VOL/PG

ROLLING HILLS

A PLAT COMMUNITY
A PORTION OF THE E 1/2, OF THE NW 1/4,
SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M.
CITY OF SEQUIM, CALLAM COUNTY, WASHINGTON

DECLARANT CERTIFICATE

DECLARANT DECLARATION: THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED ROLLING HILLS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR ROLLING HILLS, RECORDED UNDER CALLAM COUNTY RECORDING NO_____

DEDICATION/DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST CALLAM COUNTY, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY CALLAM COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD CALLAM COUNTY, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING CALLAM COUNTY, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF CALLAM COUNTY, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS, THIS _____ DAY OF _____, 20___.

JWJ GROUP LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF JWJ GROUP LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____ ___, 20___.

_____

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF CALLAM)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____ BY ROBERT D. WEST.

DATED: _____

_____

(PRINT NAME)_____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: _____

FILE NO. _____

APPROVALS

MAYOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20___.

_____
MAYOR

COMMUNITY DEVELOPMENT DIRECTOR STATEMENT

I CITY OF SEQUIM COMMUNITY DEVELOPMENT DIRECTOR, _____, HAVE EXAMINED AND APPROVED THIS _____ DAY OF _____ 20___. THIS FINAL PLAT AS CONSISTENT WITH THE PRELIMINARY PLAT AS APPROVED BY THE CITY OF SEQUIM ON _____ __, 20__ AS BEING IN KEEPING WITH THE ADOPTED LAND DEVELOPMENT CODES, POLICIES, AND REGULATIONS OF THE CITY OF SEQUIM.

_____
COMMUNITY DEVELOPMENT DIRECTOR

PUBLIC WORKS DIRECTOR STATEMENT

THIS PLAT IS IN COMPLIANCE WITH WITH THE CITY STANDARDS FOR PUBLIC IMPROVEMENTS AND SAFETY.

_____
PUBLIC WORKS DIRECTOR

TREASURER'S CERTIFICATE

ALL TAXES AND ANY DELINQUENT ASSESSMENTS FOR WHICH THE LAND WITHIN THE LAND DIVISION MAY BE LIABLE HAVE BEEN DULY PAID AS REQUIRED BY CHAPTER 58.08.040 RCW.

_____ _____ _____
CALLAM COUNTY TREASURER DEPUTY

CALLAM COUNTY DEPARTMENT OF ASSESSMENTS

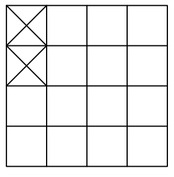
EXAMINED AND APPROVED THIS _____ DAY OF _____ 20___.

_____ _____
CALLAM COUNTY ASSESSOR DEPUTY CALLAM COUNTY ASSESSOR

ACCOUNT NUMBERS: 033030219030 & 033030219040

SITE INDEX

SEC. 30, TWP. 30N, RGE. 3E, W.M.



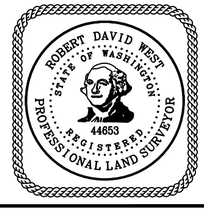
SHEET INDEX

1 COVER SHEET
2 FINAL PLAT LANGUAGE
3 FINAL PLAT LOT DETAILS
4 FINAL PLAT LOT DETAILS
5 FINAL PLAT LOT DETAILS
6 FINAL PLAT LOT DETAILS
7 FINAL PLAT LOT DETAILS

I HEREBY CERTIFY THAT THIS PLAT OF ROLLING HILLS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 30, TOWNSHIP 30 NORTH RANGE 3 EAST W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

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 JWJ GROUP LLC, A WASHINGTON LIMITED LIABILITY COMPANY, ON JANUARY 10, 2022. I HEREBY CERTIFY THAT THIS MAP FOR ROLLING HILLS IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

_____
ROBERT D. WEST DATE
PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
LICENSE NO. 44653
RDW@COREDESIGNINC.COM



AUDITOR'S CERTIFICATE

FILED FOR RECORD OF THIS _____ DAY OF _____, 20_____,
AT_____ MINUTES PAST _____ AND RECORDED IN BOOK _____ OF PLATS, PAGE(S)_____, AT THE REQUEST OF _____.

