VOL/PG

# BELL CREEK

A PLAT COMMUNITY
A PORTION OF THE NE 1/4, OF THE NE 1/4,
SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

## DEDICATION STATEMENT

THE UNDERSIGNED OWNER(S) [INSERT NAMES OF OWNERSHIP AS LISTED IN THE VESTING DEED(S)] IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND [INSERT NAME OF BENEFICIARIES AS LISTED IN THE VESTING DEED(S)], THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT/BINDING SITE PLAN AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, WATER AND SEWER INFRASTRUCTURE AND UTILITY EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT/BINDING SITE PLAN, AND THE USE FOR ANY AND ALL USES NOT INCONSISTENT WITH PUBLIC STREET AND UTILITY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT/BINDING SITE PLAN IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. THE OWNER(S), THEIR SUCCESSORS AND ASSIGNS WAIVE ALL CLAIMS AGAINST THE CITY FOR DAMAGES THAT MAY OCCUR TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF STREETS AND ASSOCIATED DRAINAGE IN CONFORMANCE WITH THIS PLAT/BINDING SITE PLAN.

FOLLOWING ORIGINAL REASONABLE STREET GRADING, NO DRAINAGE WATERS ON ANY LOT OR LOTS WILL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, BEFORE MAKING ANY ALTERATION TO THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT/BINDING SITE PLAN, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF SEQUIM PUBLIC WORKS DEPARTMENT BEFORE ANY ALTERATION MAY BEGIN. ANY ENCLOSING OR REROUTING OF DRAINAGE WATERS IN CULVERTS OR DRAINS ACROSS ANY LOT WILL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING NECESSARY PERMITS FROM THE CITY OF SEQUIM, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFOR.

DEDICATION TO THE PUBLIC WILL IN NO WAY BE CONSTRUED TO PERMIT A RIGHT OF DIRECT ACCESS TO [INSERT NAME OF STREET] FROM LOT(S) _____, NOR WILL THE CITY OF SEQUIM OR ANY OTHER LOCAL GOVERNMENTAL AGENCY WITHIN WHICH THE PROPERTY IS OR MAY BECOME LOCATED EVER BE REQUIRED TO GRANT A PERMIT TO BUILD OR CONSTRUCT AN ACCESS OF APPROACH TO THE STREET FROM THE LOTS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS, THIS _____ DAY OF _____, 20_____.

BELL CREEK INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____

## ACKNOWLEDGEMENT

STATE OF WASHINGTON )
)SS
COUNTY OF _____ )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF BELL CREEK INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 20_____.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

## DECLARATIONS, COVENANTS AND RESTRICTIONS

ONLY THOSE DECLARATIONS, COVENANTS, AND RESTRICTIONS REQUIRED BY LAW OR APPLICABLE SEQUIM MUNICIPAL CODE ARE DEEMED TO BE CONDITIONS OF APPROVAL OF THE PLAT FOR PURPOSES OF RCW 58.17.110, AND MAY ONLY BE AMENDED OR MODIFIED AS PROVIDED THEREIN. ALL OTHER TERMS OR CONDITIONS WHICH MAY BE INCORPORATED WITHIN ANY SUCH DECLARATION OR OTHER COVENANTS, CONDITIONS, OR RESTRICTIONS PERTAINING TO THE PLAT NOT REQUIRED AS SET FORTH ABOVE ARE DEEMED PRIVATE CONTRACTUAL AGREEMENTS BETWEEN THE PARTIES TO THE DECLARATION OR COVENANT AND SUBJECT TO ENFORCEMENT OR AMENDMENT BETWEEN THE PARTIES AS MAY BE PROVIDED THEREIN.

NO PORTION OF THIS FINAL PLAT MAY BE ALTERED, AMENDED, DELETED, ADDED TO OR CHANGED IN ANY MANNER EXCEPT BY APPLICATION OF AMENDMENT TO THE CITY OF SEQUIM.

