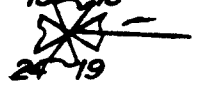


# REVISED PLAT OF PHASE ONE OF HENDRICKSON PARK

## A PLANNED UNIT DEVELOPMENT A PORTION OF THE N.1/2, N.W.1/4, SEC. 19, T.30N, R.3W., W.M., CITY OF SEQUIM, CLALLAM CO., WA.

SEC. COR.  
BRASS CAP MON.

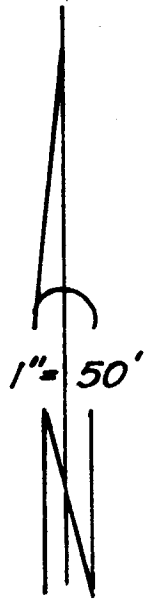


1324.79

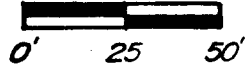
N88°04'13"W 2649.59  
1324.80

1/4 COR.  
CASED MON.

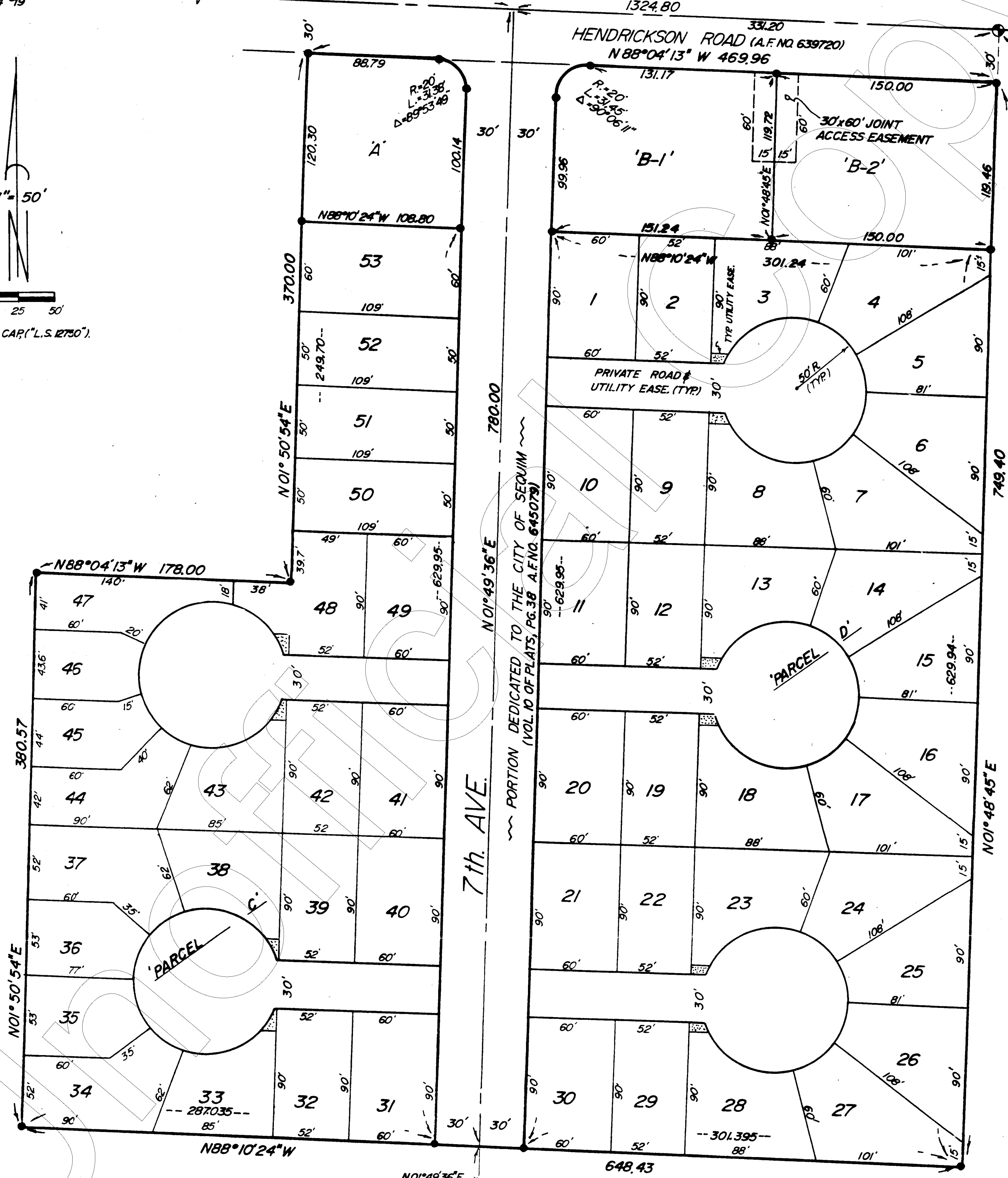
EXIST. CASED MON.



