LEGAL DESCRIPTION

SEE DEED A.F. NO 2022-1441253

PARCEL 6 OF THOMPSON PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 43, 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 N01°46'24"W, ALONG THE EAST LINE OF THE NW. 1/4 OF SECTION 19, T.30N., R.3W., W.M., AS SHOWN ON THAT CLALLAM COUNTY GEOMETRIC FRAMEWORK (CCGF) SURVEY RECORDED IN VOLUME 39 OF SURVEYS, PAGE 86, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SURVEY METHODS

THIS SURVEY WAS PERFORMED USING A 5 SEC. TOPCON GPT3000 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 CCGF RECORD OF SURVEY, RECORDED IN VOLUME 39 OF SURVEYS, PAGE PAGE 86, RECORDS OF CLALLAM COUNTY, WASHINGTON. COMPARE ALSO PLAT VOLUME 11, PAGE 43, RECORDS OF CLALLAM COUNTY, WASHINGTON.

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 AUGUST, 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.
5) NO PORTION OF THIS BINDING SITE PLAN MAY BE ALTERED, AMENDED, DELETED, ADDED TO OR CHANGED IN ANY MANNER EXCEPT BY APPLICATION OF AMENDMENT TO THE CITY OF SEQUIM.

APPROVAL - CITY OF SEQUIM

I, CITY OF SEQUIM COMMUNITY DEVELOPMENT DIRECTOR CHARISSE DESCHENES HAVE EXAMINED AND APPROVED THIS_____DAY OF _____, 2023, THIS FINAL BINDING SITE PLAN PLAN AS CONSISTENT WITH THE PRELIMINARY BINDING SITE PLAN AS APPROVED BY THE CITY OF SEQUIM ON_____AS BEING IN KEEPING WITH THE ADOPTED LAND DEVELOPMENT AND SUBDIVISION CODES, POLICIES AND REGULATIONS OF THE CITY OF SEQUIM.

BY:_____
CHARISSE DESCHENES

PUBLIC WORKS DIRECTOR:

THIS BINDING SITE PLAN IS IN COMPLIANCE WITH THE CITY OF SEQUIM STANDARDS FOR PUBLIC IMPROVEMENTS AND SAFETY.

_____ _____
PUBLIC WORKS DIRECTOR DATE

MAYOR

_____ _____
TOM FERRELL DATE

TREASURER'S CERTIFICATE

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

_____ _____
CLALLAM COUNTY TREASURER DATE

NOTICE TO PURCHASERS

CITY APPROVAL OF THE BINDING SITE PLAN DOES NOT AUTOMATICALLY DEDICATE THE USE OF WATER, SEWER, STORMWATER, SOLID WASTE DISPOSAL OR OTHER UTILITIES OF THE CITY. POTENTIAL PURCHASERS OF THE PROPERTY ARE ADVISED TO CONTACT THE CITY FOR INFORMATION REGARDING ASSESSMENTS AND FEES FOR UTILITY SERVICES.

DECLARATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE CITY OF SEQUIM AND TO THE USE OF THE PUBLIC FOREVER THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF OVER, UNDER AND ACROSS EASEMENTS AND COMMON AREAS SHOWN TO LIE WITHIN THE PLAT FOR THE PURPOSES OF SEWER AND WATER INFRASTRUCTURE. TOGETHER WITH INGRESS, EGRESS AND THE RIGHT OF REPAIRS. THE PLATTOR ALSO GRANTS TO THE CITY OF SEQUIM AN EASEMENT FOR THE PURPOSE OF STORMWATER INFRASTRUCTURE. TOGETHER WITH INGRESS AND THE RIGHT OF REPAIRS OVER, UNDER AND ACROSS SAID EASEMENTS AND COMMON AREAS. THE PLATTOR HEREBY ACCEPTS ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED TO ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTOR AUTHORIZED BY THE CITY IN RELATION TO THIS PLAT. WE ALSO GRANT TO PUD #1 OF CLALLAM COUNTY AND ANY ENTITY THAT PROVIDES SERVICES TO THE PLAT AND THE LOT OWNERS WITHIN, INCLUDING BUT NOT LIMITED TO, POWER, TELEPHONE, CABLE TV AND INTERNET SERVICES THE RIGHT TO USE THE EASEMENTS AND COMMON AREAS AS PLATTED FOR THE USES AND PURPOSES SHOWN HEREON.