APPROVAL OF THE FINAL PLAT DOES NOT AUTOMATICALLY DEDICATE THE USE OF WATER, SEWER, STORMWATER, SOLID WASTE DISPOSAL, OR OTHER CITY UTILITIES, UNLESS SPECIFICALLY PROVIDED FOR IN THE PRELIMINARY PLAT APPROVALS, OR IN AN APPROVED AND RECORDED DEVELOPMENT AGREEMENT. POTENTIAL PURCHASERS OF THE PROPERTY ARE ADVISED TO CONTACT THE CITY FOR INFORMATION REGARDING ASSESSMENTS AND FEES FOR UTILITY SERVICES.:

FILE NO. _____

## APPROVALS

### MAYOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20_____.

_____
MAYOR

### COMMUNITY AND ECONOMIC DEVELOPMENT APPROVAL

I HAVE EXAMINED AND FOUND THIS PLAT/BINDING SITE PLAT TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS ____ DAY OF _____, 20___.

_____
LINDSEY SEHMEL, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

### PUBLIC WORKS APPROVAL

I HAVE EXAMINED AND FOUND THAT THIS PLAT/BINDING SITE PLAN IS CONSISTENT WITH ALL APPLICABLE CITY STREET AND UTILITY IMPROVEMENT STANDARDS AND REQUIREMENTS. EXAMINED AND APPROVED BY ME THIS ___ DAY OF _____, 20___.

DEDICATION OF RIGHT-OF-WAY EXAMINED, APPROVED, AND ACCEPTED THIS ____ DAY OF _____, 20___.

_____
NICK DOSTIE, CITY ENGINEER

### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED.

TAX ID(S) OF EXISTING PARCELS BEING HEREIN SUBDIVIDED: 033030110000

_____ _____
CLALLAM COUNTY TREASURER DEPUTY

### CLALLAM COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 20____.

_____ _____
CLALLAM COUNTY ASSESSOR DEPUTY CLALLAM COUNTY ASSESSOR

ACCOUNT NUMBERS: 033030110000

## SURVEYOR'S CERTIFICATE

I, ROBERT D WEST, AM A LICENSED AND REGISTERED SURVEYOR IN WASHINGTON STATE AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE BOUNDARY SURVEY; THAT ALL MATHEMATICAL DATA AND LABELS ARE CORRECTLY DESIGNATED AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN CURRENTLY; THAT THE MONUMENTS ARE SET AND LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND; AND THAT I FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

_____
ROBERT D. WEST DATE
PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
LICENSE NO. 44653
RWEST@COREDESIGNINC.COM

ROBERT DAVID WEST
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF BELL CREEK INVESTMENTS, LLC THIS _____ DAY OF _____, 20_____,

AT_____ MINUTES PAST _____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S)_____,

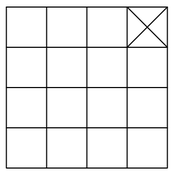
AFN_____, RECORDS OF CLALLAM COUNTY, WASHINGTON, AT THE REQUEST OF BELL CREEK INVESTMENTS, LLC.

DIVISION OF RECORDS AND ELECTIONS

_____ _____
CLALLAM COUNTY AUDITOR AUDITOR'S FILE NUMBER

## SITE INDEX

SEC. 30, TWP. 30N, RGE. 3E, W.M.



## SHEET INDEX


1 COVER SHEET
2 FINAL PLAT LANGUAGE
3 FINAL PLAT LOT DETAILS
4 EASEMENTS



CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877


PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLALLAM COUNTY, WASHINGTON.

JOB NO 23255



VOL/PG

VOL/PG

# BELL CREEK

A PLAT COMMUNITY
A PORTION OF THE NE 1/4, OF THE NE 1/4,
SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

## BASIS OF BEARINGS

N88°13'02"W BETWEEN THE MONUMENTS FOUND AT THE NE CORNER AND N 1/4 CORNER OF SECTION 30, CALC'D AND SHOWN HEREON PER REF. 1.

## REFERENCES

1. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 1998-1010484, RECORDS OF CLALLUM COUNTY, WASHINGTON.
2. CITY OF SEQUIM SHORT PLAT #05/006 RECORDED UNDER RECORDING NUMBER 2005-1160902, RECORDS OF CLALLUM COUNTY, WASHINGTON
3. RECORD OF SURVEY RECORDED UNDER RECORDING NUMBER 2020-1409146, RECORDS OF CLALLUM COUNTY, WASHINGTON.

## LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON;

EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF;

AND EXCEPT THE EAST 15 FEET THEREOF CONVEYED TO CLALLAM COUNTY BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 355858;

AND EXCEPT THIRD AVENUE SOUTH ON THE WEST BOUNDARY THEREOF;

AND EXCEPT THAT PORTION CONVEYED TO CLALLAM COUNTY BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 380722;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER CLALLAM COUNTY RECORDING NO. 750544.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

## EXCEPTIONS CONTAINED IN TITLE

THERE ARE NO EXCEPTIONS CONTAINED IN THE TITLE PROVIDED.

## NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM OLYMPIC PENINSULA TITLE ORDER NUMBER 129945-DF, DATED SEPTEMBER 5, 2023. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED OLYMPIC PENINSULA TITLE ORDER. CORE DESIGN, INC. HAS RELIED WHOLLY ON OLYMPIC PENINSULA TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 10, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2023.
3. PROPERTY AREA = 1,241,807± SQUARE FEET (28.5079± ACRES).
4. ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
5. BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM OBSERVATION OF CONTROLLING MONUMENTATION AND INTERPRETATION OF RECORD DESCRIPTIONS AND OTHER EVIDENCE. TOPOGRAPHIC INFORMATION SHOWN HEREON IS RELATED TO THE BOUNDARY BY DIRECT FIELD OBSERVATION FROM CONTROLLING MONUMENTATION.
6. THIS IS A FIELD TRAVERSE SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

## HOMEOWNERS ASSOCIATION

THE BELL CREEK HOMEOWNERS ASSOCIATION WAS ESTABLISHED WITH THE SECRETARY OF STATE ON _____, 2024. LOTS 1 THROUGH 104 IN THIS SHORT SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELL CREEK HOMEOWNERS ASSOCIATION, RECORDED UNDER CLALLAM COUNTY RECORDING NUMBER _____.

## PUBLIC UTILITY EASEMENT

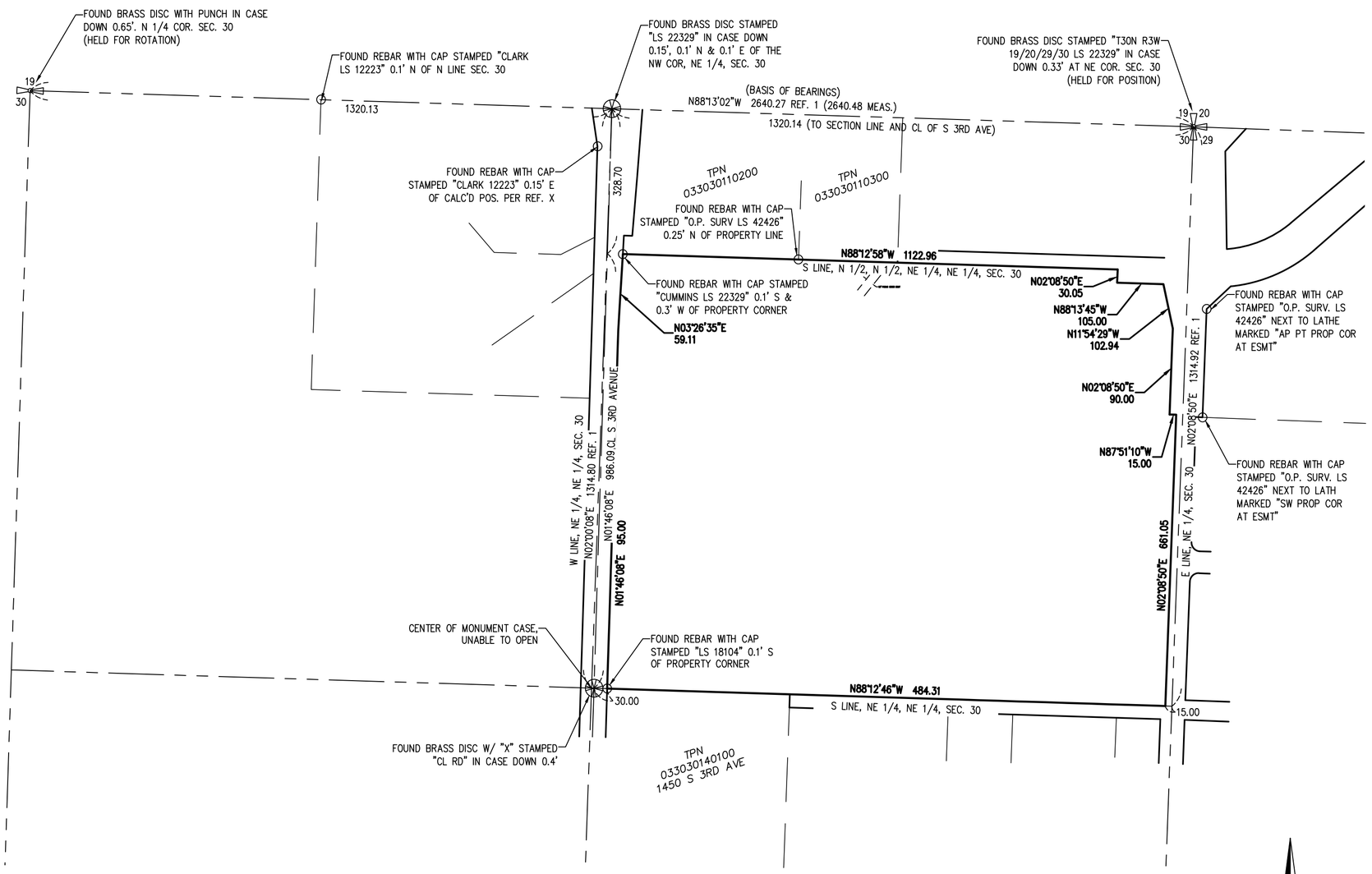
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING THE SUBJECT PLAT, INCLUDING SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10-FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS, AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ALL UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