DIVISION OF RECORDS AND ELECTIONS

_____ _____
COUNTY AUDITOR AUDITOR'S FILE NUMBER

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER, SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CALLAM COUNTY, WASHINGTON.

JOB NO 21215

VOL/PG

VOL/PG

ROLLING HILLS

A PLAT COMMUNITY
A PORTION OF THE E 1/2, OF THE NW 1/4,
SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M.
CITY OF SEQUIM, CALLAM COUNTY, WASHINGTON

BASIS OF BEARINGS

N88°16'03"W BETWEEN THE FOUND MONUMENTS ALONG THE CENTERLINE OF McCURDY ROAD.

REFERENCES

LITTLEJOHN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED IN VOLUME 73 OF SURVEYS, PAGE 16, UNDER CLALLAM COUNTY RECORDING NO. 2021-1282429, AND AMENDED BY SURVEY RECORDED IN VOLUME 73 OF SURVEYS, PAGE 32, UNDER AUDITOR'S FILE NUMBER 2021-1283789.

LEGAL DESCRIPTION

PARCELS A AND B OF LITTLEJOHN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED IN VOLUME 73 OF SURVEYS, PAGE 16, UNDER CLALLAM COUNTY RECORDING NO. 2012-1282429, AND AMENDED BY SURVEY RECORDED IN VOLUME 73 OF SURVEYS, PAGE 32, UNDER AUDITOR'S FILE NUMBER 2012-1283789, BEING A PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

EXCEPTIONS CONTAINED IN TITLE

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENT OR OTHER SERVITUDES, IF ANY, AS DISCLOSED BY LITTLEJOHN BOUNDARY LINE ADJUSTMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 2012-1283789. (SHOWN HEREON)
2. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENT OR OTHER SERVITUDES, IF ANY, AS DISCLOSED BY SHORT PLAT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 2007-1202936. (SHOWN HEREON)
3. THIS SITE IS SUBJECT TO MATTERS SET FORTH IN SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 2003-1186349. (SHOWN HEREON)
4. THIS SITE IS SUBJECT TO A WATER PIPE LINE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 237137. (UNABLE TO PLOT, EASEMENT IS NOT FOUND ON CLALLAM COUNTY RECORDED DOCUMENT SEARCH)
5. THIS SITE IS SUBJECT TO A WATER PIPE LINE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 239097. (UNABLE TO PLOT, EASEMENT IS NOT FOUND ON CLALLAM COUNTY RECORDED DOCUMENT SEARCH)
6. THIS SITE IS SUBJECT TO A WATER LINE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 416144. (UNABLE TO PLOT, EASEMENT IS NOT FOUND ON CLALLAM COUNTY RECORDED DOCUMENT SEARCH)
7. THIS SITE IS SUBJECT TO A WATER LINE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 443328. (UNABLE TO PLOT, EASEMENT IS NOT FOUND ON CLALLAM COUNTY RECORDED DOCUMENT SEARCH)
8. THIS SITE IS SUBJECT TO A ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OR SYSTEM EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 482124. (UNABLE TO PLOT, EASEMENT IS NOT FOUND ON CLALLAM COUNTY RECORDED DOCUMENT SEARCH)
9. THIS SITE IS SUBJECT TO A ELECTRIC TRANSMISSION AND DISTRIBUTION LINE OR SYSTEM EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 485701. (UNABLE TO PLOT, EASEMENT IS NOT FOUND ON CLALLAM COUNTY RECORDED DOCUMENT SEARCH)
10. THIS SITE IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 505288. (UNABLE TO PLOT, EASEMENT IS NOT FOUND ON CLALLAM COUNTY RECORDED DOCUMENT SEARCH)
11. THIS SITE IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 574322. (UNABLE TO PLOT, NO LEGAL DESCRIPTION IN DOCUMENT)
12. THIS SITE IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 761471. (SHOWN HEREON)
13. THIS SITE IS SUBJECT TO AN EASEMENT FOR STREET AND UTILITIES AS DISCLOSED BY INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER 2005-1171797. (SHOWN HEREON)

