST FLOOR JOISTS UNTIL ABOVE IS APPROVED

- Deck
- Rough Framing
- Rough Sheeting
- Mechanical
- Scaffolding
- Final
- Final Building Inspection

JH 4/21/92

JH 4/23/92

JER 4/6/92

HAVE APPROVED PLANS ON SITE WHEN CALLING FOR INSPECTION

FOR INSPECTION CALL
24 Hour Answering Machine: 738-226
County Personnel: 306-1121 ext. 807

Whatcom County Public Works
Buildings & Code Division
204 W. Kellogg Road
Bellingham WA 98221-8711

Remarks Day wall fastening approved 5-6-92 - JH
Put Lousett's on (arrange to do)
JER

CONSTRUCTION PERMIT

Building & Code
 401 Grand Ave.
 Burlington, WA 98725
 Phone: (206) 678-6807
 County Line: 206-1218-6807

TYPE OF PERMIT: Single Family Dwelling
 JOB ACCOUNT: 3096 Camp 2 Rd Seaside

JOB NUMBER: 3096 (CAMP 2) (Rd 2096)
 LOT # 2097

OWNER: Dave & Judy Beersma
 CONTRACTOR: Beersma Custom Homes
 ARCHITECT/ENGINEER: Beersma
 MECHANICAL/ELECTRICAL CONTRACTOR: Beersma Plumbing

SPECIAL CONDITIONS:
Septic already existing Water lights
Residence
Single story 1084 sqft residence
Building valuation \$10,000

RECEIVED
 DEPARTMENT OF BUILDING & CODE INSPECTION

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

ZONING: Residential
 LANDSCAPING: Setback
 HEALTH: Setback
 PUBLIC WORK: Setback
 STRUCTURAL PLAN OK
 FIRE: Setback
 CONDITIONS: finished ground floor shall be elevated at least 5' above the ordinary high water mark. Existing house shall be removed.

| | | | |
|--|--|--|--|
| DISTRICT: <u>Camp 2 Rd</u> USE: <u>R2A</u> ZONING: <u>Rural</u> MAX HEIGHT: <u>25' to roof</u> MAX LOT COVER: <u>4</u> TYPE OF CONSTRUCTION: <u>2-1/2</u> | SIDE SETBACK: <u>10'</u> FRONT SETBACK: <u>10'</u> MAX AREA: <u>802</u> MAX HEIGHT: <u>25' to roof</u> MAX LOT COVER: <u>4</u> TYPE OF CONSTRUCTION: <u>2-1/2</u> | SIDE SETBACK: <u>10'</u> FRONT SETBACK: <u>10'</u> MAX AREA: <u>802</u> MAX HEIGHT: <u>25' to roof</u> MAX LOT COVER: <u>4</u> TYPE OF CONSTRUCTION: <u>2-1/2</u> | DISTRICT: <u>Camp 2 Rd</u> USE: <u>R2A</u> ZONING: <u>Rural</u> MAX HEIGHT: <u>25' to roof</u> MAX LOT COVER: <u>4</u> TYPE OF CONSTRUCTION: <u>2-1/2</u> |
|--|--|--|--|

APPROVED ACCEPTED: MCR 1-2-02
 PLANNING APPROVER: 2-5-02
 APPROVED FOR CONSTRUCTION: 2-5-02
 APPLICANT'S SIGNATURE: Beersma
 DATE: 1-29-02

APPLICANT CERTIFIES THAT ALL INFORMATION PROVIDED ON THIS APPLICATION AND ACCOMPANYING MATERIALS IS TRUE AND ACCURATE.

HEAT SOURCE

| | | | | |
|-------------|-----|-----------------|-----|-------|
| NATURAL GAS | LPG | <u>ELECTRIC</u> | OIL | OTHER |
|-------------|-----|-----------------|-----|-------|