1" = 50'



● = REBAR & CAP ("L.S. 12750")



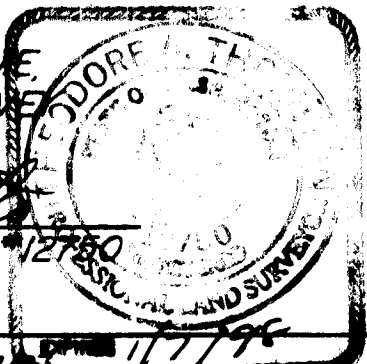
PORTION DEDICATED TO THE CITY OF SEQUIM  
(VOL. 10 OF PLATS, PG. 38 A.F.N.C. 645073)

VOL 13 PG 29

### SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING RECORDING ACT, AT THE REQUEST OF O.M. HENDRICKSON.

*Ted A. Thornton*  
TED A. THORNTON L.S. 12780  
8/18/96



BRASS CAP MON. 5.00' SOUTH OF 1/16TH COR. & ON E. 7th. AVE.

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF August, 1996 AT 2:34 PM, IN VOLUME 13 OF PLATS, AT PAGE 29, AT THE REQUEST OF O.M. Hendrickson

*Kathy Henderson*  
Kathy Henderson  
DEPUTY COUNTY AUDITOR

# REVISED PLAT OF PHASE ONE OF HENDRICKSON PARK

## A PLANNED UNIT DEVELOPMENT

### A PORTION OF THE N. 1/2, N.W. 1/4, SECTION 19, T.30N., R.3W., W.M., CITY OF SEQUIM, CLALLAM CO., WA.

**PLAT DESCRIPTION**

THAT PORTION OF THE WEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID WEST QUARTER, NORTHEAST QUARTER, NORTHWEST QUARTER. THENCE S 01° 48' 45" W 30.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S 01° 48' 45" W 749.40 FEET; THENCE N 88° 10' 24" W 648.43 FEET; THENCE N 01° 50' 54" E 380.57 FEET; THENCE S 88° 04' 13" E 178.00 FEET; THENCE N 01° 50' 54" E 370.00 FEET; THENCE S 88° 04' 13" E 469.96 FEET TO THE TRUE POINT OF BEGINNING.

**TREASURER'S CERTIFICATE**

I, RUTH M. GERDON TREASURER OF CLALLAM COUNTY, WASHINGTON, HEREBY CERTIFY THAT TAXES ON THE ABOVE PROPERTY, TO AND INCLUDING THE FIRST HALF YEAR 1996, HAVE BEEN PAID TO MY OFFICE. (Due to Revision)

*Ruth M. Gerdon* 8-28-96  
DEPUTY COUNTY TREASURER

**SURVEYOR'S CERTIFICATE**

I, TED A. THORNTON, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS LAND SUBDIVISION IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME: THAT THE COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET: THAT ALL LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