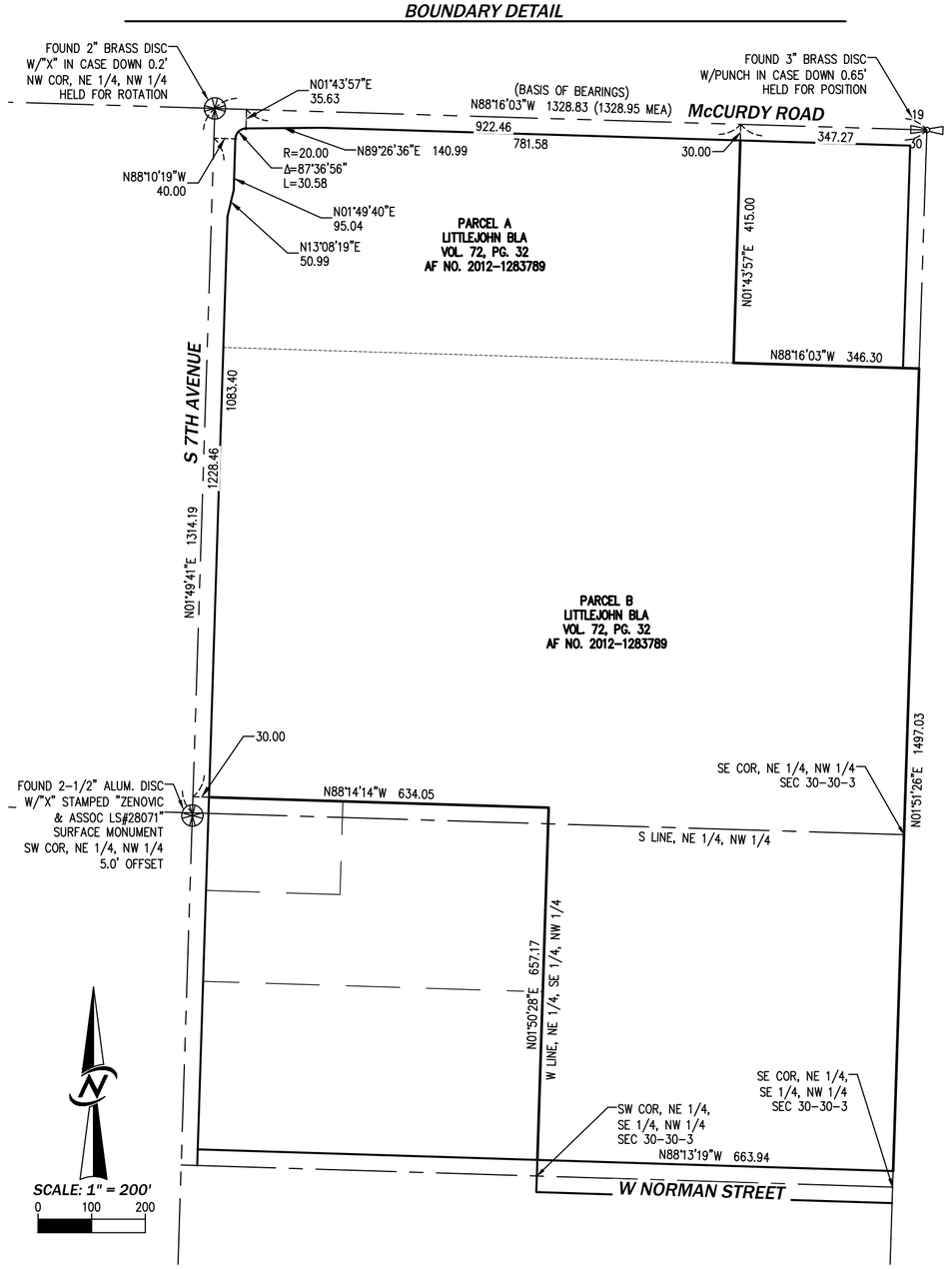
NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM OLYMPIC PENINSULA TITLE ORDER NUMBER 117800-JT, DATE FEBRUARY 21, 2020. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED ORDER NUMBER. CORE DESIGN, INC. HAS RELIED WHOLLY ON OLYMPIC PENINSULA TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 25, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2021.
3. PROPERTY AREA = 1,919,246± SQUARE FEET (44.0598± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. CONTOUR INTERVAL = 2 FEET.
6. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL.
7. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
8. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
9. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR AS MARKED BY 811 OR OTHER UTILITY LOCATING PROVIDERS ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE EVIDENCE OF UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CLIENT UNDERSTANDS THAT CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR PAINTED UTILITY LOCATIONS.

