HECKMAN SUBDIVISION

OF A PORTION OF

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

Clallam County, Washington

for

Paragon Residential Real Estate LLC

and Maliandra Apartments, LLC

PLAT DESCRIPTION

(SEE DEED A.F.No. 2019-1385835)

LOT 6, 7, 9 AND 10 OF CITY OF SEQUIM, FINAL MAJOR SUBDIVISION SUB 05/001 FOR AMY AND CRAIG HECKMAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 77, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO: EASEMENTS, RRIGHTS-OF-WAYS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

(SEE DEED A.F.No. 2021-1410070)

LOT 11, 12, 14 AND 15 OF CITY OF SEQUIM, FINAL MAJOR SUBDIVISION SUB 05/001 FOR AMY AND CRAIG HECKMAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 77, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO: EASEMENTS, RRIGHTS-OF-WAYS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

(SEE DEED A.F.No. 2020-1398679)

LOT 5 AND 8 OF CITY OF SEQUIM, FINAL MAJOR SUBDIVISION SUB 05/001 FOR AMY AND CRAIG HECKMAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE(S) 77, RECORDS OF CLALLAM COUNTY, WASHINGTON.

SITUATE IN CLALLAM COUNTY, STATE OF WASHINGTON.

SUBJECT TO: EASEMENTS, RRIGHTS-OF-WAYS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS N01°51'26"W, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER ONE QUARTER CORNER OF SECTION 30, T30N, R3W, W.M., CLALLAM COUNTY, WASHINGTON, BASED ON TIES SHOWN HEREON. REFERENCE THE 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 TOPCON HIPER HR GNSS ROVER WITH A TOPCON GT SERIES 3" ROBOTIC TOTAL STATION. SOME DISTANCES WERE MEASURED USING A STEEL TAPE. ACCURACY MEETS OR EXCEEDS STANDARDS SET FORTH BY WAC 332-130-090. THE GPS PORTION OF THIS SURVEY PERFORMED VIA REAL TIME CONNECTION WITH THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND IS BASED ON THE NORTH AMERICAN DATUM (NAD) OF 83/2011 EPOCH 2010. OBSERVATIONS MADE WITH THE ABOVE NAMED GPS UNIT AND MULTIPLE AVERAGED OBSERVATIONS.

IN ORDER TO TRANSLATE THE (WSRN) COORDINATE VALUES ACQUIRED BY USING THE ABOVE SURVEY METHOD TO NAD (83/91) COORDINATE VALUES, SAID (WSRN) VALUES WERE ADJUSTED TO FIT THE VALUES PUBLISHED IN THE CCGF SURVEY VOLUME 39, PAGE 86, BETWEEN THE NORTH QUARTER CORNER AND THE CENTER ONE QUARTER CORNER OF SECTION 30 AND ROTATING SAID WSRN VALUES COUNTER CLOCKWISE 0°00'01" AND USING A AVERAGE SCALE FACTOR OF 0.99994.

SECTION SUBDIVISION

FOR THE SECTION SUBDIVISION USED FOR THIS SHORT PLAT REFERENCE THAT CLALLAM COUNTY GEOMETRIC FRAMEWORK SURVEY RECORDED IN VOLUME 39, PAGE 86.
FOR ADDITIONAL SURVEYS REVIEWED FOR THIS SURVEY SEE VOLUME 14 OF PLATS, PAGE 77, RECORDS OF CLALLAM COUNTY, WASHINGTON.

DEDICATION

WE, PARAGON RESIDENTIAL REAL ESTATE LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND MALIANDRA APARTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DO HEREBY GIVE OUR CONSENT TO THIS SUBDIVISION AMENDMENT AND AGREE TO A WAIVER OF INDEMNIFICATION AGREEMENT FOR ALL CLAIMS AGAINST ANY OTHER LAND OR PERSON BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF PUBLIC ROADS OR OTHER ACTIONS AUTHORIZED BY THE COUNTY IN RELATION TO THIS PROPERTY. WE ALSO GRANT THE LOT OWNERS NON-EXCLUSIVE USE OF THE EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

OWNER: PARAGON RESIDENTIAL REAL ESTATE, LLC

_____

AGNIESZKA NIEMEYER – MANAGER

OWNER: MALIANDRA APARTMENTS, LLC

_____

BRODY BROKER – MANAGER

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.