POINTER PROPERTIES, INC
A WASHINGTON CORPORATION

BY: POINTER PROPERTIES, INC.
ITS: MANAGING MEMBER

_____
CALEB GRUBB

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
} SS
COUNTY OF CLALLAM }

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____ 20____ , PERSONALLY APPEARED_____TO ME KNOWN TO BE THE MANAGING MEMBER OF POINTER PROPERTIES, INC, A WASHINGTON CORPORATION, WHICH EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY AND DEED OF SAID WASHINGTON CORPORATION, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON
RESIDING AT_____
MY APPOINTMENT EXPIRES
_____

SOUTH OLYMPIC VIEW CONDOMINIUMS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF SEQUIM MUNICIPAL CODE, TITLE 17 AND THE SURVEY RECORDING ACT, TITLE 58 RCW.

BRIAN N. CAYS STATE OF WASHINGTON 42426 REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY

_____
BRIAN N CAYS, PLS
CERTIFICATE NO. 42426

_____
DATE SIGNED

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS_____DAY OF_____, 20 _____, AT_____ ___ M, IN BOOK _____ OF BINDING SITE PLANS, AT PG._____, AT THE REQUEST OF OLYMPIC PENINSULA SURVEYING AND DRAFTING, INC.

_____ _____
AUDITOR'S FILE NO. DEPUTY COUNTY AUDITOR

CITY OF SEQUIM

BINDING SITE PLAN (BSP23-001)

for

Pointer Properties, Inc.

OF A PORTION OF

NE. 1/4 NW. 1/4 Sec. 19, T.30N., R.3W., W.M.

Clallam County, Washington

Olympic Peninsula Surveying and Drafting, Inc.
P.O. Box 3234
Sequim, WA 98382
(360) 460-2934
opsurveying@olypen.com

N W E S

Surveyed and Mapped
February, 2024

Job No. GRUBB_12017

PCL 5
THOMPSON PLAT
VOL. 11, PG. 43

PCL 2
THOMPSON PLAT
VOL. 11, PG. 43

PCL 1
THOMPSON PLAT
VOL. 11, PG. 43

LEGEND

- FOUND 8/2022 – 5/8" REBAR W/ CAP "LS 27129
- FOUND 8/2022 – 1/2" REBAR W/ PLASTIC CAP "CUMMINS LS 22329"
- EXISTING 10FT. UTILITY EASEMENT PER SURVEY VOLUME 78, PAGE 13
- PROPOSED LANDSCAPING GROUND COVER BARK/MULCH
- PAVED SURFACE AND COMMON AREA PER THIS BINDING SITE PLAN
- OPEN SPACE PER SMC18.22.060
- SOD
- PROPOSED WATER LINE PER THIS BINDING SITE PLAN
- PROPOSED SEWER LINE PER THIS BINDING SITE PLAN
- PROPOSED POWER PER THIS BINDING SITE PLAN
- EXISTING TREES AND LANDSCAPING
- OREGON BOXWOOD
- SNOWBERRY

NOTE:
ALL UNITS TO HAVE 3" SEWER LATERAL AND 3/4" WATER SERVICE INSTALLED

N1/4 SEC. 19
FND. LEAD PLUG AND TACK
IN MONUMENT WELL (2015)

CNTR. 1/4, SEC. 19
FND. 2022 – CLALLAM COUNTY
BRASS CAP IN PAVEMENT

SCALE – 1"=20.00'

SOUTH OLYMPIC VIEW CONDOMINIUMS

CITY OF SEQUIM

BINDING SITE PLAN (BSP23-001)

for

Pointer Properties, Inc.

OF A PORTION OF

NE. 1/4 NW. 1/4 Sec. 19, T.30N., R.3W., W.M.

Clallam County, Washington

PRELIMINARY
BRIAN N. GRUBB
STATE OF WASHINGTON
12426
REGISTERED
PROFESSIONAL LAND SURVEYOR

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