

Record of Survey

located in the North Half of Section 20, Township 30 North,
Range 3 West, W.M.,
Clallam County, Washington

CENTERLINE GOVAN AVENUE AND SPRUCE STREET
07/14/10, FOUND 3-INCH BRASS CAP IN MON
WELL STAMPED "12223 1980" PER VOL 6 OF
SURVEYS, PG 91

CENTERLINE GOVAN AVENUE AND CEDAR STREET
09/20/07, FOUND BRASS CAP IN MON WELL PER
VOL 6 OF SURVEYS, PG 91

NW 1/16 CORNER
07/13/10, FOUND 2-INCH BRASS CAP IN MON
WELL PER VOL 6 OF SURVEYS, PG 91

CENTERLINE MATRIOTTI AVENUE AND CEDAR STREET
09/20/07, FOUND TYPE A MONUMENT PER VOL 6
OF SURVEYS, PG 91

07/20/10, FOUND 3/4-INCH IRON PIPE S48°51'E,
0.13 FROM CALCULATED POSITION

07/20/10, FOUND 3/8-REBAR WITH ILLEGIBLE
CAP PER VOL 46 OF SURVEYS, PG 28

AFN 633542
AFN 2001-1060097

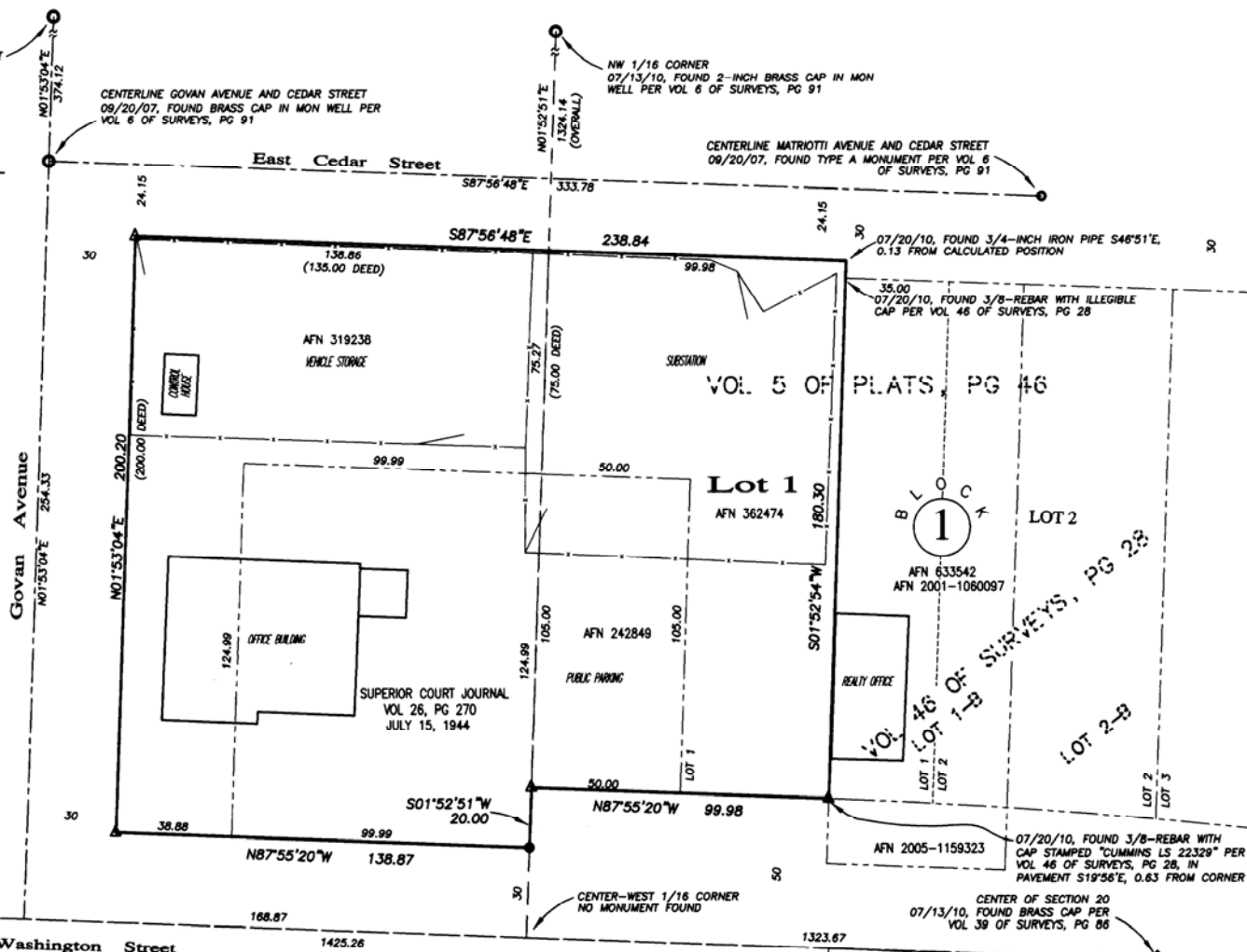
07/20/10, FOUND 3/8-REBAR WITH
CAP STAMPED "CUMMINS LS 22329" PER
VOL 46 OF SURVEYS, PG 28, IN
PAYMENT S19°56'E, 0.63 FROM CORNER

