



Return Address:
Cedarland & Co. LLC
Attn: Joe Cedarland
P.O. Box 2264
Gig Harbor, Wa. 98335

"NOTICE TO TITLE"

FILED FOR THE RECORD AT THE REQUEST OF THE CITY OF SEQUIM
DEPARTMENT OF COMMUNITY DEVELOPMENT
NOTICE FOR CRITICAL AREA SLOPE AND NO CUT PROTECTIVE BUFFER
IDENTIFICATION

DATE 4/7/2023 ASSESSOR'S TAX PARCEL NO. 0330304200300000

LEGAL DESCRIPTIONS:

SEE PAGE 2, EXHIBIT A, FOR LEGAL DESCRIPTION OF THE CRITICAL AREA.
SEE PAGE 3, EXHIBIT B, FOR LEGAL DESCRIPTION OF THE 50 FOOT NO CUT PROTECTIVE
BUFFER.
SEE PAGE 4, EXHIBIT C FOR MAP OF THE CRITICAL AREA AND
THE 50 FOOT NO CUT PROTECTIVE BUFFER.

CRITICAL AREA SLOPE AND NO CUT PROTECTIVE BUFFER IDENTIFICATION

The subject property includes a small area with ground slopes slightly exceeding 15%. The site has been evaluated by a Geo Tech Engineer who concluded that there was no visible evidence of Slope Movement. The top of the Critical Area is marked with Orange Stakes and a 50 foot No Cut Protective Buffer is marked with yellow stakes as shown on the attached map. The abovedescribed Legal Description is of the Critical Area as Staked and Surveyed onsite as required by the City of Sequim Department of Community Development.


Signature of property owner/grantor

Joseph T. Cedarland
Print name


Signature of person recording notice to title/grantor

Cedarland & Co LLC
Print name or company name

Dated:

STATE OF *Washington*
COUNTY OF *Clallam*

ss.

I certify that I know or have satisfactory evidence that *Joseph Cedarland*
his (is/are) the person(s) who appeared
before me, and said person(s) acknowledged that *he* signed this instrument and acknowledged it to be
free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: *4/7/23*

K Wahlsten



Notary name printed or typed: *Karen Wahlsten*
Notary Public in and for the State of *Washington*
Residing at *Port Angeles*
My appointment expires:

4-13-25

EXHIBIT A

LEGAL DESCRIPTION OF CRITICAL AREA:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;
THENCE SOUTH $01^{\circ}52'28''$ WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 310.50 FEET TO THE NORTHWEST CORNER OF CLALLAM COUNTY TAX PARCEL NUMBER 0330304200300000 AND THE TRUE POINT OF BEGINNING;
THENCE, CONTINUE, ALONG SAID WEST LINE, SOUTH $01^{\circ}52'28''$ WEST 63.58 FEET;
THENCE NORTH $57^{\circ}31'52''$ EAST 71.85 FEET;
THENCE NORTH $78^{\circ}27'28''$ EAST 57.18 FEET;
THENCE SOUTH $70^{\circ}23'51''$ EAST 47.32 FEET;
THENCE NORTH $81^{\circ}08'55''$ EAST 51.67 FEET;
THENCE SOUTH $69^{\circ}59'17''$ EAST 40.40 FEET;
THENCE SOUTH $72^{\circ}22'21''$ EAST 38.44 FEET;
THENCE SOUTH $66^{\circ}17'12''$ EAST 42.24 FEET TO A POINT ON THE EAST LINE OF SAID TAX PARCEL;
THENCE NORTH $01^{\circ}51'01''$ EAST 84.07 FEET ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID TAX PARCEL;
THENCE SOUTH $86^{\circ}28'17''$ WEST, ALONG THE NORTH LINE OF SAID TAX PARCEL, 326.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50.00 FOOT NO CUT PROTECTIVE BUFFER,

THE ABOVEDESCRIBED CRITICAL AREA CONTAINING 0.32 ACRES.

EXHIBIT B

LEGAL DESCRIPTION OF 50.00 FOOT NO CUT PROTECTIVE BUFFER:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE SOUTH $01^{\circ}52'28''$ WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 310.50 FEET TO THE NORTHWEST CORNER OF CLALLAM COUNTY TAX PARCEL NUMBER 0330304200300000;
THENCE, CONTINUE, ALONG SAID WEST LINE, SOUTH $01^{\circ}52'28''$ WEST 63.58 FEET TO THE SOUTHWEST CORNER OF THE CRITICAL AREA AND THE TRUE POINT OF BEGINNING OF THE 50.00 FOOT NO CUT PROTECTIVE BUFFER;

THENCE, ALONG THE SOUTH LINE OF SAID CRITICAL AREA,
NORTH $57^{\circ}31'52''$ EAST 71.85 FEET AND NORTH $78^{\circ}27'28''$ EAST 57.18 FEET AND SOUTH $70^{\circ}23'51''$ EAST 47.32 FEET AND NORTH $81^{\circ}08'55''$ EAST 51.67 FEET AND SOUTH $69^{\circ}59'17''$ EAST 40.40 FEET AND SOUTH $72^{\circ}22'21''$ EAST 38.44 FEET AND SOUTH $66^{\circ}17'12''$ EAST 42.24 FEET TO A POINT ON THE EAST LINE OF SAID TAX PARCEL;

THENCE SOUTH $01^{\circ}51'01''$ WEST 53.87 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID 50.00 FOOT NO CUT PROTECTIVE BUFFER;

THENCE NORTH $66^{\circ}17'12''$ WEST 59.64 FEET;

THENCE NORTH $72^{\circ}22'21''$ WEST 36.82 FEET;

THENCE NORTH $69^{\circ}59'17''$ WEST 28.57 FEET;

THENCE SOUTH $81^{\circ}08'55''$ WEST 51.48 FEET;

THENCE NORTH $70^{\circ}23'51''$ WEST 46.06 FEET;

THENCE SOUTH $78^{\circ}27'28''$ WEST 34.01 FEET;

THENCE SOUTH $57^{\circ}31'52''$ WEST 96.78 FEET TO A POINT ON THE WEST LINE OF SAID TAX PARCEL;

THENCE, ALONG SAID WEST LINE, NORTH $01^{\circ}52'28''$ EAST 60.56 FEET TO THE POINT OF BEGINNING.

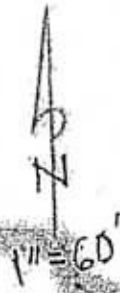
THE ABOVEDESCRIBED 50.00 FOOT NO CUT PROTECTIVE BUFFER CONTAINING 0.40 ACRES.

EXHIBIT C

RESERVOIR ROAD

(30)

NWCAR
 NW 1/4 SE 1/4



LINE TABLE	
L1	S70°23'51"E 47.32
L2	N81°08'55"E 51.67
L3	S69°59'17"E 40.40
L4	S72°22'21"E 38.44
L5	S66°17'42"E 42.24
L6	N66°17'12"W 59.64
L7	N72°22'21"W 36.82
L8	N69°59'17"W 28.57
L9	S81°08'55"W 51.48
L10	N70°23'51"W 46.06
L11	S78°27'28"W 34.01

501°52'28"W 310.50

