CITY OF SEQUIM, FINAL MAJOR SUBDIVISION SUB 05/001 FOR:
AMY AND CRAIG HECKMAN
IN SECTION 30, TOWNSHIP 30 NORTH., RANGE 3 WEST, W. M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

2005 1164048 Clallam County

DECLARATION, DEDICATION AND NOTICE OF COVENANTS:

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE THOSE VARIOUS EASEMENTS AS SHOWN HEREON, TO THE INDIVIDUALS AND FOR THE PURPOSES SO INDICATED. THIS PLAT IS SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS ENUMERATED IN DOCUMENT FILED UNDER CLALLAM COUNTY AUDITOR'S FILE NUMBER 2005-1164049.

Amy C. Heckman
AMY C. HECKMAN

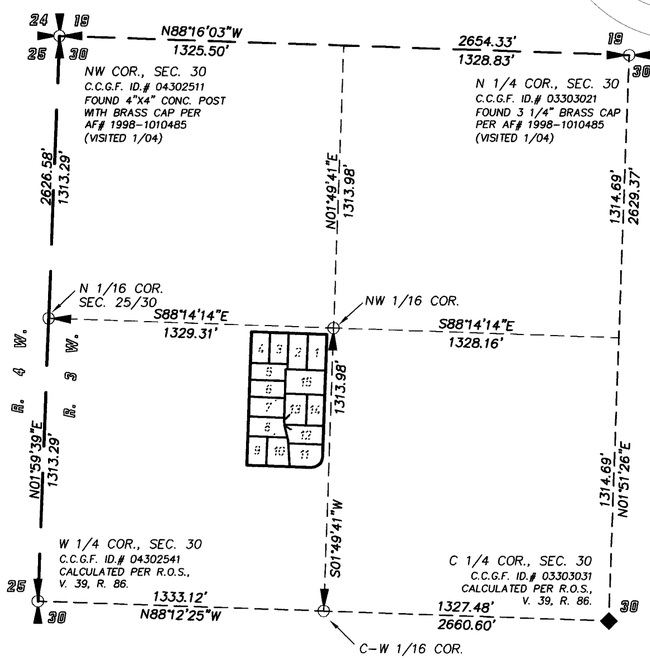
Craig T. Heckman
CRAIG T. HECKMAN

STATE OF WASHINGTON
SS
COUNTY OF CLALLAM

THIS IS TO CERTIFY THAT ON THIS 24th DAY OF June, 2005, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED AMY C. HECKMAN AND CRAIG T. HECKMAN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN MENTIONED. WITNESS MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

CINDY J. ATWELL NOTARY PUBLIC Exp. 08-01-09 STATE OF WASHINGTON

Cindy J. Atwell
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN PORT ANGELES



SECTION SUBDIVISION
1" = 500'

NOTICE TO TITLE:

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

PROCEDURES:

THIS RECORD OF SURVEY IS BASED ON A COMBINATION OF GLOBAL POSITIONING AND GROUND SURVEY UTILIZING CONVENTIONAL TRAVERSE METHODS.

THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

EQUIPMENT:

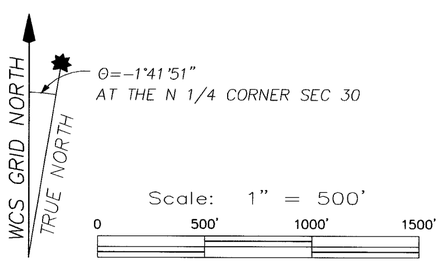
TOPCON® MODEL GTS 605 5" TOTAL STATION.
TRIMBLE MOCEL S-6, 3"ROBOTIC TOTAL STATION

BASIS OF BEARINGS:

WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, (NAD 83/91), AS DETERMINED FROM FIELD MEASUREMENTS MADE TO CLALLAM COUNTY GEOMETRIC FRAMEWORK PLSS CADASTRAL MONUMENTS (ID#) 04302511 AND 03303021; SAID MONUMENTS BEING SHOWN ON RECORD OF SURVEY IN VOLUME 39 OF SURVEYS, PAGE 86, UNDER AF# 1998-1010484, AND DESCRIBED IN ACCOMPANYING REPORT FILED UNDER AF# 1998-1010485.

