

LEGAL DESCRIPTION

SEE DEED A.F. NO 2021-1415728
 LOTS 7 AND 8, BLOCK 2, CENTRAL PLAT OF THE TOWNSITE OF SEQUIM,
 ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 77,
 RECORDS OF CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY,
 COVENANTS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF
 ANY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED TO BE
 N88°10'36"W, BETWEEN THE MONUMENTS FOR THE PLAT RECORDED
 IN VOL. 2 OF PLATS PG. 77, RECORDS OF CLALLAM
 COUNTY, WASHINGTON.

SURVEY METHODS

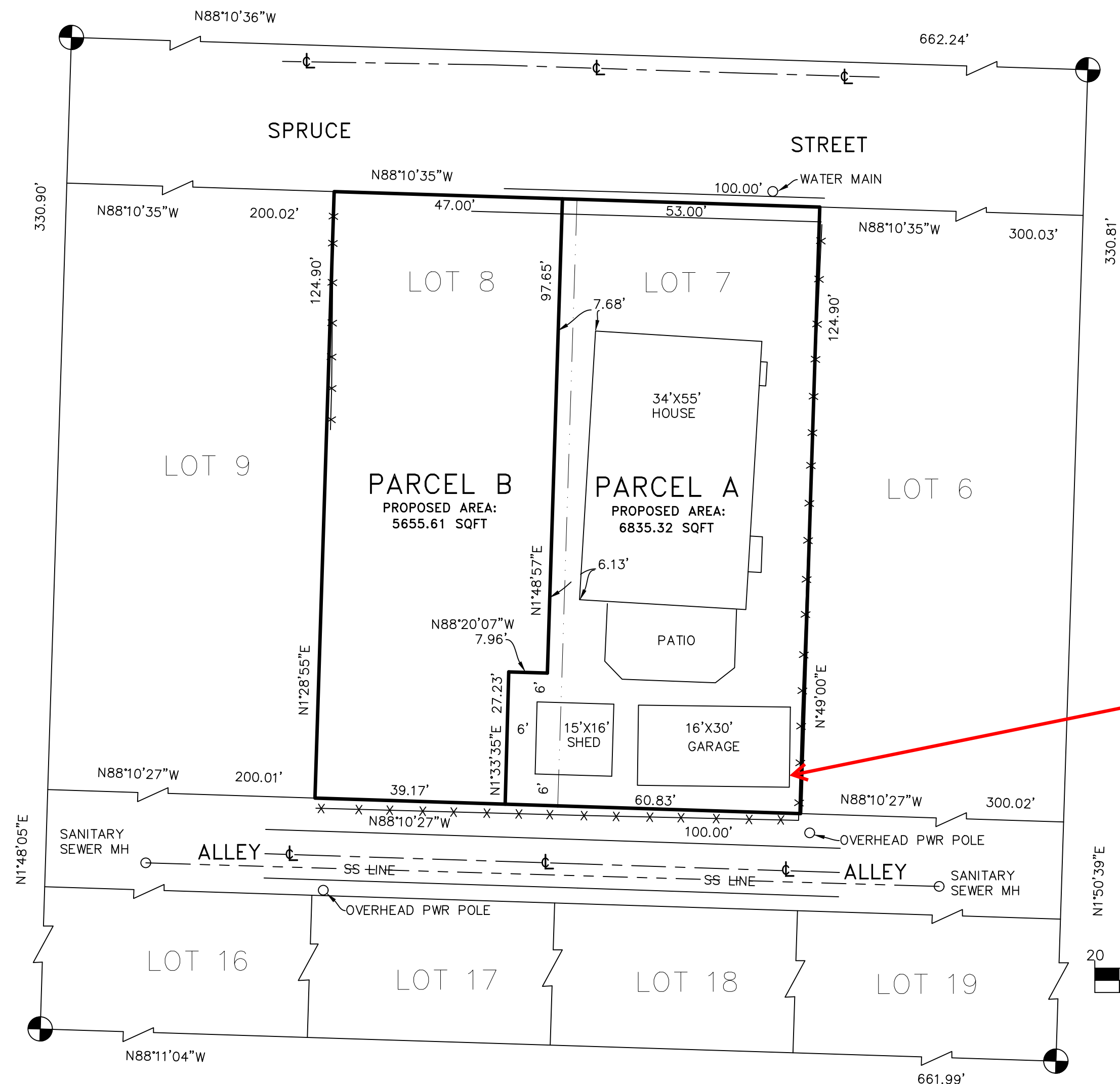
THIS SURVEY WAS PERFORMED USING A 3 SEC. TOPCON
 GM SERIES TOTAL STATION. SOME DISTANCES WERE
 MEASURED USING A STEEL TAPE. ACCURACY MEETS
 STANDARDS SET FORTH BY WAC 332-130-090.

