AMENDMENT TO PHASE ONE OF HENDRICKSON PARK
(PLAT VOL. 13, PG'S. 29-30)
A PORTION OF
N. 1/2 N.W. 1/4 Sec. 29, T.30N., R.3W., W.M.
City of Sequim, Clallam County, Washington
for
Hendrickson Community LLC, LJM Properties LLC
Pointer Properties Inc. and Cussen Investments LLC

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

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

_____ _____
TREASURER DEPUTY

_____
DATE

NOTES:

1). THE ORIGINAL SURVEY WAS PERFORMED BY TED THORNTON, BY FIELD TRAVERSE METHOD USING 6" TOTAL STATION.
2). THE BASIS FO BEARING OF THIS SURVEY IS N88°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 7TH AVENUE. A TURNAROUND SHALL BE PROVIDED ON PRIVATE PROPERTY TO PREVENT BACKING OUT ONTO 7TH AVENUE.
6). LOTS 52 AND 53 HAVE THE SAME DRIVEWAY RESTRICTION AS LOTS 50 AND 51.
7). PARCEL "A" SHALL NOT HAVE AN ACCESS ONTO HENDRICKSON ROAD, AND SHALL HAVE NOT MORE THAN ONE ACCESS ONTO 7TH AVENUE.
8). PARCELS "B–1" AND "B–2" SHALL SHARE ONE ACCESS ONTO HENDRICKSON ROAD, AND SHALL HAVE NOT MORE THAN ONE ACCESS ONTO 7TH AVENUE.
~~8). 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.~~
~~9). 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.~~
10). MOBILE HOMES SHALL NOT BE PLACED ON ANY LOT THAT HAS LESS THAN 3000 SQUARE FOOT OF AREA.
11). BUILDING SETBACKS ARE ~~AS FOLLOWS: 20.00 FEET FROM PROPERTY LINE ON HENDRICKSON ROAD AND~~ 15.00 FEET FROM PROPERTY LINE ON 7TH AVENUE.

ACKNOWLEDGEMENT

STATE OF_____)
COUNTY OF_____)

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____, 20____ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED MELVIN J. HENDRICKSON, REPRESENTING HENDRICKSON COMMUNITY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND LJM PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT. IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION
EXPIRES _____ _____
NOTARY PUBLIC IN AND FOR THE
STATE OF_____
RESIDING IN _____
_____

ACKNOWLEDGEMENT

STATE OF_____)
COUNTY OF_____)

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____, 20____ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM GRUBB, REPRESENTING POINTER PROPERTIES, INC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT. IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION
EXPIRES _____ _____
NOTARY PUBLIC IN AND FOR THE
STATE OF_____
RESIDING IN _____
_____

DEDICATION

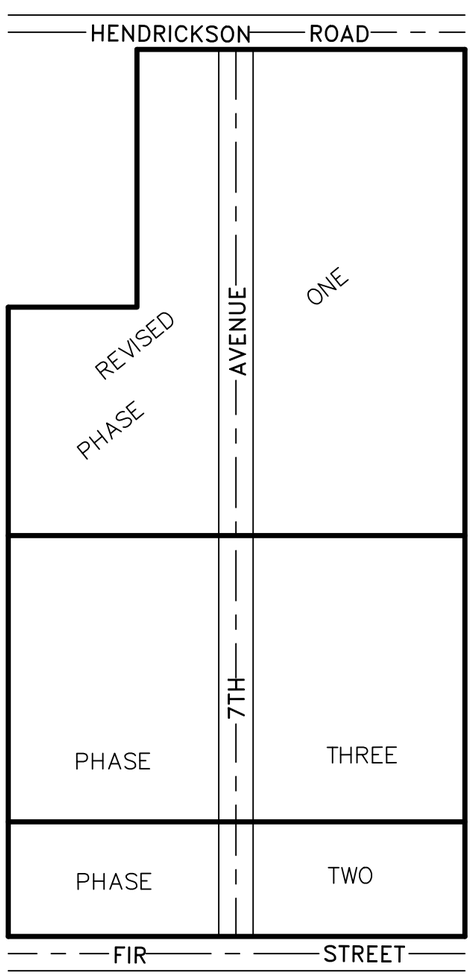
WE, MELVIN J. HENDRICKSON, REPRESENTING HENDRICKSON COMMUNITY, LLC, AND LJM PROPERTIES LLC, BOTH WASHINGTON LIMITED LIABILITY COMPANIES.
WILLIAM GRUBB, REPRESENTING POINTER PROPERTIES, INC., DO HEREBY GIVE OUR CONSENT TO THIS SUBDIVISION AMENDMENT AND AGREE TO A WAIVER OF INDEMNIFICATION AGREEMENT FOR ALL CLAIMS AGAINST ANY OTHER LAND OR PERSONS BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF PUBLIC ROADS OR OTHER ACTIONS AUTHORIZED BY THE COUNTY IN RELATION TO THIS PROPERTY. WE ALSO GRANT THE LOT OWNERS NONEXCLUSIVE USE OF THE EASEMENTS INDICATED FOR INGRESS, EGRESS AND UTILITIES.

OWNER: HENDRICKSON COMMUNITY, LLC AND LJM PROPERTIES, LLC, BOTH WASHINGTON LIMITED LIABILITY COMPANIES.

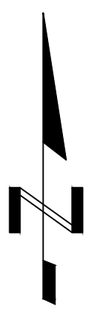
_____
MELVIN J. HENDRICKSON – REPRESENTATIVE

OWNER: POINTER PROPERTIES INC.

_____
WILLIAM GRUBB – REPRESENTATIVE



HENDRICKSON PARK


VICINITY MAP
1"=250 FT.

COMMUNITY DEVELOPMENT

I, CITY OF SEQUIM, INTERIM COMMUNITY DEVELOPMENT DIRECTOR, CHARISSE DESCHENES, HAVE EXAMINED AND APPROVED THIS PLAT AMENDMENT ON THIS _____ DAY OF_____, 2023 AS BEING CONSISTENT WITH THE ADOPTED LAND DEVELOPMENT AND SUBDIVISION CODES, POLICIES, AND REGULATIONS OF THE CITY OF SEQUIM.

_____
CHARISSE DESCHENES – INTERIM DIRECTOR

APPROVAL

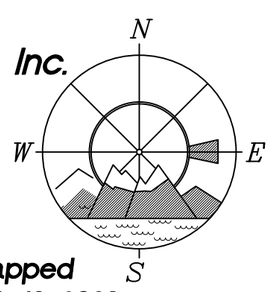
I, CITY OF SEQUIM MAYOR, APPROVE THIS PLAT ~~ALTE~~RATION AS CONSISTENT WITH THE PLAT ALTERATION APPROVED BY THE HEARING EXAMINER AND AS SET FORTH ON THE CONSENT AGENDA DURING THE CITY COUNCIL MEETING ON DAY OF _____, 2023.

_____
MAYOR OF CITY OF SEQUIM



PRELIMINARY

Olympic Peninsula Surveying and Drafting, Inc.
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(360) 460–2934
opsurveying@olypen.com



Surveyed and Mapped
October 3, 2022 - July 10, 2023

Job No. GRUBB-11868