DISTANCES SHOWN HEREON ARE REDUCED TO GRID BY A COMBINED SCALE FACTOR OF 0.99993340.

DATE OF SURVEY:
JUNE, 2005



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF TITLE 17, SMC, AND TITLE 58 RCW, BOUNDARIES AND PLATS.

Bradley R. Lymangrover 6/30/05
BRADLEY R. LYMANGROVER, PLS 28071 DATE

BRADLEY R. LYMANGROVER STATE OF WASHINGTON 28071 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 7/17/06

LEGAL DESCRIPTION OF SUBDIVIDED PARCEL:

LOT A, PHASE 1 OF GREENTRUST SHORT PLAT, RECORDED NOVEMBER 14, 2003 IN VOLUME 30 OF SHORT PLATS, PAGE 59, UNDER CLALLAM COUNTY RECORDING NO. 2003 1122501, BEING A SHORT PLAT OF THE 2-A OF BOUNDARY LINE ADJUSTMENT SURVEY, RECORDED IN VOLUME 53 OF SURVEYS, PAGE 60 ALL IN SECTION 30, TOWNSHIP 30 NORTH, RANGE 3 WEST, W .M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO:
ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY BOYD FAMILY SURVEY RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2003 1121009. RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.
ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY GREENTRUST SHORT PLAT RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2003 1122501. RIGHTS OR BENEFITS, IF ANY, WHICH MAY BE DISCLOSED BY THE RECORDED DOCUMENT(S) ABOVE AFFECTING LAND OUTSIDE THE BOUNDARY DESCRIBED HEREIN.
COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY DOCUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2003 1124092.
ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED SEPTEMBER 10, 1954, UNDER CLALLAM COUNTY RECORDING NO.: 282378
UNDERGROUND UTILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF RECORDED: AUGUST 16, 2004 UNDER CLALLAM COUNTY RECORDING NO.: 2004 1139538
ACCESS AND UTILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF DISCLOSED IN INSTRUMENT RECORDED UNDER CLALLAM COUNTY RECORDING NO. 2004 1139552

(PER SUBDIVISION CERTIFICATE ISSUED FEBRUARY 28, 2005, UNDER ORDER NO. 03081357, BY OLYMPIC PENINSULA TITLE COMPANY OF PORT ANGELES, WASHINGTON.)

CITY APPROVALS:

PLANNING DIRECTOR:

I, CITY OF SEQUIM PLANNING DIRECTOR, DENNIS LEFEVRE, A.I.C.P., HAVE EXAMINED AND APPROVED THIS FINAL PLAT AS CONSISTENT WITH THE PRELIMINARY PLAT AS APPROVED BY THE CITY OF SEQUIM ON MARCH 5, 2005 AND AS BEING IN KEEPING WITH THE ADOPTED LAND DEVELOPMENT AND SUBDIVISION CODES, POLICIES, AND REGULATIONS OF THE CITY OF SEQUIM.

Dennis Lefevre 8/19/05
DENNIS K. LEFEVRE, A.I.C.P. DATE

PUBLIC WORKS DIRECTOR:

THIS FINAL PLAT IS IN COMPLIANCE WITH THE CITY OF SEQUIM STANDARDS FOR PUBLIC IMPROVEMENTS AND SAFETY.

James E. Bay 8-19-05
JAMES E. BAY, PUBLIC WORKS DIRECTOR. DATE

TREASURER'S CERTIFICATE:

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

Judith Scott 8-19-05
BY: DEPUTY/CLALLAM COUNTY TREASURER DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31 DAY OF August 2005,
AT 10:50A M, IN VOLUME 14 OF PLATS, AT PAGE 77,
AT THE REQUEST OF ZENOVIC & ASSOCIATES, INC.