_____ _____

TREASURER DEPUTY

_____

DATE

COMMUNITY DEVELOPMENT

I, CITY OF SEQUIM, INTERIM COMMUNITY DEVELOPMENT DIRECTOR, HAVE EXAMINED AND APPROVED THIS PLAT AMENDMENT ON THIS DAY OF_____, _____ 2025 AS BEING CONSISTENT WITH THE ADOPTED LAND DEVELOPMENT AND SUBDIVISION CODES, POLICIES, AND REGULATIONS OF THE CITY OF SEQUIM.

_____

INTERIM COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL

I, CITY OF SEQUIM MAYOR, APPROVE THIS PLAT ALTERATION AS CONSISTENT WITH THE PLAT ALTERATION APPROVED BY THE HEARING EXAMINER AND AS SET FORTH ON THE CONSENT AGENDA DURING THE CITY COUNCIL MEETING ON ___ DAY OF _____, 2025.

_____

MAYOR OF CITY OF SEQUIM

PUBLIC WORKS DIRECTOR

I, CITY OF SEQUIM PUBLIC WORKS DIRECTOR, APPROVE THIS PLAT ALTERATION AS CONSISTENT WITH THE PLAT ALTERATION APPROVED BY THE HEARING EXAMINER AND AS SET FORTH ON THE CONSENT AGENDA DURING THE CITY COUNCIL MEETING ON ___ DAY OF _____, 2025.

_____

PUBLIC WORKS DIRECTOR

ACKNOWLEDGEMENT

STATE OF_____

COUNTY OF_____

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____, 20____ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AGNIESZKA NIEMEYER, MANAGER OF PARAGON RESIDENTIAL REAL ESTATE LLC, A WASHINGTON LIMIITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT. IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION
EXPIRES _____ _____

NOTARY PUBLIC IN AND FOR THE
STATE OF_____

RESIDING IN _____

_____

ACKNOWLEDGEMENT

STATE OF_____

COUNTY OF_____

THIS IS TO CERTIFY THAT ON THIS_____DAY OF_____, 20____ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED BRODY BROKER, MANAGER OF MALIANDRA APARTMENTS, LLC, A WASHINGTON LIMITED LIABILITY KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT. IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION
EXPIRES _____ _____

NOTARY PUBLIC IN AND FOR THE
STATE OF_____

RESIDING IN _____

_____

PRELIMINARY

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

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
December, 2024 - January, 2025

Job No. BROKER_11353

Sec. 30, T.30N., R.3W., W.M.

30

HECKMAN SUBDIVISION

OF A PORTION OF

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

Clallam County, Washington

for

Paragon Residential Real Estate LLC

and Maliandra Apartments, LLC

COURSE TABLE					
NO.	RAD BRG IN	DELTA	RADIUS	LENGTH	RAD BRG OUT
①	N88°10'19"W	Δ=14°40'46"	100.00'	25.62'	N77°08'56"E
②	N88°10'19"W	Δ=11°39'56"	100.00'	20.36'	N80°09'45"E
③	N80°09'45"E	Δ=03°00'50"	100.00'	5.26'	N77°08'56"E
④	N77°08'53"E	Δ=09°35'04"	97.50'	16.31'	N86°43'57"E
⑤	N77°08'53"E	Δ=09°00'52"	97.50'	15.34'	N86°09'45"E
⑥	N86°09'45"E	Δ=00°34'12"	97.50'	0.97'	N86°43'57"E
⑰	N85°40'03"W	Δ=87°29'09"	50.00'	76.35'	N1°49'06"E
⑱	N85°40'03"W	Δ=20°24'49"	50.00'	17.81'	N65°15'14"W
⑲	N65°15'14"W	Δ=67°04'20"	50.00'	58.53'	N1°49'06"E

LEGEND

- ● FOUND 01/2025 – 1/2" REBAR W/ PLASTIC CAP " Z&A PLS 28071"
- ○ FOUND 01/2025 – 1/2" REBAR W/ PLASTIC CAP " Z&A PLS 28071" TO BE REMOVED PER THIS PLAT AMENDMENT.

PRIVATE OPEN SPACE AND PATHWAY EASEMENT PER MAJOR SUBDIVISION VOLUME 14, PAGE 77 TO REMAIN PER THIS PLAT AMENDMENT.