## STORMWATER FACILITY AND DRAINAGE EASEMENT

PRIVATE STORMWATER FACILITIES MUST BE LOCATED IN A SEPARATE TRACT, EXCEPT THAT UNDER SITE SPECIFIC CIRCUMSTANCES, WITH THE CITY ENGINEER'S PRIOR WRITTEN PERMISSION, STORMWATER FACILITIES MAY INSTEAD BE LOCATED IN AN EASEMENT. STORMWATER FACILITY EASEMENTS AND COVENANTS ARE REQUIRED FOR ALL FINAL PLAT APPLICATIONS.

IF DRAINAGE EASEMENTS AFFECT THE PLAT OR BINDING SITE PLAN, SPECIFY WHETHER THEY ARE PUBLIC OR PRIVATE DEDICATIONS AND THE LOTS THAT WILL BENEFIT. INCLUDE THE FOLLOWING LANGUAGE FOR PUBLIC DRAINAGE EASEMENTS OR USE LANGUAGE FROM THE PRELIMINARY DECISION IN PLACE OF THIS LANGUAGE:

NO FILL, STRUCTURES, FENCES, WALLS, RIP RAP, BUILDINGS, OR OTHER SIMILAR OBSTRUCTIONS TO ACCESS OR RESTRICTIONS TO THE FLOW OF WATER MAY BE PLACED WITHIN THE EASEMENT AREA WITHOUT THE PRIOR WRITTEN CONSENT OF THE PUBLIC WORKS DIRECTOR. OBSTRUCTIONS PLACED WITHIN AN EASEMENT AREA IN VIOLATION OF THIS RESTRICTION MAY BE REMOVED BY THE CITY AT THE SOLE EXPENSE OF THE PROPERTY OWNER(S), AND THE PROPERTY OWNER(S) MUST REIMBURSE THE CITY FOR THE COST OF REMOVAL WITHIN 90 CALENDAR DAYS AFTER RECEIVING THE CITY'S INVOICE FOR SAME.