TRACT NOTES

1. TRACT A, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
2. TRACT B, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
3. TRACT C, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
4. TRACT D, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
5. TRACT E, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
6. TRACT F, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
7. TRACT G, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
8. TRACT H, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
9. TRACT I, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
10. TRACT J, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
11. TRACT K, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
12. TRACT L, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
13. TRACT M, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
14. TRACT N, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
15. TRACT O, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
16. TRACT P, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.
17. TRACT Q, AN OPEN SPACE TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 215 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE ROLLING HILLS HOMEOWNERS ASSOCIATION.

BOUNDARY DETAIL



ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO 21215

FILE NO. _____

VOL/PG

ROLLING HILLS

A PLAT COMMUNITY
A PORTION OF THE E 1/2, OF THE NW 1/4,
SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M.
CITY OF SEQUIM, CALLAM COUNTY, WASHINGTON



SCALE: 1" = 50'
0 25 50

SEE SHEET 4

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	172.50	8°59'01"	27.05
C2	172.50	10°58'05"	33.02
C3	25.00	55°31'32"	24.23
C4	25.00	33°44'23"	14.72
C5	170.00	17°07'51"	50.83

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C6	25.00	93°39'03"	40.86
C7	25.00	50°07'33"	21.87
C8	25.00	29°48'41"	13.01
C9	25.00	87°55'30"	38.36

LEGEND

- SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- FOUND SURVEY MARKER (AS NOTED)

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

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SHEET 3 OF 7

FILE NO. _____

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CITY OF SEQUIM, CALLAM COUNTY, WASHINGTON

SEE SHEET 3



LEGEND

- ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE
- ● SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- ○ FOUND SURVEY MARKER (AS NOTED)