*Ted A. Thornton*  
TED A. THORNTON, P.L.S. #12750  
SURVEYED AND MONUMENTED 8/18/96



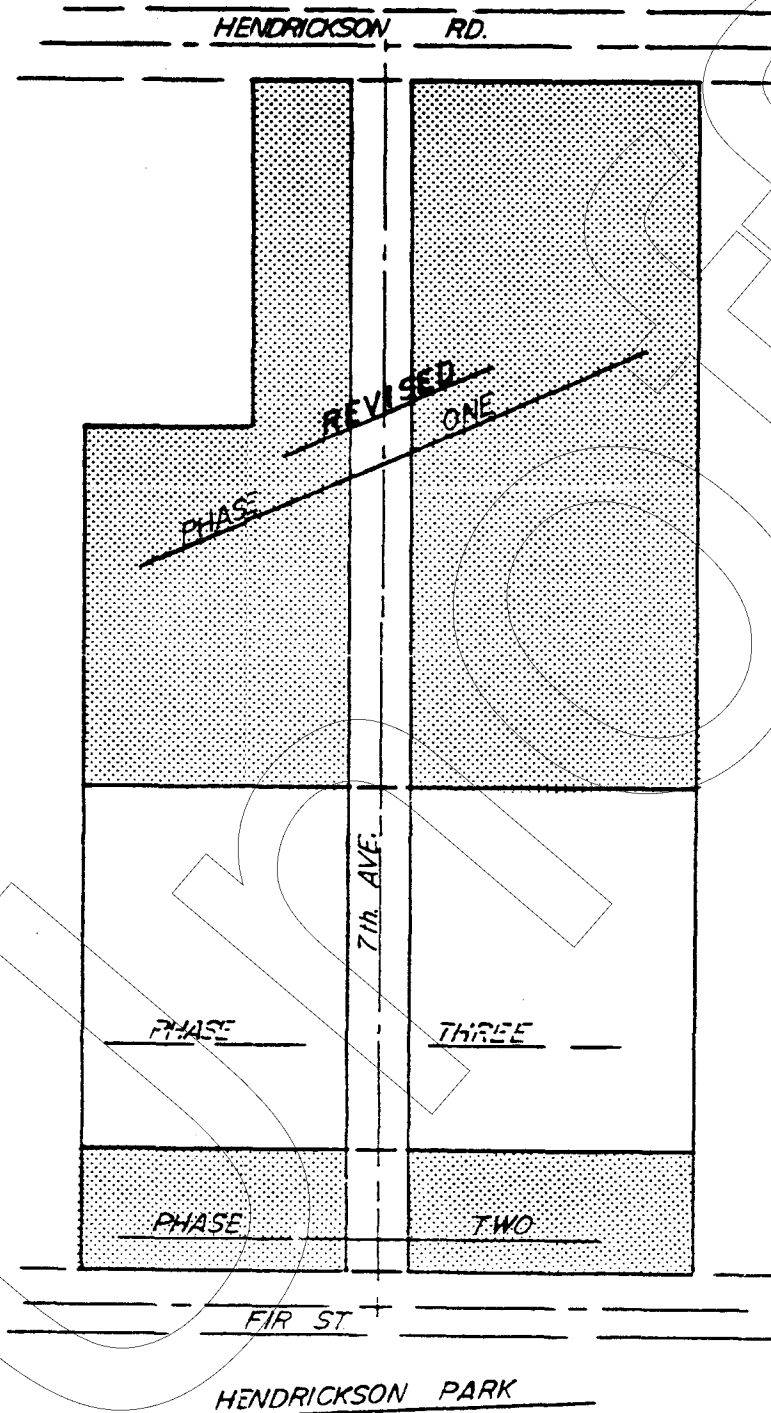
**NOTES:**

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHOD, USING A 6" TOTAL STATION.
2. THE BASIS OF BEARING OF THIS SURVEY IS N8 8° 04' 13" W, ALONG THE NORTH LINE OF THE NW 1/4, SECTION 19.
3. LOTS 1-53 ARE FOR MOBILE HOME RENTAL SPACES AND AS SUCH CANNOT BE SOLD.
4. OWNERS OF PARCELS "A" "B-1" AND "B-2" SHALL PAY THEIR FAIR SHARE FOR THE COMPLETION OF WEST HENDRICKSON ROAD ABUTTING THE DEVELOPMENT, TO CITY STANDARDS, INCLUDING CURB, GUTTER AND SIDEWALKS, OR SHALL CONSTRUCT SAID IMPROVEMENTS THEMSELVES.
5. LOTS 50 AND 51 SHALL HAVE ONE JOINT DRIVEWAY ACCESSING ONTO 7<sup>TH</sup> AVENUE. A TURNAROUND SHALL BE PROVIDED ON PRIVATE PROPERTY TO PREVENT BACKING OUT ONTO 7<sup>TH</sup> AVENUE.
6. LOTS 52 AND 53 HAVE THE SAME DRIVEWAY RESTRICTION AS LOTS 51 AND 52.
7. PARCEL "A" SHALL NOT HAVE AN ACCESS ONTO HENDRICKSON ROAD, AND SHALL HAVE NOT MORE THAN ONE ACCESS ONTO 7<sup>TH</sup> AVENUE.
8. PARCELS "B-1" AND "B-2" SHALL SHARE ONE ACCESS ON TO HENDRICKSON ROAD, AND SHALL HAVE NOT MORE THAN ONE ACCESS ONTO 7<sup>TH</sup> AVENUE.
9. PARCELS "A" "B-1" AND "B-2" SHALL BE RESTRICTED TO PROFESSIONAL OFFICES, OR MEDICAL/DENTAL CLINICS, AS PROVIDED AT CHAPTER 18.24.030 OF THE SEQUIM MUNICIPAL CODE.
10. THE SHARED THIRTY FOOT (30') BY SIXTY FOOT (60') ACCESS FOR INGRESS/EGRESS ONTO HENDRICKSON ROAD FOR PARCELS "B-1" AND "B-2" SHALL BE IMPROVED TO CITY OF SEQUIM STANDARDS PRIOR TO FINAL BUILDING INSPECTION ON EITHER OF SAID TRACTS AND ONCE CONSTRUCTED SHALL BE JOINTLY MAINTAINED.