Kathy Miller AUDITOR'S FILE NUMBER: 2005-1164048
COUNTY AUDITOR

ZENOVIC & ASSOCIATES INCORPORATED
519 S. PEABODY ST., STE. 22
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514

DATE: 6/14/05 JOB# 04056

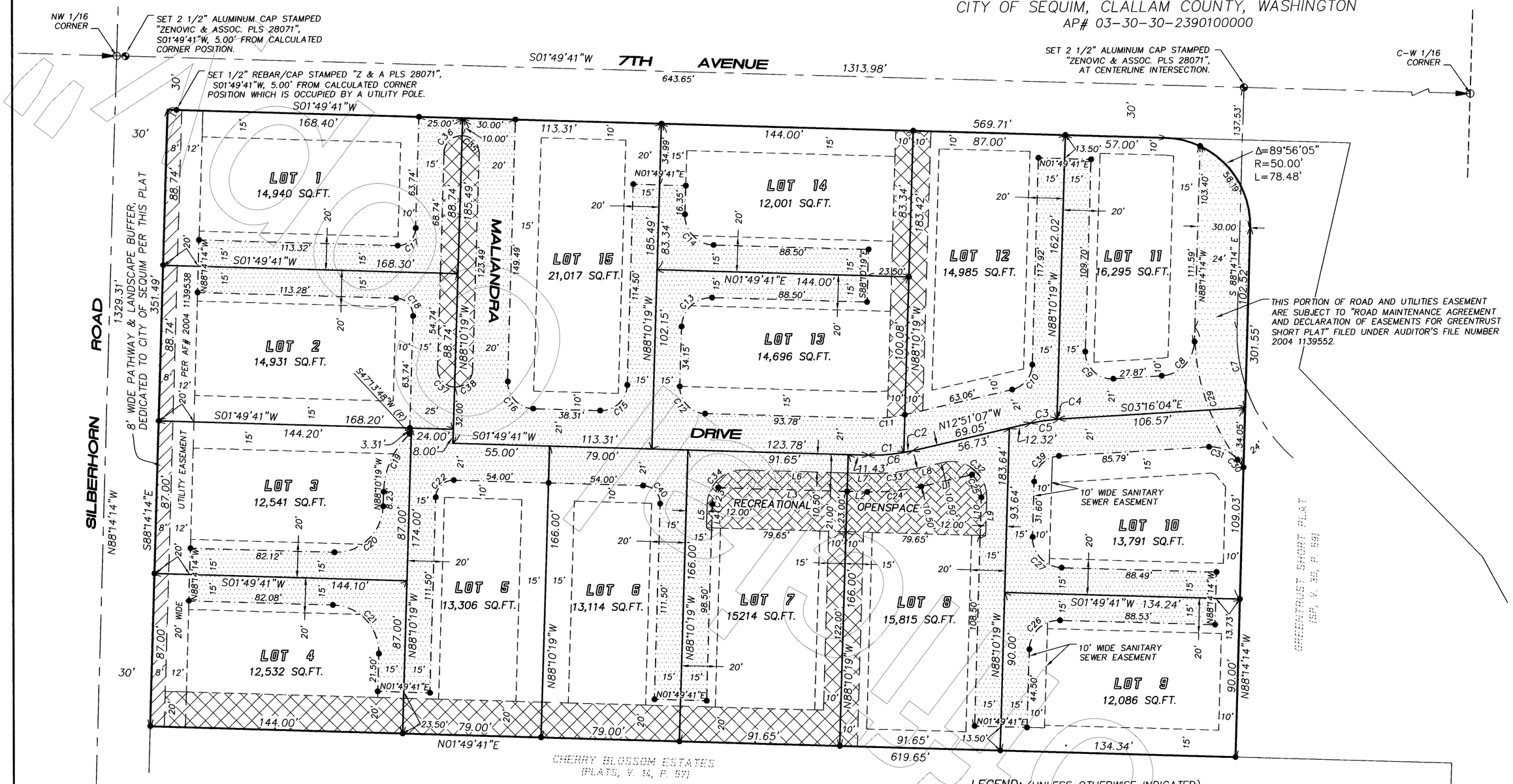
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CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

