RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT

SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.

STATEMENT OF INTENT

WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY GIVE OUR CONSENT AND AGREE TO THIS BOUNDARY LINE ADJUSTMENT.

_____
CHRIS WEYMOUTH DATE
MANAGING MEMBER
BELLA VISTA ESTATES LLC

_____
SHELLY RENEE CHAMBERS DATE
A SINGLE PERSON

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.

_____ BY _____
TREASURER DEPUTY

_____
DATE

CITY OF SEQUIM APPROVAL

APPROVED BY THE CITY OF SEQUIM THIS _____ DAY OF _____, 2024

_____
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYORS NOTES:

1. THIS SURVEY TIED TO THE NW, SW, NE CORNER AND THE NORTH 1/4 CORNER OF SECTION 29, AND CENTERLINE MONUMENTS SHOWN ON THE EMERALD HIGHLANDS PLAT (VOLUME 12, PAGE 32). TIES WERE MADE USING A CARLSON BRX6+ GNSS RECEIVER AND A CARLSON RT4 DATA COLLECTOR / FIELD TABLET.
2. SITE WAS THEN MAPPED USING A CARLSON BRX6+ GNSS RECEIVER AND A CARLSON RT4 DATA COLLECTOR / FIELD TABLET AND A LEICA TS12 ROBOTIC TOTAL STATION WITH A CARLSON RT4 DATA COLLECTOR / FIELD TABLET.
3. FIELDWORK FOR THIS SURVEY WAS COMPLETED NOVEMBER 7–17TH 2022.
4. THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF SECTION 29 AS PER CLALLAM COUNTY GEOMETRIC FRAMEWORK VOLUME 39, PAGE 86.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECTED TO EASEMENTS OR OTHER ENCUMBRANCES EITHER RECORDED OR UNRECORDED NOT SHOWN HEREON. THIS SURVEY HAS NOT DETERMINED THE EXISTENCE OF SUCH EASEMENTS OR ENCUMBRANCES THAT A CURRENT TITLE REPORT MIGHT REVEAL OR THEIR EFFECT ON THE SURVEYED PARCEL.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS
COUNTY OF CLALLAM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHRIS WEYMOUTH, BELLA VISTA ESTATES LLC, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY _____ OF 2024

_____,
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____, WASHINGTON

MY APPOINTMENT EXPIRES _____.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS
COUNTY OF CLALLAM)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHELLY R CHAMBERS, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY _____ OF 2024

_____,
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____, WASHINGTON

MY APPOINTMENT EXPIRES _____.

LAND DESCRIPTIONS:

LOT A:
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.

TOGETHER WITH AND/OR SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY

LOT B:
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.

SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

TOGETHER WITH AND/OR SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IF ANY, AFFECTING TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CHRIS WEYMOUTH IN NOVEMBER OF 2022.

_____
SCOTT G. HARKSELL, PLS 32430 DATE

SCOTT G. HARKSELL
STATE OF WASHINGTON
Scott G. Harksell
11/1/2024
32430
REGISTERED
PROFESSIONAL LAND SURVEYOR

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 202____

AT _____ __ M. IN BOOK _____ OF SURVEYS AT PAGE _____
RECORDS OF CLALLAM COUNTY, WASHINGTON.
AT THE REQUEST OF NTI SURVEYING

_____
COUNTY AUDITOR AUDITOR'S FILE NUMBER

PORTIONS: SE1/4, NW1/4 SECTION 29
TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.
CLALLAM COUNTY, WASHINGTON

NTIS
NTI SURVEYING
PORT ANGELES, WASHINGTON
(360) 452-8491
NTISURVEYING.COM

PROPOSED BOUNDARY LINE ADJUSTMENT
for
BELLA VISTA ESTATES LLC

29 (30N–R3W)

©NTI SURVEYING

RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT

SECTION 29, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.

NORTH RIGHT OF WAY AS PER THE COTTAGES SUBDIVISION VOLUME 14, PAGE 65

S87°41'55"E 1334.34

15' 15' 15'

30.00'

1/16TH CORNER. NW CORNER, SE, NW.

SOUTH RIGHT OF WAY AS PER EMERALD HIGHLANDS PLAT VOLUME 12, PAGE 32

S87°41'55"E 70.74

S87°41'55"E 89.19

S87°41'55"E 54.54

1/16TH LINE

MILLER ROAD

NORTH LINE OF 15' RIGHT-OF-WAY

NORTH LINE OF MILLER ROAD PAVEMENT

TOKEN LANE

S63°09'26"E 15.18

30' DEDICATED SHORT PLAT V17 P50

S52°40'27"E 139.14

SOUTH RIGHT OF WAY AS PER EAGLE CREST SHORT PLAT VOLUME 15, PAGE 50

S87°41'55"E 1334.34

1/16TH CORNER. NE CORNER, SE, NW.