## TRACT NOTES

1. TRACTS B, C, D, F, G, J, K, L AND N ARE OPEN SPACE TRACTS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 104 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE BELL CREEK HOMEOWNERS ASSOCIATION.
2. TRACTS E AND H, ARE STORM DRAINAGE/OPEN SPACE TRACTS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 104 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE BELL CREEK HOMEOWNERS ASSOCIATION.
3. TRACT O, AN ACCESS AND UTILITIES TRACT IS HERE BY CONVEYED TO OWNERS OF LOTS 13 THROUGH 15. SHOULD THE OWNERS OF LOTS 13 THROUGH 15 FAIL TO MAINTAIN SAID TRACT, RESPONSIBILITY OF MAINTENANCE SHALL BE BY THE BELL CREEK HOMEOWNERS ASSOCIATION .
4. TRACT N, A UTILITY TRACT IS HEREBY CONVEYED TO THE OWNERS OF LOTS 1 THROUGH 104 OF THIS PLAT. SAID TRACT IS TO BE MAINTAINED BY THE BELL CREEK HOMEOWNERS ASSOCIATION.

ANY LANDS DEDICATED FOR OPEN SPACE PURPOSES SHALL CONTAIN APPROPRIATE NONAMENDABLE COVENANTS AND DEED RESTRICTIONS, APPROVED BY THE CITY, ENSURING THAT:

1. THE OPEN SPACE WILL NOT BE FURTHER SUBDIVIDED IN THE FUTURE;
2. THE USE OF THE OPEN SPACE WILL CONTINUE IN PERPETUITY FOR THE PURPOSE SPECIFIED; AND
3. APPROPRIATE PROVISIONS WILL BE MADE FOR THE MAINTENANCE OF DESIGNATED OPEN SPACE AREAS.
4. SAID COVENANTS AND RESTRICTIONS SHALL CONTAIN AUTHORIZATION FOR CITY ENFORCEMENT.

N

SCALE: 1" = 200'
0 100 200

ROBERT DAVID [illegible] STATE OF WASHINGTON 24653 REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO 23255