SECTION SUBDIVISION

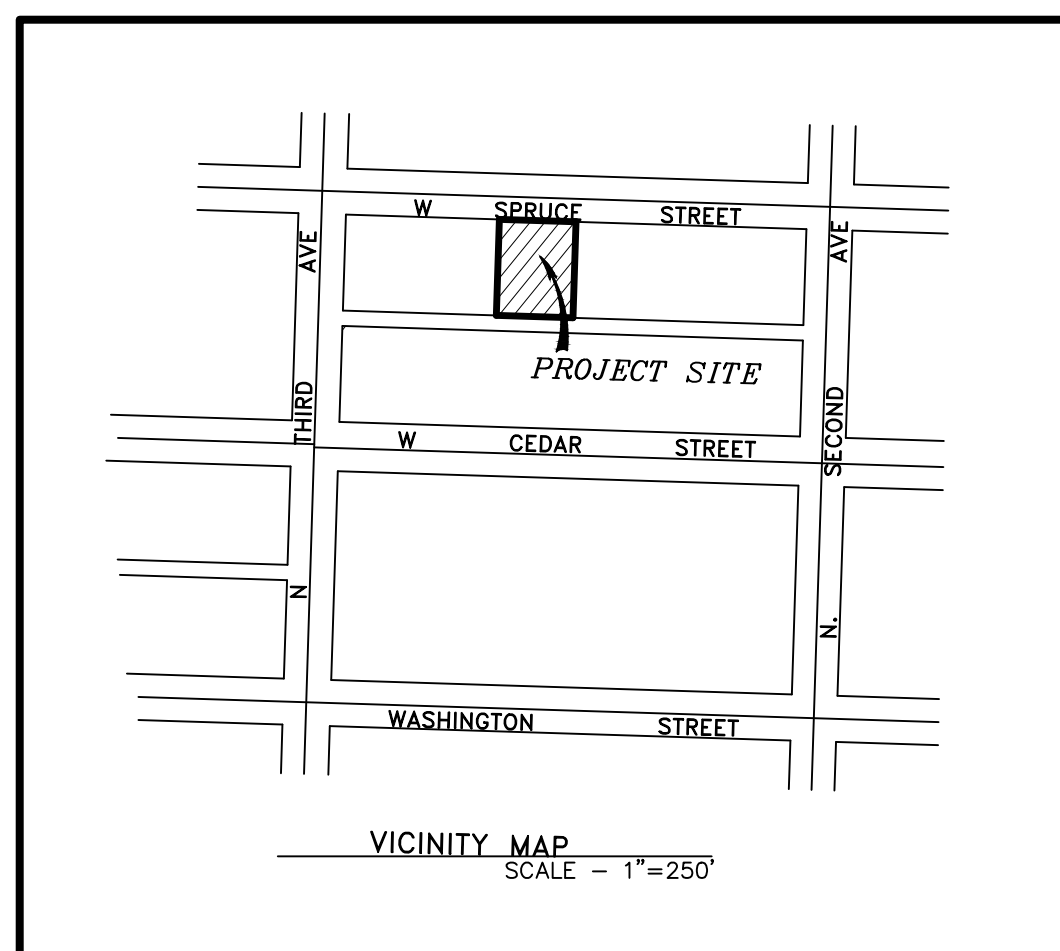
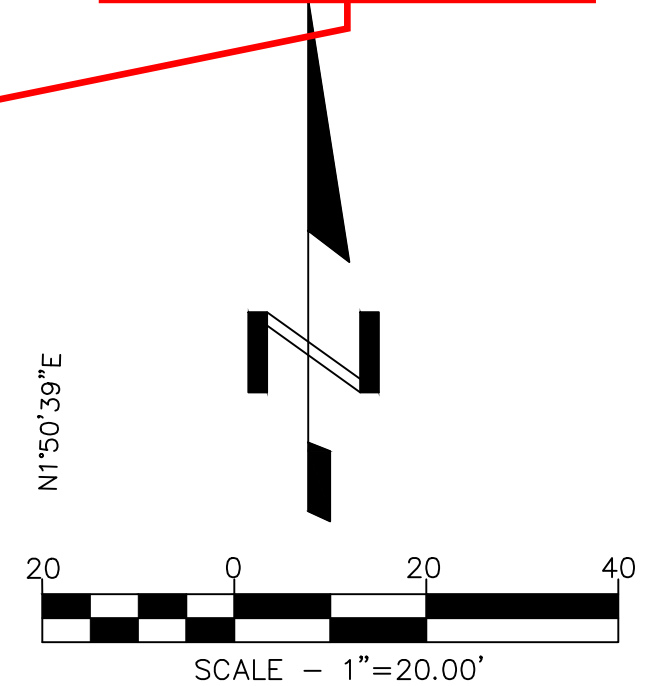
FOR SECTION SUBDIVISION USED THIS SURVEY SEE THAT RECORD
 OF SURVEY AS RECORDED IN VOL. 81 OF SURVEYS, PG. 88, RECORDS
 OF CLALLAM COUNTY, WASHINGTON. COMPARE ALSO SURVEYS IN
 VOL. 54, PG. 87, AND VOL 36, PG. 89. AND THE CCGF SURVEY
 RECORDED IN VOL. 39 OF SURVEYS PG. 86.