11. MOBILE HOMES SHALL NOT BE PLACED ON ANY LOT THAT HAS LESS THAN 3000 SQUARE FOOT OF AREA.
12. BUILDING SETBACKS ARE AS FOLLOWS: 20.00 FEET FROM PROPERTY LINE ON HENDRICKSON ROAD AND 15.00 FEET FROM PROPERTY LINE ON 7<sup>TH</sup> AVENUE.

**DEDICATION AND ACKNOWLEDGEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT TO BE KNOWN HENCEFORTH AS THE REVISED PLAT OF PHASE ONE HENDRICKSON PARK PLANNED UNIT DEVELOPMENT. THE PLATTORS HEREBY ACCEPT ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED FOR ANY OTHER LAND OR PERSON BY ACTS OF SAID PLATTORS AUTHORIZED BY THE CITY OF SEQUIM IN RELATION TO THIS PLAT, AND HEREBY CONSENT TO THIS PLAT.

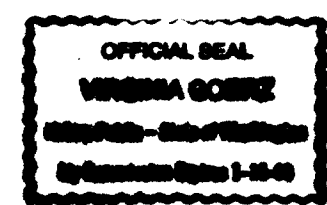
*O.M. Hendrickson*      *Beverly June Hendrickson*  
O.M. HENDRICKSON      BEVERLY JUNE HENDRICKSON



STATE OF WASHINGTON)  
COUNTY OF CLALLAM)  
THIS IS TO CERTIFY THAT ON THIS 15<sup>th</sup> DAY OF August 1996, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED, O.M. HENDRICKSON AND BEVERLY JUNE HENDRICKSON, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

*Virginia Gaery*  
NOTARY PUBLIC IN AND FOR THE  
STATE OF WASHINGTON.  
RESIDING AT Sequim



**CITY APPROVAL**

EXAMINED AND APPROVED BY THE CITY OF SEQUIM THIS 28<sup>th</sup> DAY OF AUGUST, 1996.

*Steve M. Clark*  
PLANNING DIRECTOR CITY OF SEQUIM

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