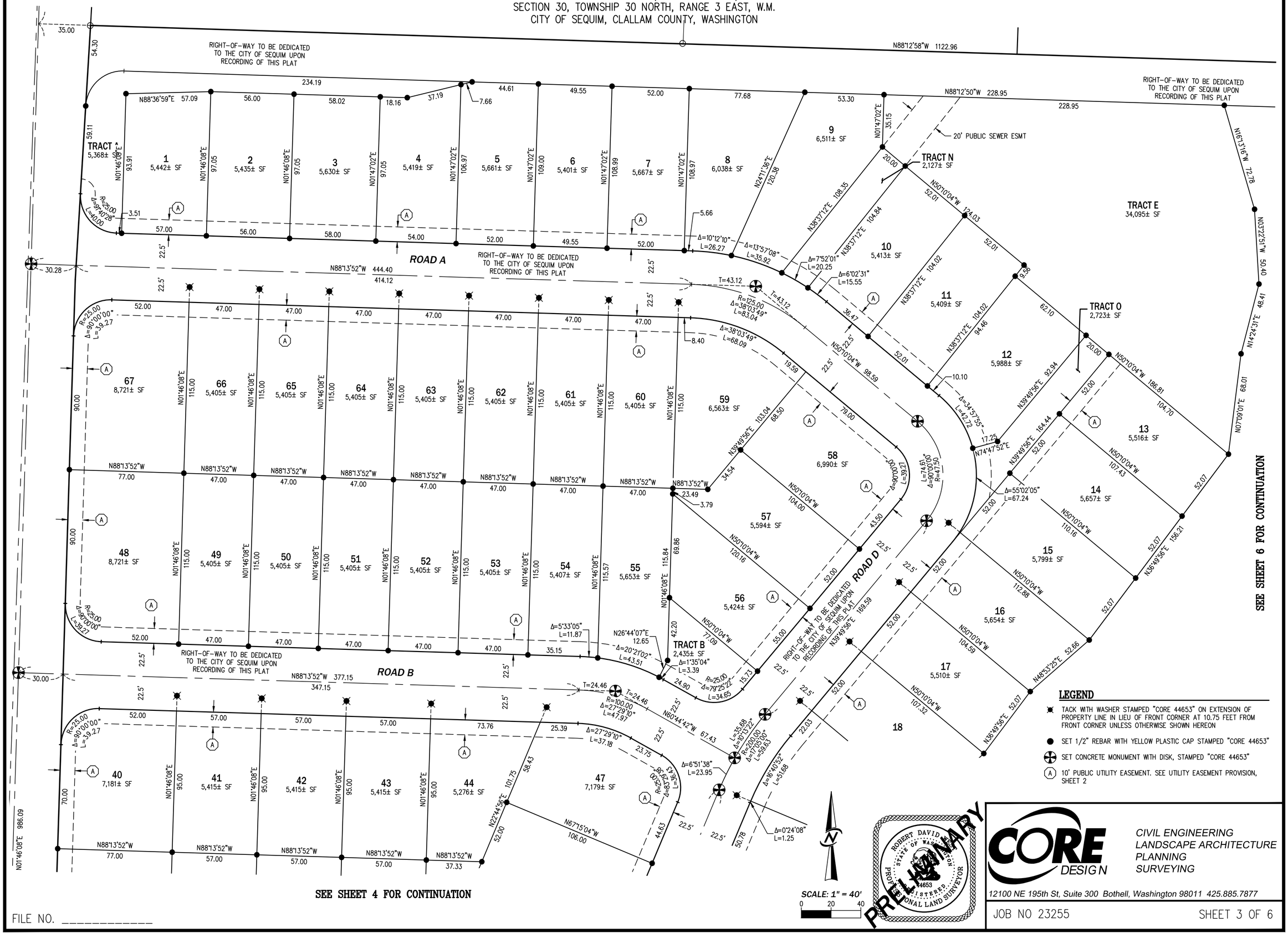


FILE NO. _____

VOL/PG

# BELL CREEK

A PLAT COMMUNITY
A PORTION OF THE NE 1/4, OF THE NE 1/4,
SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON




## LEGEND

- TACK WITH WASHER STAMPED "CORE 44653" ON EXTENSION OF PROPERTY LINE IN LIEU OF FRONT CORNER AT 10.75 FEET FROM FRONT CORNER UNLESS OTHERWISE SHOWN HEREON
- ● SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- ⊕ SET CONCRETE MONUMENT WITH DISK, STAMPED "CORE 44653"
- (A) 10' PUBLIC UTILITY EASEMENT. SEE UTILITY EASEMENT PROVISION, SHEET 2

SCALE: 1" = 40'
0 20 40

PRELIMINARY

ROBERT DAVID HOLT
STATE OF WASHINGTON
44653
REGISTERED
PROFESSIONAL LAND SURVEYOR


CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877


JOB NO 23255



FILE NO. _____

VOL/PG

# BELL CREEK

A PLAT COMMUNITY
A PORTION OF THE NE 1/4, OF THE NE 1/4,
SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

SCALE: 1" = 40'
0 20 40

SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

TRACT F
290,415± SF

ROAD C
ROAD D
TRACT C 2,585± SF
TRACT D 4,166± SF
TRACT L 17,803± SF

RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF SEQUIM UPON RECORDING OF THIS PLAT

TPN
033030140100
1450 S 3RD AVE

## LEGEND

- TACK WITH WASHER STAMPED "CORE 44653" ON EXTENSION OF PROPERTY LINE IN LIEU OF FRONT CORNER AT 10.75 FEET FROM FRONT CORNER UNLESS OTHERWISE SHOWN HEREON
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- SET CONCRETE MONUMENT WITH DISK, STAMPED "CORE 44653"
- (A) 10' PUBLIC UTILITY EASEMENT. SEE UTILITY EASEMENT PROVISION, SHEET 2

PRELIMINARY

ROBERT DAVID HOFFMAN — STATE OF WASHINGTON — 44653 — REGISTERED PROFESSIONAL LAND SURVEYOR

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

FILE NO. _____

JOB NO 23255

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# BELL CREEK

A PLAT COMMUNITY
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SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

S LINE, N 1/2, N 1/2, NE 1/4, NE 1/4, SEC. 30

RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF SEQUIM UPON RECORDING OF THIS PLAT