SCALE: 1" = 50'
0 25 50

ROBERT DAVID WEST STATE OF WASHINGTON 44653 REGISTERED PROFESSIONAL LAND SURVEYOR

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

FILE NO. _____

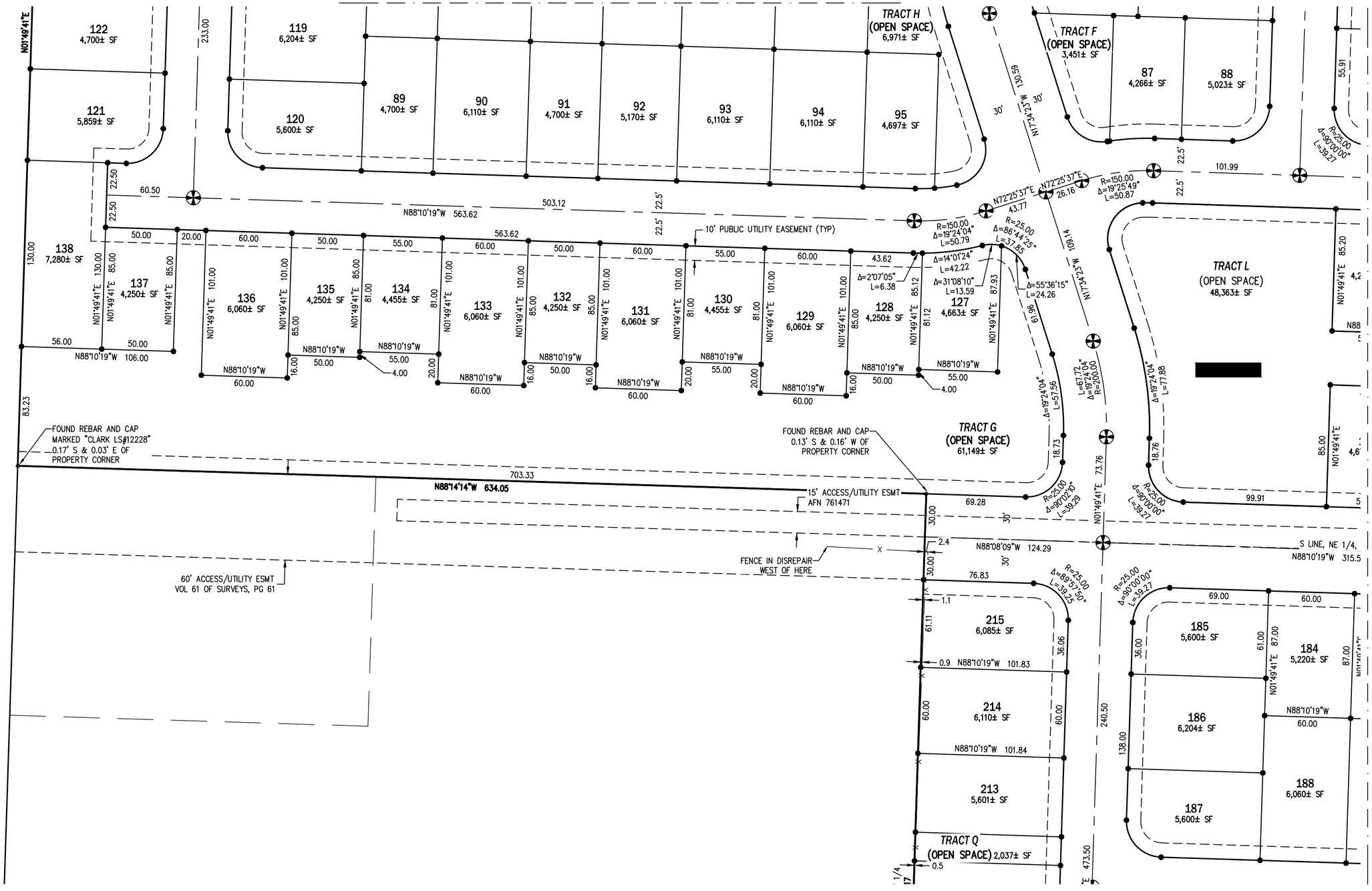
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SEE SHEET 4



SEE SHEET 7

SCALE: 1" = 50'
0 25 50

LEGEND

- ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE
- ● SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- ○ FOUND SURVEY MARKER (AS NOTED)

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

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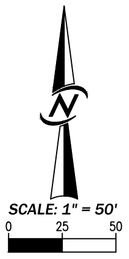
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CITY OF SEQUIM, CALLAM COUNTY, WASHINGTON

SEE SHEET 5

SEE SHEET 7





LEGEND

- ⊕ SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE
- ● SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- ○ FOUND SURVEY MARKER (AS NOTED)

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

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SEE SHEET 5
SEE SHEET 4
SEE SHEET 6

TRACT
(OPEN SP E)
48,363±

TRACT M
(OPEN SPACE)
4,778± SF

TRACT K
(OPEN SPACE)
28,452± SF

10' PUBLIC UTILITY EASEMENT (TYP)

15' ACCESS/UTILITY ESMT AFN 764171

20' SEWER ESMT AFN 646491

AFN 2005-1171797 ACCESS/UTILITY ESMT

S LINE NE 1/4, NW 1/4

FOUND REBAR AND CAP MARKED "DC&A LS#22329" 0.42' N & 0.33' E OF PROPERTY CORNER

FOUND REBAR AND CAP MARKED "DC&A LS#22329" 0.18' S & 0.12' W OF PROPERTY CORNER

BLOW OFF AND AIR VAC INSIDE VALVE BOX

SE COR, NE 1/4, NW 1/4 SEC 30-30-3

CLF

VBF

N01°51'26"E 1497.03

N88°08'34"W 346.30



SCALE: 1" = 50'
0 25 50

LEGEND

- SET 4" CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED "44653" IN MONUMENT CASE
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- FOUND SURVEY MARKER (AS NOTED)

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

FILE NO. _____

JOB NO 21215