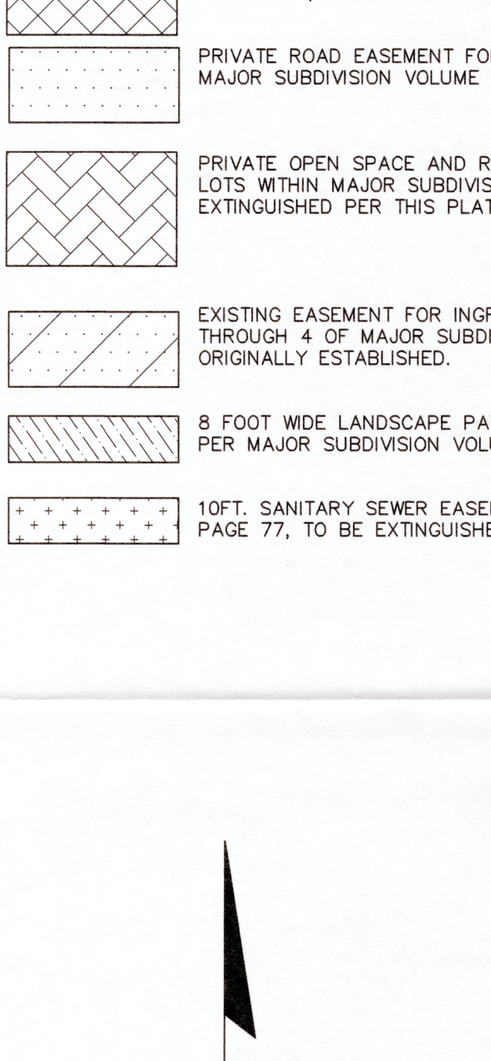
PRIVATE ROAD EASEMENT FOR, IRRIGATION AND UTILITY EASEMENT PER MAJOR SUBDIVISION VOLUME 14, PAGE 77.

PRIVATE OPEN SPACE AND RECREATION EASEMENT APPURTENANT TO THE LOTS WITHIN MAJOR SUBDIVISION VOLUME 17, PAGE 77 TO BE EXTINGUISHED PER THIS PLAT AMENDMENT.

EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR LOTS 1 THROUGH 4 OF MAJOR SUBDIVISION VOLUME 14, PAGE 77 TO REMAIN AS ORIGINALLY ESTABLISHED.

8 FOOT WIDE LANDSCAPE PATHWAY DEDICATED TO THE CITY OF SEQUIM PER MAJOR SUBDIVISION VOLUME 14, PAGE 77

10FT. SANITARY SEWER EASEMWNT PER MAJOR SUBDIVISION VOLUME 14, PAGE 77, TO BE EXTINGUISHED PER THIS PLAT AMENDMENT.

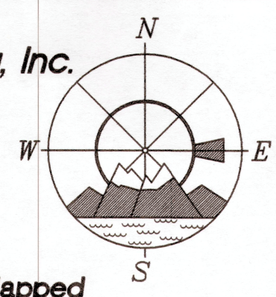


LOTS BEFORE AMENDMENT



Olympic Peninsula Surveying and Drafting, Inc.

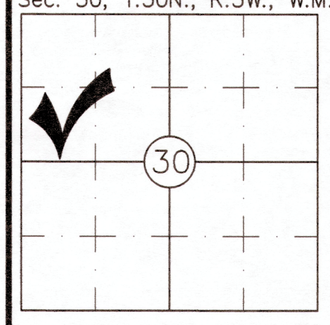
P.O. Box 3234
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Clallam County, Washington
for
Paragon Residential Real Estate LLC
and Maliandra Apartments, LLC