217.33 | 247.20 | 30.05 N02°08'50"E | N88°13'45"W 105.00 | N11°54'29"W 102.94

N16°13'16"W 72.78 | N03°22'51"W 50.40 | N14°24'31"E 48.41 | N07°09'01"E 68.01

N15°36'16"W 107.16

**SEE SHEET 4FOR CONTINUATION**

**TRACT E**
34,095± SF

**TRACT H**
31,708± SF

N02°08'50"E 49.89 | 27.89 | 22.00 | 32.00 | 47.00 | 47.00 | 239.00 | 47.00 | 66.00 | 90.00 | N02°08'50"E 121.65

N24°59'22"E 44.48

**TRACT J**
5,704± SF

**13**
5,516± SF

**14**
5,657± SF

**15**
5,799± SF

N50°10'04"W 107.43 | 52.07 | N50°10'04"W 110.16 | 52.07 | N35°49'56"E 156.21 | 52.07 | N48°53'25"E 52.66

**TRACT F**

N02°08'50"E 115.00

**71** 5,405± SF | **70** 5,405± SF | **69** 5,405± SF | **68** 7,456± SF

N00°07'29"W 98.30

15.00 | 47.00 | 47.00 | 47.00 | 41.00 | R=25.00 Δ=90°00'00" L=39.27

RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF SEQUIM UPON RECORDING OF THIS PLAT

**ROAD E**

N87°51'10"W 222.00 | 96.50 | 125.50

N02°08'50"E 1314.92 REF. 1

N02°08'50"E 44.01 | 18.40 | 49.00 | R=25.00 Δ=90°00'00" L=39.27

**72**
6,089± SF

N55°02'00"W 30.49 | 9.48 | N87°51'10"W 71.92 | 10.53

N34°58'00"E 102.45 | 47.00

**73**
6,703± SF

N55°02'00"W 109.00 | 45.98

**74**
5,659± SF

N55°02'00"W 106.17 | 6.65 | 18.39

N34°58'00"E 72.57 | 40.35

**75**
5,671± SF

N55°02'00"W 98.35 | 32.22

N03°32'01"W 10.52 | N34°58'00"E 16.55

**76**
5,470± SF

N55°58'46"E 67.50 | 56.78 | N55°02'00"W 91.80

**ROAD F**

N34°58'00"E 340.19 | 57.00

N02°08'50"E 101.53 | 22.5' | 43.50 | N87°51'10"W 71.92 | 10.53

R=25.00 Δ=90°00'00" L=39.27

**104**
6,787± SF

N87°51'10"W 103.00 | 10.53

L=57.28 Δ=32°49'10" R=100.00 | L=29.45

Δ=14°26'01" L=30.86

**103**
5,738± SF

N73°25'09"W 110.35 | 68.57

Δ=18°23'09" L=39.31 | 3.10

**102**
7,066± SF

N55°02'00"W 115.00 | 30.51

**101**
5,405± SF

N55°02'00"W 115.00 | 47.00 | 50.91

**100**
5,405± SF

N55°02'00"W 115.00 | 47.00 | 47.00 | 21.83

NE 1/4, SEC. 30

## LEGEND

- TACK WITH WASHER STAMPED "CORE 44653" ON EXTENSION OF PROPERTY LINE IN LIEU OF FRONT CORNER AT 10.75 FEET FROM FRONT CORNER UNLESS OTHERWISE SHOWN HEREON
- SET 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "CORE 44653"
- SET CONCRETE MONUMENT WITH DISK, STAMPED "CORE 44653"
- (A) 10' PUBLIC UTILITY EASEMENT. SEE UTILITY EASEMENT PROVISION, SHEET 2

N

SCALE: 1" = 40'
0 20 40

ROBERT DAVID HUNT
STATE OF WASHINGTON
44653
REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

FILE NO. _____

**SEE SHEET 6 FOR CONTINUATION**

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
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JOB NO 23255

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0 20 40

SEE SHEET 5 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION




**LEGEND**

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ROBERT DAVID WARD
STATE OF WASHINGTON
44653
REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
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