NOTES:

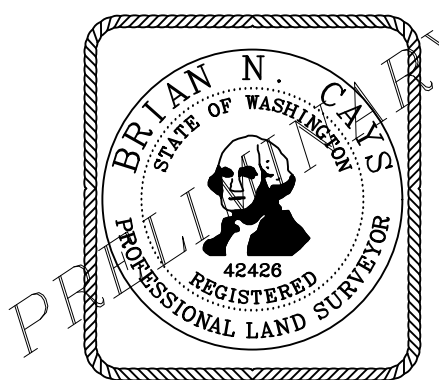
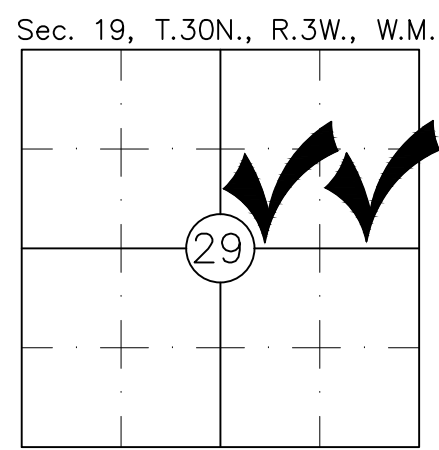
- 1) THE SURVEYED PARCEL MAY BE SUBJECT TO EASEMENTS OR
 OTHER ENCUMBRANCES EITHER RECORDED OR UNRECORDED
 NOT SHOWN HEREON. THIS SURVEY HAS NOT DETERMINED THE
 EXISTENCE OF ALL SUCH EASEMENTS OR ENCUMBRANCES OR
 THE EFFECT ON THE SURVEYED PARCEL EXCEPT AS SPECIFICALLY
 SHOWN HEREON.
- 2) EXTERIOR BOUNDARIES HAVE BEEN FULLY MAPPED FOR
 ENCROACHMENTS, EXISTING FENCE LINES OR OCCUPATION
 LINES AS SHOWN HEREON, AND LOCATED ON MARCH 30, 2022.
- 3) THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND OTHER
 OCCUPATIONAL INDICATORS THAT MAY INDICATE A POTENTIAL
 FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED
 UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY
 THIS SURVEY.



**Per SMC 18.59.020(A)(5)
 Maximum Structure Width. The
 combined width as measured
 parallel to the rear property line
 of all detached accessory
 structures over 10 feet in
 elevation shall not exceed 40
 percent of the lot width.
 Currently at 75%.**



PARCEL NO: 033019-511208
 OWNER: CALEB GRUBB
 SURVEYOR: OLYMPIC PENINSULA SURVEING
 & DRAFTING
 SITE ADDRESS: 261 W. SPRUCE STREET,
 SEQUIM, WA



GRUBB SHORT PLAT
 OF A PORTION OF
 S. 1/2 N.E. 1/4 Sec. 19, T.30N., R.3W., W.M.
 Clallam County, Washington
 for
 Caleb Grubb

*Olympic Peninsula
 Surveying and Drafting, Inc.*
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 Surveyed and Mapped
 March 30, 2022
 Job No. GRUBB-11864