| PLUMBING | | | MECHANICAL | | |
|----------|------------------------------|-----|------------|---------------------------------|-------|
| NO. | TYPE OF FIXTURE OR ITEM | FEE | NO. | TYPE OF EQUIPMENT | FEE |
| 2 | COVER DRAIN GROUP | | | AC. AIRSIDE UNIT - 10 T | |
| 2 | SAFETY | | | POWER AC SYSTEM - 2 T X | |
| 2 | LAUNDRY DRAIN DRAIN | | | JOIST HALTER - 4 X 4 | |
| | APPROX | | 1 | VENTILATION SYSTEM | 2.00 |
| 1 | WATER MAIN & STOP | | 3 | VENTILATION FAN | 3.00 |
| 1 | DISBURSER | | 1 | WATER HEAT. ELEMENT FAN | 2.00 |
| | LAUNDRY STOP | | | JOIST HALTER (WATER HEAT UNIT) | |
| 1 | WATER HEATER | | | WIND - TIGHT - BRICKLAYER MOUNT | |
| 1 | HOT WATER HEATER (ALL TYPES) | | | WALL FINISHING | |
| | CHUBB | | | WALL | |
| | SPRING FUNCTION | | | JOIST HALTER | |
| | FOOD STOP | | | WALL FINISH | |
| | ROOF DRAIN - DISBURSER | | | BRICKING TANK | |
| | WAX SERVICE - GAS, ETC. | | | PIPE TANK | |
| | JOIST TUB - BRICKLAYER PAUL | | | | |
| 2 | WATER MAIN | | | | |
| | SUB TOTAL \$ | 20 | | SUB TOTAL \$ | 12.00 |
| | PENALT \$ | 0 | | PENALT \$ | 0 |
| | TOTAL FEE \$ | 20 | | TOTAL FEE \$ | 12.00 |

0.00
 1.00
 1.00
 1.00

Exhibit 4

2 pages

2023 Survey by

Bruce Aryes Surveying



SURVEY

Number of Pages: 1

**Grantor:
AYERS CONSULTING LLC**

**Grantee:
RICHARD PUTNEY
KAREN ATKINSON**

Quarter: SE Quarter: SW Gov't Lot:

Section: 32 Township: 37N Range: 04E

2023 - 0301130

RECORD OF SURVEY

IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 37 NORTH, RANGE 4 EAST, W.M., WHATCOM COUNTY, WASHINGTON.

LOT DESCRIPTION:

AS PER STATUTORY WARRANTY DEED "A.F. #2150101525 & 2020-0604149 TAX PARCEL NO. S. J7041227504.0000 & J704122820460000.

Parcel A, Lot 36, Block 1, Plat of Cain's Lake, according to the plat thereof, recorded in Volume 7 of Plats, pages 61 and 62, records of Whatcom County, Washington. Extending the Southwesterly 5 feet thereof as measured by a line drawn 5 feet Northwesterly from and parallel to the Southwesterly line of said Lot.

Parcel B, Block 1, Plat of Cain's Lake, according to the plat thereof, recorded in Volume 7 of Plats, pages 61 and 62, records of Whatcom County, Washington. Extending the Southwesterly 5 feet thereof, as measured by a line drawn 5 feet Northwesterly of and parallel to the Southwesterly line of said Plat of Cain's Lake, as measured by a line drawn 5 feet Northwesterly of and parallel to the Southwesterly line of Lot 36.

Together with an undivided 1/132 interest in Lot 1, Block 2, Plat of Cain's Lake, according to the plat thereof, recorded in Volume 7 of Plats, pages 61 and 62, records of Whatcom County, Washington.

OCCUPANCIAL INDICATORS NOTE:

THIS RECORD OF SURVEY MAY DEPICT EXISTING FENCE LINES AND OTHER OCCUPANCIAL INDICATORS IN ACCORDANCE WITH W.A.C. CHAPTER 32C.130. THESE OCCUPANCIAL INDICATORS MAY OR MAY NOT INDICATE A POTENTIAL FOR CLAIMS OR RIGHTS IN THE UNDERLIED SURVEYED INTEREST. TITLE CLAIMS OR RIGHTS SHALL BE DETERMINED BY THE APPLICABLE LAW UNLESS OTHERWISE NOTED.

SURVEY PROCEDURE NOTE:

MONUMENTS, STRUCTURES ETC. SHOWN UPON THIS SURVEY WERE LOCATED BY STANDARD TRAVERSE METHODS USING A TOPCON TOTAL STATION ELECTRONIC INSTRUMENT AND DATA COLLECTION EQUIPMENT. CONTROL SURVEY IS GREATER THAN 1" IN 10,000'. SAID MONUMENTS WERE VISITED BY THIS FIRM IN APRIL, 2015 AND MARCH 2023.