AP# 03-30-30-2390100000



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°51'07"W	29.76
L2	N01°49'41"E	11.43
L3	N01°49'41"E	73.75
L4	N88°10'19"W	13.50
L5	N88°10'19"W	13.50
L6	N01°49'41"E	59.65
L7	N01°49'41"E	11.43
L8	N12°51'07"W	15.69
L9	N88°10'19"W	21.73
L10	N88°10'19"W	21.73

EASEMENT CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	20.36	100.00	11°39'54"
C2	5.26	100.00	3°00'54"
C3	15.34	97.50	9°00'45"
C4	0.97	97.50	0°34'19"
C5	16.31	97.50	9°35'04"
C6	25.62	100.00	14°40'48"
C7	33.94	95.00	20°28'20"
C8	29.66	20.00	84°58'10"
C9	24.90	15.00	95°05'45"
C10	19.72	15.00	75°19'12"
C11	20.24	79.00	14°40'48"
C12	23.56	15.00	90°00'00"
C13	26.70	17.00	90°00'00"
C14	26.70	17.00	90°00'00"
C15	23.56	15.00	90°00'00"
C16	23.56	15.00	90°00'00"
C17	15.71	10.00	90°00'00"
C18	15.71	10.00	90°00'00"
C19	37.24	47.00	45°24'07"
C20	42.41	27.00	90°00'00"

EASEMENT CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	42.41	27.00	90°00'00"
C22	15.71	10.00	90°00'00"
C23	10.08	17.00	33°58'28"
C24	31.00	121.00	14°40'48"
C25	14.44	17.00	48°39'16"
C26	26.70	17.00	90°00'00"
C27	26.70	17.00	90°00'00"
C29	86.38	119.00	41°35'29"
C30	5.53	119.00	2°39'44"
C31	18.60	19.00	56°06'06"
C32	36.51	20.00	104°35'22"
C33	28.31	110.50	14°40'48"
C34	31.42	20.00	90°00'00"
C35	15.71	10.00	90°00'00"
C36	15.71	10.00	90°00'00"
C37	15.71	10.00	90°00'00"
C38	15.71	10.00	90°00'00"
C39	22.23	15.00	84°54'15"
C40	15.71	10.00	90°00'00"

N 1/16, CORNER S. 30 & S. 25

S. 30, T. 30 N., R. 3 W.

S. 25, T. 30 N., R. 4 W.

0=-1°41'51" AT THE N 1/4 CORNER SEC. 30

TRUE NORTH

WCS GRID NORTH

Scale: 1" = 40'

0 40' 80' 120'

LEGEND: (UNLESS OTHERWISE INDICATED)

- ...EXTERIOR BOUNDARY OF SUBJECT PARCEL
- ...INTERIOR LOT LINE
- ...CENTERLINE OF STREET RIGHT OF WAY
- ...LIMITS OF STREET RIGHT OF WAY
- ...BUILDING SETBACK LINE
- ...PRIVATE ROAD, IRRIGATION AND UTILITIES EASEMENT APPURTENANT TO ALL LOTS
- ...PRIVATE OPEN SPACE AND RECREATION EASEMENT APPURTENANT TO ALL LOTS
- ...PRIVATE OPEN SPACE AND PATHWAY EASEMENT APPURTENANT TO ALL LOTS
- ...8' WIDE LANDSCAPED PATHWAY BUFFER DEDICATED TO CITY OF SEQUIM
- ...CALCULATED POSITION OF SUBDIVISIONAL 1/16 CORNER, NO MONUMENT FOUND
- ...SET 1/2" REBAR WITH PLASTIC CAP STAMPED "Z&A PLS 28071"
- ...SET 2 1/2" ALUMINUM CAP STAMPED "ZENOVIC & ASSOC. PLS 28071"

BRADLEY R. LYMAN PROVER
STATE OF WASHINGTON
28071
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 7/17/06

ZENOVIC & ASSOCIATES INCORPORATED
519 S. PEABODY ST., STE. 22
PORT ANGELES, WA 98362
PHONE: (360) 417-0501
FAX: (360) 417-0514

SHEET 2 OF 2

DATE: 6/31/05 JOB# 04056

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