CENTER-WEST 1/16 CORNER
NO MONUMENT FOUND

CENTER OF SECTION 20
07/13/10, FOUND BRASS CAP PER
VOL 39 OF SURVEYS, PG 86

NOTES

1. THIS SURVEY USES THE SECTION SUBDIVISION AS SHOWN ON VOLUME 39 OF SURVEYS, PAGE 86 AND IS BASED ON THE WASHINGTON COORDINATE SYSTEM, NORTH ZONE, NAD 83(91) PER TIES CLALLAM COUNTY GEOMPT NUMBERS 03302970, 03303031 AND 03302031 AS SHOWN ON SAID SURVEY. ALL BEARINGS ARE RELATIVE TO SAID GRID. ALL DISTANCES ARE REDUCED TO SAID GRID USING A COMBINED SCALE FACTOR OF 0.99993851. TO OBTAIN GROUND DISTANCES, MULTIPLY DISTANCES SHOWN HEREON BY 1.00006150.
2. FOR LEGAL DESCRIPTION, SEE INSTRUMENT RECORDED UNDER CLALLAM COUNTY AUDITOR'S FILE NUMBERS 362474, 319238, 242849 AND VOL 26, PG 270 OF SUPERIOR COURT JOURNAL, DATED JULY 15, 1944.
3. THIS SURVEY COMPLES WITH W.A.C. 332-130-100 AND WAS ACCOMPLISHED ON SEPTEMBER 20 & 25, 2007 BY FIELD TRAVERSE METHODS USING A TOPCON 235W 5-SECOND TOTAL STATION WITH SOME DISTANCES MEASURED WITH A STEEL TAPE.
4. THIS SURVEY WAS PERFORMED ACCORDING TO W.A.C. 332-130-090 STANDARDS FOR LAND BOUNDARY SURVEYS. THIS SURVEY WAS NOT PERFORMED OR CERTIFIED TO MEET THE CURRENT "MINIMUM STANDARD DETAIL REQUIREMENTS" OR "ACCURACY STANDARDS" FOR ALTA/ACSM LAND TITLE SURVEYS. THEREFORE, USE OF THIS MAP FOR THE ISSUANCE OF AN ALTA/ACSM OWNER'S EXTENDED COVERAGE POLICY IS STRICTLY PROHIBITED.
5. THE SURVEYED PARCEL MAY BE SUBJECT TO EASEMENTS OR OTHER ENCUMBRANCES EITHER RECORDED OR UNRECORDED NOT SHOWN HEREON. THIS SURVEY HAS NOT DETERMINED THE EXISTENCE OF ALL SUCH EASEMENTS OR ENCUMBRANCES OR THEIR EFFECT ON THE SURVEYED PARCEL EXCEPT AS SPECIFICALLY SHOWN HEREON.
6. 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 INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAVE NOT BEEN RESOLVED BY THIS SURVEY.
7. WASHINGTON STREET RIGHT OF WAY PER WSDOT PLANS ENTITLED "SEQUIM TO BLYN", SHEET 1 OF 6, DATED JUNE 18, 1935.



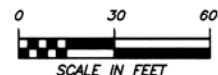
LEGEND

- 07/20/10, SET 5/8-INCH REBAR WITH RED PLASTIC SURVEY CAP STAMPED "JOHNSTON 37531"
 - ▲ 07/21/10, SET TACK WITH 1/2-INCH BRASS WASHER STAMPED "37531" IN EPOXY
 - ▲ 07/28/10, SET MAG NAIL WITH 2-INCH ALUMINUM WASHER STAMPED "JOHNSTON 37531"
 - 09/20/2007, FOUND TYPE "A" MONUMENT, 2-INCH STEEL PIPE WITH BRASS CAP STAMPED "CLARK LS 12223" IN MONUMENT CASE PER VOLUME 6 OF SURVEYS, PAGE 91
- AFN CLALLAM COUNTY AUDITOR'S FILE NUMBER OF RECORD LEGAL DESCRIPTION
- SURVEYED BOUNDARY LINE
- - - PROPERTY LINES
- - - CHAIN LINK FENCE

SURVEYOR'S NARRATIVE

THIS SURVEY INCLUDES LOT 1, BLOCK 1 OF MATRIOTTI AND DUNLAP'S FIRST ADDITION TO THE TOWN OF SEQUIM AS RECORDED IN VOLUME 5 OF PLATS, PAGE 47. BLOCK 1 OF SAID PLAT HAS MANY MATHEMATICAL DISCREPANCIES AND AMBIGUITIES. THE PLAT SHOWS A DISTANCE OF 175.40 FEET ALONG THE WEST LINE OF LOT 1. THIS DISTANCE IS OBVIOUSLY INCORRECT WHEN COMPARED TO EXISTING STREET MONUMENTATION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES WHOSE NAMES APPEAR HEREON IN THE SURVEYOR'S CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PARTIES WITHOUT MY EXPRESSED RECERTIFICATION.



2816-1254889 V. 70 P. 043
 Clallam County Auditor
 Clallam County Auditor's Office
 1000 1/2 1st Street, Bldg 100
 Sequim, WA 98282
 0014272010.01.13.58 PM

A SURVEY IN THE NORTH HALF OF SECTION 20,
TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., IN
SEQUIM, CLALLAM COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

DATE: 07/14/2010
SCALE: 1"=30'
DRAWN BY: RVJ
PLAT CHECKED BY: JC
SHEET 1 OF 1

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE RECORDING ACT AT THE REQUEST OF THE CLALLAM COUNTY PLD NO. 1 IN JUNE, 2010.

Rob Johnston
PLS 37531
ROB JOHNSTON



JOHNSTON
Land Surveying

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AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 5th DAY OF August, 2010 AT
1:13 P. M. IN BOOK 70 OF SURVEYS AT PAGE 43

AT THE REQUEST OF JOHNSTON LAND SURVEYING

June Elliott Deputy
CLALLAM COUNTY AUDITOR
2010-1254809
AUDITOR'S FILE NUMBER

