Department of Community Development
152 W Cedar Street
Sequim, WA 98382
(360) 683-4908
www.sequimwa.gov

APPLICATION FOR A BOUNDARY LINE ADJUSTMENT/LOT MERGER

For Department Use Only:

Application Number: _____

Date: _____

APPLICANT(S) INFORMATION

Owner's Name and Mailing Address of **Lot A**: Bella Vista Estates, LLC (Chris Weymouth) 8711 Ridge Road, Medina, WA 98039

Owner's Telephone and E-mail: 206-948-2323 chrisw@zavaz.com

Owner's Name and Mailing Address of **Lot B**: Shelly R. Chambers 160 Token Lane, Sequim, WA 98382

Owner's Telephone and E-mail: 818-359-8208 newid_2002@yahoo.com

Representative's Name: Goldsmith Land Development Services; Trish Clements Entitlement Manager /Keith Goldsmith, PE - President/CEO

Representative's E-mail Address: tclements@goldsmithengineering.com / kgoldsmith@goldsmithengineering.com

Representative's Mailing Address: 11400 SE 8th Street, Suite 450 Bellevue, WA 98004

Representative's Telephone: 425-462-1080

Are there any structures located across property lines? ☑ No ☐ Yes

This Boundary Line Adjustment is for a? ☑ Boundary Line Adjustment ☐ Lot Merger

Please provide the existing Address, Legal Description and/or Parcel Number(s)? **See below and attached.**
Use and attach additional pages if necessary.

Lot A - Bella Vista Estates Property: Miller Rd. TBD, Sequim, WA 98382 Parcel Number: 033029240100
Legal Description: TX 8216 SENW EXC R/W (0.4 R/W) - See Attached
Lot B - Chambers Property: 160 Token Lane Sequim, WA 98382 Parcel Number: 033029249015
Legal Description: LOT 2 BREHAN SP V16 P74 AKA LT 2B BLA SUR V47 P14 - See Attached

BELLA VISTA ESTATES – BOUNDARY LINE ADJUSTMENT Application
PARCEL AND LEGAL DESRIPTION
October 19, 2023

TAX PARCEL NOS:
Bella Vista Estates Parcel: 033029240100
Chambers Property Parcel Portion: 33029249015

LEGAL DESCRIPTIONS

PARCEL A: Bella Vista Estates Parcel: 033029240100

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON, LYING NORTHERLY OF THE HIGHLAND IRRIGATION DITCH AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 87°37'45" EAST 58 FEET FROM ITS NORTHWEST CORNER; THENCE SOUTH 21°58'10" EAST 614.22 FEET AND SOUTH 10°56'17" EAST 538.93 FEET, MORE OR LESS, TO SAID HIGHLAND IRRIGATION DITCH;

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO THE CITY OF SEQUIM BY DEED RECORDED AUGUST 27, 1996 UNDER AUDITOR'S FILE NO. 744128.

PARCEL B: Chambers Property Parcel Portion: 33029249015

PARCEL 2B OF SURVEY RECORDED ON JUNE 18, 2001 IN VOLUME 47 OF SURVEYS, PAGE 14 UNDER AUDITOR'S FILE NO. 2001-1065588, BEING A SURVEY OF LOTS 1 AND 2 OF THE BREHAN SHORT PLAT RECORDED IN VOLUME 16 OF SHORT PLATS, PAGE 74 UNDER AUDITOR'S FILE NO. 579533, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

Boundary Line Adjustment/Lot Merger Application
Submittal Requirements
Checklist

******It is the responsibility of the applicant to ensure that all submittal requirements listed below are turned in as part of this application. Incomplete applications will not be accepted by the City of Sequim Planning Department. ******

☒ A complete Boundary Line Adjustment/Lot Merger application with all submittal materials and fees.

☒ Title Report or other proof of ownership.

☒ Location of streams, irrigation ditches, drainage ditches, wetlands, ponds, floodways or other water courses on or within 200ft of the proposed project.

☒ Location, extent and type of wooded areas and all trees greater than eight inches in diameter, or identified as species of local significance. Wooded areas overlayed from google images. Mix of hard and soft woods and underbrush.

☒ A scaled vicinity map showing the subject property in reference to surrounding properties, streets, subdivisions, municipal boundaries, identified critical areas within 500ft of the subject property, and including a north arrow.

☒ Copies of any existing and/or proposed deed restrictions or covenants. No existing or proposed deed restrictions or covenants.

☒ Draft maintenance agreements and proposed management entities responsible for tax payments and maintenance of common facilities (such as roads, stormwater facilities, open spaces, trails, parks, etc.) No maintenance agreements or proposed management entities.

☐ Any additional materials, as determined by the department during preliminary discussions to be necessary to fully evaluate the application.

☒ A description of how parking requirements will be met, if applicable. Not Applicable

☒ **18" x 24" or larger Boundary Line Adjustment/Lot Merger map prepared by a Washington State licensed and registered land surveyor, drawn at a horizontal scale of 50-feet or fewer to the inch depicting the following items:**

☒ The name of the project.

☒ Legal Description of the entire parcel.

☒ Date, scale and north arrow.

☒ Boundary lines, right-of-way for streets, easements and property lines of lots.

☒ Location of all open spaces.

Authentisign ID: 65572498-DC95-ED11-BF7A-0050F2765AB1

☒ Location of all utilities and other improvements, with accurate bearings, dimensions of angles and arcs, and all curve data describing the location of improvements.

☒ Street (right-of-way) widths and names.

☒ Lot acreage, dimensions and lot numbers (before and after).

☒ Locations of private and/or public easements, their dimensions and their purpose.

☐ After the preliminary review is complete and signed off by the City of Sequim, the applicant shall submit a Final BLA/Lot Merger map (which has its own fee) for review.

******The City of Sequim Planning Department may require additional information necessary for decision making purposes.******

I certify that the above information is true and correct to the best of my knowledge and accept responsibility for all claims and damages which may be occasioned to any other land or persons by actions authorized by the City of Sequim in relation to this Boundary Line Adjustment/Lot Merger.

Authentisign
Chris Weymouth for Vista Estates LLC- — 01/16/23

Owner(s) — Date

Authentisign
Shelly R. Chambers — 01/16/23

Owner(s) — Date

Josh Cleveland, Entitlement Manager, Goldsmith — 2/12/2023

Representative(s) — Date