30'

AMERICAN EAGLE DRIVE

PLAT OF EAGLE CREST VOLUME 15, PAGE 50

N53°52'02"W 168.84

ADJUSTED LOT LINE

N1°52'36"E 200.45

PARCEL24-9015 SHELLY CHAMBERS

N22°02'20"W 220.00

FORMER LOT LINE

EXISTING 30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SHORT PLAT VOL. 16, PG. 74

ACCESS & UTILITIES LOT (LAND OWNERS ASSOCIATION) AS PER RECORD OF PLATS VOLUME 15, PAGE 50

S36°50'06"E 179.51

N38°33'24"W 655.80

APPROXIMATE TREED AREA

195'

BUILDING

19'

S22°36'39"E 98.17

S35°25'48"E 83.76

EASEMENT CENTERLINE AND LOT LINE MATCH

EXISTING DRIVEWAY

APPROXIMATE DRAIN FIELD

FRENCH DRAIN

S38°33'24"E 276.76

SEPTIC LID (3)

65'

HOUSE

POWER METER

IRRIGATION CONTROL VALVE

N21°37'07"W 69.74

IRRIGATION CONTROL VALVE (2)

TRANSFORMER

SHED

30'

407.23'

S78°23'37"W

EXISTING 20' EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER SHORT PLAT VOL. 16, PG. 74

LOT A

LOT B

S22°02'20"E 581.29

227.99'

N1°51'10"E 1321.14

1252.34'

EMERALD HIGHLANDS - PLANNED UNIT DEVELOPMENT VOLUME 12, PAGE 32

S87°03'49"E 56.00

N52°12'19"E 73.35

N74°59'59"E 65.78

N72°28'39"E 33.63

N79°46'21"E 69.41

N68°21'12"E 29.04

N65°34'07"E 110.76

HIGHLAND IRRIGATION DITCH AS PER SHORT PLAT VOLUME 22, PAGE 74

SHORT PLATS VOLUME 27, PAGE 78

N6°16'09"E 50.66

N73°47'19"E 18.36

S1°51'10"W 38.79

1/16TH CORNER. SW CORNER, SE, NW.

N87°26'03"W

N1°22'50"E 2650.70

1/16TH CORNER. SW CORNER, SE, SW.

LOT 1B RECORD OF SURVEY VOLUME 47, PAGE 14

525.84'

297.85'

310 320 330 340 350 360 370 380 390 400 410 450

0 60 120

SCALE IN FEET

SCALE: 1 INCH = 60 FEET

BASIS OF BEARINGS AND SECTION SUBDIVISION AS PER RECORD OF SURVEY VOLUME 39 PAGE 86

NOTE

- CONTOURS TAKEN FROM CLALLAM COUNTY GIS MAP
- TREE LOCATIONS TAKEN FROM AUTOCAD GEOLOCATION MAP
- DITCH LINES AS PER SHORT PLATS VOLUME 22, PAGE 74.
- BUILDINGS, DRIVEWAYS AND DRAIN FIELD FROM FIELD SURVEY WORK DONE ON NOVEMBER 23, 2022.

LOT AREAS:

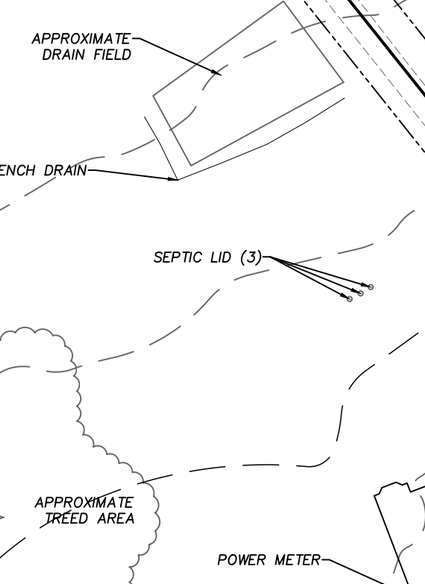
LOT A
ORIGINAL LOT SIZE
319,485 S.F. 7.3 ACRES

ADJUSTED LOT SIZE
328,423 S.F. 7.5 ACRES

LOT B
ORIGINAL LOT SIZE
203,525 S.F. 4.7 ACRES

ADJUSTED LOT SIZE
194,587 S.F. 4.5 ACRES

AREA OF ADJUSTMENT
8,938 S.F.



PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

SCOTT G. HARKSELL
STATE OF WASHINGTON
Scott G. Harksell
11/1/2024
32430
REGISTERED
PROFESSIONAL LAND SURVEYOR

PORTIONS: SE1/4, NW1/4 SECTION 29
TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.
CLALLAM COUNTY, WASHINGTON

Monday, November 04, 2024 9:48:40 PM
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PROPOSED BOUNDARY LINE ADJUSTMENT
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29 (30N-R3W)