COURSE TABLE							
LET.	BEARING	DISTANCE	RAD BRG IN	DELTA	RADIUS	LENGTH	RAD BRG OUT
①			N88°10'19"W	Δ=14°40'46"	100.00'	25.62'	N77°08'56"E
②			N88°10'19"W	Δ=08°55'42"	100.00'	15.58'	N82°53'59"E
③			N82°53'59"E	Δ=05°45'03"	100.00'	10.04'	N77°08'56"E
④			N77°08'53"E	Δ=09°35'04"	97.50'	16.31'	N86°43'57"E
⑤			N77°08'53"E	Δ=01°29'55"	97.50'	2.55'	N78°38'48"E
⑥			N78°38'48"E	Δ=08°05'10"	97.50'	13.76'	N86°43'57"E
⑦			N88°10'19"W	Δ=14°40'48"	121.00'	31.00'	N77°08'53"E
⑧	N12°51'07"W	69.05'					
⑨	N12°51'07"W	44.29'					
⑩	N12°51'07"W	24.76'					
⑪			N77°08'53"E	Δ=09°35'03"	76.50'	12.80'	N86°43'56"E
⑫	N3°16'04"W	84.23'					
⑬	N3°16'04"W	35.26'					
⑭	N3°16'04"W	48.97'					
⑮			N86°43'56"E	Δ=55°18'50"	19.00'	18.34'	N37°57'14"W
⑯			N37°57'14"W	Δ=02°27'55"	119.00'	5.12'	N40°25'10"W
⑰			N85°40'03"W	Δ=87°29'09"	50.00'	76.34'	N1°49'06"E
⑱			N85°40'03"W	Δ=20°24'49"	50.00'	17.81'	N65°15'14"W
⑲			N65°15'14"W	Δ=67°04'20"	50.00'	58.53'	N1°49'06"E
⑳			N1°10'19"E	Δ=85°33'37"	20.00'	29.87'	N86°43'56"E
㉑	N3°16'04"W	58.47'					
㉒			N86°43'56"E	Δ=9°35'03"	118.50'	19.83'	N77°08'53"E
㉓			N86°43'56"E	Δ=5°43'06"	118.50'	11.83'	N81°00'50"E
㉔			N81°00'50"E	Δ=3°51'57"	118.50'	8.00'	N77°08'53"E
㉕	N12°51'07"W	69.05'					
㉖			N77°08'53"E	Δ=14°40'48"	79.00'	20.24'	N88°10'19"W
㉗			N77°08'53"E	Δ=3°21'01"	79.00'	4.62'	N80°29'54"E
㉘			N80°29'54"E	Δ=11°19'47"	79.00'	15.62'	N88°10'19"W
㉙			N88°10'19"W	Δ=90°00'00"	23.56'	15.00'	N1°49'41"E
㉚			N1°49'41"E	Δ=90°00'00"	31.42'	20.00'	N88°10'19"W

LEGEND

- □ SET 01/2025 – 1/2" REBAR W/ PLASTIC CAP "O.P. SURV LS 42426"
- ⊕ FOUND 01/2025 – 2 1/2" ALUMINUM CAP "ZENOVIC AND ASSOC. PLS 20871"
- ● FOUND 01/2025 – 1/2" REBAR W/ PLASTIC CAP " Z&A PLS 28071"
- ○ FOUND 01/2025 – 1/2" REBAR W/ PLASTIC CAP " Z&A PLS 28071" TO BE REMOVED PER THIS PLAT AMENDMENT.

PRIVATE OPEN SPACE AND PATHWAY EASEMENT PER MAJOR SUBDIVISION VOLUME 14, PAGE 77 TO REMAIN PER THIS PLAT AMENDMENT.