BASES OF BEARING AND BLOCK RESOLUTION:

HELD S. 69° 40' 00" E. BETWEEN FOUND 1" IRON PIPES IN THE CENTERLINE OF CAMP ROAD NO. 2 ROAD, AS PER THE PLAT OF CAIN'S LAKE, VOLUME 7 OF PLATS PAGES 61 AND 62 RECORDS OF WHATCOM COUNTY, WHATCOM COUNTY, WASHINGTON.

SURVEYORS NOTE:

THE INITIAL LOT SURVEY WAS PERFORMED IN 2016 FOR THE PREVIOUS OWNER (PUNNEY). PUNNEY REQUESTED THE SURVEY MAP NOT BE RECORDED UNLESS HE COULD RESOLVE SOME OF THE ISSUES DISCOVERED DURING LOT SURVEY AND A FENCE COULD BE BUILT ALONG THE HIS WESTERLY LOT LINE BETWEEN LOTS 37 AND 38.

PUNNEY SOLD TO ATKINSON IN 2020. ATKINSON SUBSEQUENTLY CONSTRUCTED A NEW 6" WOOD FENCE ALONG THE LOT LINE BETWEEN LOTS 37 AND 38 IN DECEMBER 2022. THE RECORD OF SURVEY WAS UPDATED IN MARCH 2023 WITH THE CONSTRUCTED FENCE AND THEN RECORDED WITH THE WHATCOM COUNTY AUDITOR'S OFFICE.

AUDITORS CERTIFICATE:

FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF WHATCOM COUNTY, WASHINGTON THIS 15th DAY OF March 2023 AT 10:45 AM. IN BOOK 11, PAGE 2023-0301130 AND IS RECORDED UNDER AUDITOR'S FILE NUMBER 2023-0301130

Peggy Braddock
Auditor of Whatcom County

By: Tom Link
Deputy Auditor

SURVEYORS CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AT THE REQUEST OF RICHARD PUNNEY IN MAY, 2016, AND KAREN ATKINSON, MARCH 2023.

Karen Atkinson
Richard P. Atkinson, Surveyor



PROJECT CONSULTING

AYERS CONSULTING, LLC.

LAND SURVEYING • PERMITTING

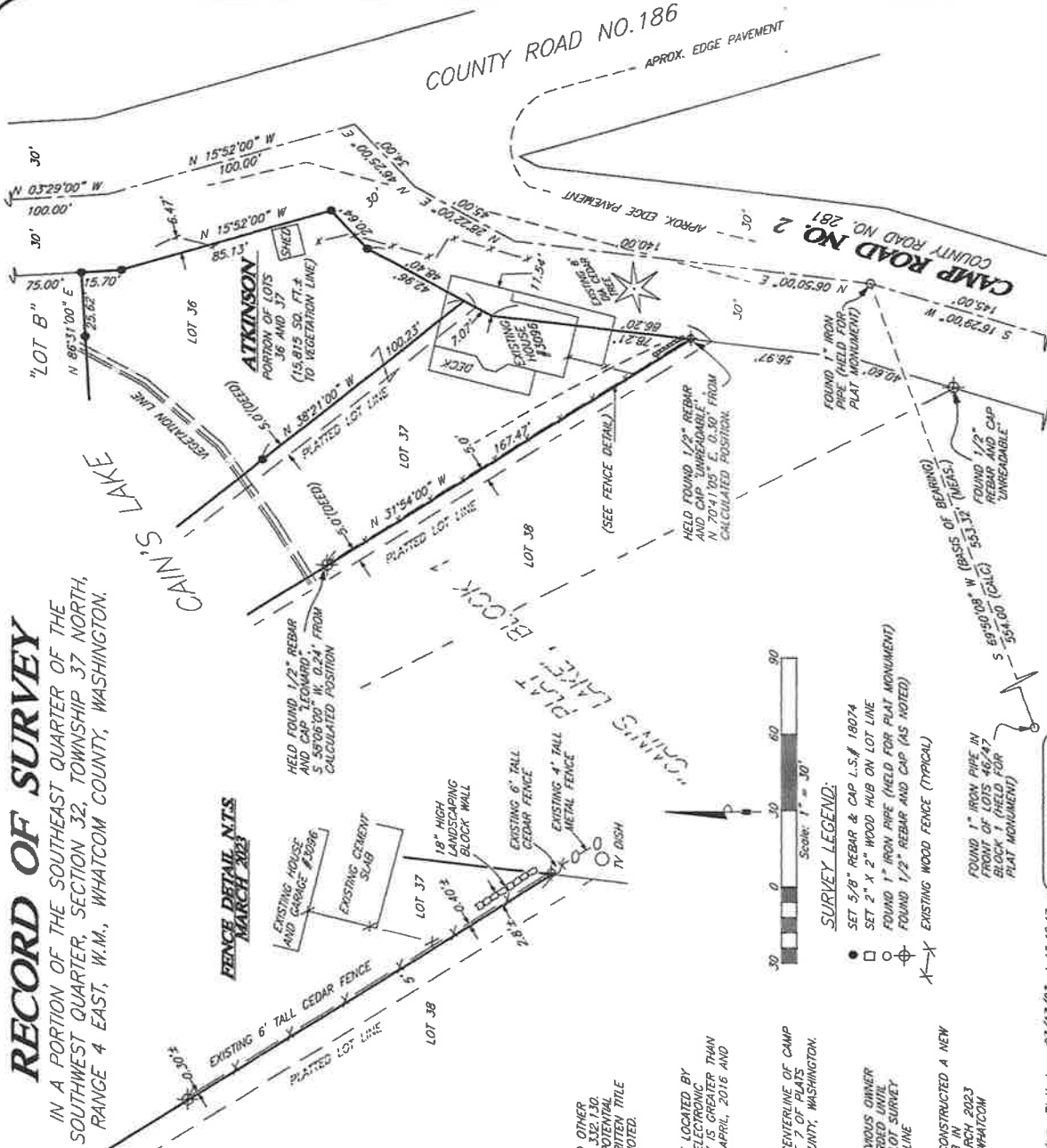
193 E. MAPLE ST. 3RD FL.
SEASIDE, WA 98225
PH: 360-871-8900

