

MEMORANDUM

To: All Meadows-Ferndale Owners and Residents
From: Meadows-Ferndale HOA Board of Directors
Date: June 29, 2020
Subject: Wetland Easements vs Trails
Ref: Plat-673965583143726

There continues to be significant and impactful uncertainty about the types of easements in our wetland areas and the rules that govern them. This is important because we could be severely penalized by either the US Army Corps of Engineers (Corps) or the Washington State Department of Ecology (DOE) for violation of their rules governing our stewardship of the wetland areas.

The attached map (actually a PLAT, or "plot of land") is marked with green dashed lines for the trail easements, red dashed lines for the other (storm, drainage, and access) easements, and green circles for points of entry to or exit from the trails. Corps and DOE rules specify that we can enter and traverse the wetlands ONLY on the specified trails, which we sometimes call "walking paths".

Don't be fooled by some of the non-trail easements that are covered with rock or gravel to facilitate entry by emergency and maintenance vehicles – they are NOT part of the trail system. We are strictly prohibited from accessing the wetlands or walking paths via these routes (such as at the end of Josie Lane).

We thank you for your cooperation.

Board of Directors

Meadows-Ferndale HOA

PLAT OF THE MEADOWS - PHASE II & III A PLANNED UNIT DEVELOPMENT

SITUATE IN A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 1 EAST OF W.M. CITY OF FERNDALE, WHATCOM COUNTY, WASHINGTON

— Trail Easement
● Trail Entrance

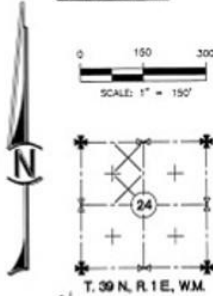
— Storm Drainage and/or Access Easements
FOR OFFICIAL USE ONLY

PHASE II AND III CC&P'S ARE RECORDED UNDER A.P. NO. 2016-1-201549

PHASE II & III PHASE II/III DATA		
OVERALL PHASES AREA	88.54 AC (3,861,893 SF)	100%
PHASE II & III TOTAL AREA	48.02 AC (2,082,893 SF)	53.1%
PUBLIC & PRIVATE ROADS	6.42 AC (278,808 SF)	7.3%
TOTAL LOTS AREA	78.62 AC (3,418,893 SF)	88.6%
OPEN SPACE	21.98 AC (953,593 SF)	24.8%
PHASE II TOTAL AREA	25.48 AC (1,108,893 SF)	28.8%

- LEGEND**
- FOUND PLAT BOUNDARY EXTENSION MONUMENTATION
 - CALCULATED POSITION, SEARCHED FOR NOTING FOUND
 - FOUND PUBLIC SECTION CORNER MONUMENT (SEE DESCRIPTION)
 - FOUND PUBLIC QUARTER CORNER MONUMENT (SEE DESCRIPTION)

Line #	Chord	Length
L1	S84°32'00"W	127.82
L2	S85°32'00"W	153.53
L3	S87°32'00"W	28.07
L4	S87°32'00"W	38.43
L5	S75°32'00"W	83.87
L6	S75°32'00"W	118.94
L7	S85°32'00"W	46.87
L8	S75°32'00"W	93.44
L9	S82°32'00"W	138.24
L10	S82°32'00"W	144.47
L11	S87°32'00"W	80.88
L12	S71°32'00"W	47.88
L13	N65°32'00"E	80.18
L14	N65°32'00"E	170.88
L15	S75°32'00"W	163.28
L16	S85°32'00"W	152.12
L17	N45°32'00"E	84.78



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MT. VIEW ROAD JOB #2015115 DATE: 11/28/2016 SHEET 2/6