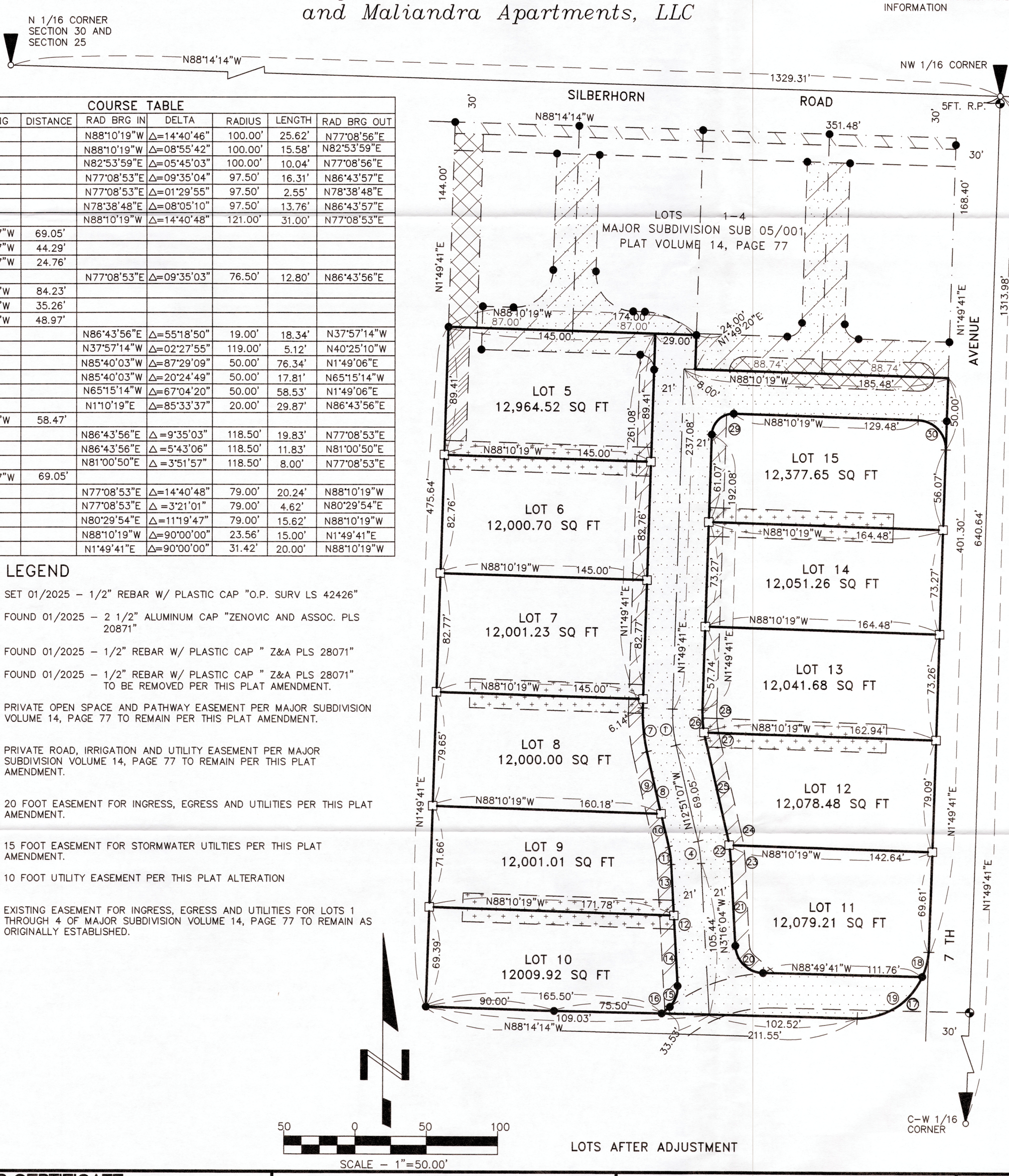
PRIVATE ROAD, IRRIGATION AND UTILITY EASEMENT PER MAJOR SUBDIVISION VOLUME 14, PAGE 77 TO REMAIN PER THIS PLAT AMENDMENT.

20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER THIS PLAT AMENDMENT.

15 FOOT EASEMENT FOR STORMWATER UTILTIES PER THIS PLAT AMENDMENT.

10 FOOT UTILITY EASEMENT PER THIS PLAT ALTERATION

EXISTING EASEMENT FOR INGRESS, EGRESS AND UTILITIES FOR LOTS 1 THROUGH 4 OF MAJOR SUBDIVISION VOLUME 14, PAGE 77 TO REMAIN AS ORIGINALLY ESTABLISHED.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF TITLE 29. CCC, AND THE STATE SURVEY RECORDING ACT, TITLE 58 RCW.

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

BRIAN N CAYS, PLS
CERTIFICATE NO. 42426

DATE SIGNED

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS_____DAY OF_____, 20____, AT _____ ___M, IN VOL. _____OF SHORT PLATS, ON PG._____, RECORDS OF CLALLAM COUNTY, WASHINGTON AT THE REQUEST OF OLYMPIC PENINSULA SURVEYING AND DRAFTING, INC.

AUDITOR'S FILE NO.

DEPUTY COUNTY AUDITOR

Olympic Peninsula Surveying and Drafting, Inc.
P.O. Box 3234
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