© COPYRIGHT

RECORD OF SURVEY

IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SECTION 32, TOWNSHIP 37 NORTH, RANGE 4 EAST, W.M., WHATCOM COUNTY, WASHINGTON.

| | | | |
|--------|----------|----------|-----------------------|
| DATE: | 06/09/16 | SCALE: | 1" = 30' |
| DRAWN: | B.D.A. | JOB NO.: | 16003 |
| CHECK: | B.D.A. | SHEET: | 1 OF 1 |
| | | | JOB NO. 16003 & 23002 |



SURVEY LEGEND:

- SET 5/8" REBAR & CAP L.S.# 18074
- SET 2" X 2" WOOD HUB ON LOT LINE
- FOUND 1" IRON PIPE (HELD FOR PLAT MONUMENT)
- ⊗ FOUND 1/2" REBAR AND CAP (AS NOTED)
- X-X EXISTING WOOD FENCE (TYPICAL)

FOUND 1" IRON PIPE IN FRONT OF LOTS 46747 BLOCK 1 (HELD FOR PLAT MONUMENT)

FOUND 1" IRON PIPE (HELD FOR PLAT MONUMENT)

FOUND 1/2" REBAR AND CAP UNREADABLE

FOUND 1/2" REBAR AND CAP UNREADABLE

FOUND 1" IRON PIPE (HELD FOR PLAT MONUMENT)

FOUND 1" IRON PIPE (HELD FOR PLAT MONUMENT)

FENCE DETAIL N.T.S. MARCH 2023

CAIN'S LAKE

CAIN'S LAKE PLAT BLOCK

COUNTY ROAD NO. 186

CAMP ROAD NO. 2

COUNTY ROAD NO. 281

ATKINSON PORTION OF LOTS 36 AND 37 (15,815 SQ. FT. ± TO VEGETATION LINE)

LOT 36

LOT 37

LOT 38

LOT B"

75.00' W

N 86°31'00" E

15.70'

25.06'

N 15°52'00" W

100.00'

N 15°52'00" W

100.00'

N 45°25'00" E

51.00'

N 22°22'00" E

43.00'

N 22°22'00" E

140.00'

N 06°50'00" E

145.00'

S 16°29'00" W

56.97'

N 06°50'00" E

40.80'

S 69°50'00" W (BASIS OF BEARING)

55.33' ±

S 55°41'00" (CALC.)

55.41'00'

N 15°52'00" W

100.00'

N 15°52'00" W

100.00'

APPROX. EDGE PAVEMENT

APPROX. EDGE PAVEMENT

APPROX. EDGE PAVEMENT

APPROX. EDGE PAVEMENT