

PRELIMINARY VAN ROMER SHORT PLAT

IN SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

DECLARATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND HEREBY DECLARE AND CONSENT TO THIS PLAT. THE PLATTOR HEREBY ACCEPT ALL RESPONSIBILITY FOR ALL CLAIMS OR DAMAGES WHICH MAY BE OCCASIONED TO ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTOR AUTHORIZED BY THE COUNTY IN RELATION TO THIS SHORT PLAT.

DR. LESLIE VAN ROMER
TRUSTEE UNDER A TRUST AGREEMENT DATED MARCH 8, 1995 AND TITLED LIVING TRUST OF DR. LESLIE VAN ROMER, AND ANY AMENDMENTS THERETO

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
) SS
COUNTY OF CLALLAM)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2019, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED DR. LESLIE VAN ROMER, TO ME KNOWN TO BE THE TRUSTEE UNDER A TRUST AGREEMENT DATED MARCH 8, 1995 AND TITLED LIVING TRUST OF DR. LESLIE VAN ROMER, AND ANY AMENDMENTS THERETO, AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED AS TRUSTEE OF THE LIVING TRUST OF DR. LESLIE ROMER.

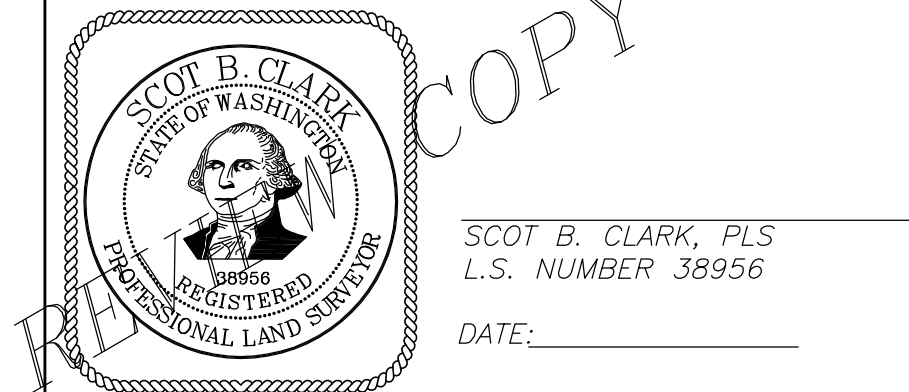
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

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 MARY CONEY IN DECEMBER, 2018.

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 DR. LESLIE VAN ROMER IN DECEMBER, 2018.



SCOT B. CLARK, PLS
L.S. NUMBER 38956
DATE: _____

FINAL CHECK: SBC
PLAT CHECK: SBC
DRAWN BY: KRS
SER#: 033019-VNRL1801_BASE-110218

PLANNING DIRECTOR STATEMENT:

I, CITY OF SEQUIM COMMUNITY DEVELOPMENT DIRECTOR, BARRY BEREZOWSKY, HAVE EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019 THIS FINAL PLAT AS CONSISTENT WITH THE PRELIMINARY PLAT AS APPROVED BY THE CITY OF SEQUIM ON XXXXXXXXXX, 2019 AS BEING IN KEEPING WITH THE ADOPTED LAND DEVELOPMENT AND SUBDIVISION CODES, POLICIES, AND REGULATIONS OF THE CITY OF SEQUIM.

BY: _____
BARRY BEREZOWSKY, DIRECTOR

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.

TREASURER _____ BY: DEPUTY _____ DATE _____

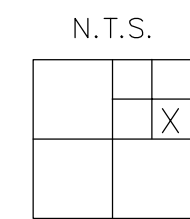
NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 5 SECOND TOPCON GTS-235W TOTAL STATION AND STEEL TAPE.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE, 1983 DATUM, 1991 ADJUSTMENT (WCS GRID) BASED ON FIELD TIES TO CONTROL POINTS GEOMPT#03301911 AND GEOMPT#03301921 AS SHOWN ON SURVEY RECORDED IN VOLUME 39 OF SURVEYS, PAGE 86. ALL DISTANCES SHOWN HEREON ARE REDUCED TO SAID GRID, A COMBINED SCALE FACTOR OF 0.9999375 WAS USED FOR THIS SURVEY.
3. FOR SECTION SUBDIVISION DATA, SEE VOL. 39 OF SURVEYS, PAGE 86, AND VOL. 82 OF SURVEYS, PG. 16, RECORDS OF CLALLAM COUNTY, WASHINGTON.
4. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND/OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY.
5. THIS SURVEY WAS PERFORMED ACCORDING TO WAC 332-130-090 STANDARDS FOR LAND BOUNDARY SURVEYS. THIS SURVEY WAS NOT PERFORMED OR CERTIFIED TO MEET THE CURRENT "MINIMUM STANDARD REQUIREMENTS" OR "ACCURACY STANDARDS" FOR ALTA/ACSM LAND TITLE SURVEYS.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2019, AT _____, _____, IN BOOK _____ OF SHORT PLATS, ON PAGE _____ AT THE REQUEST OF SCOTT B. CLARK.

COUNTY AUDITOR _____ AUDITOR'S FILE NUMBER _____



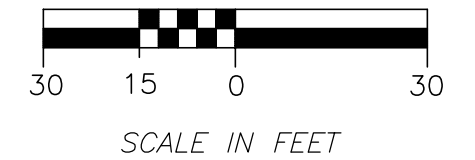
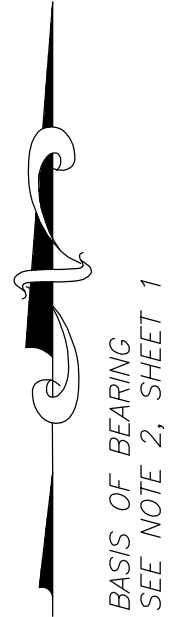
19(30N-3W)

SHEET 1 OF 2

| | | |
|-------------------------|----------------|------------------|
| | | P.O. Box 2199 |
| | | 935 N 5th Ave. |
| LAND SURVEYING | | Sequim, WA 98382 |
| MAPPING | | (360) 681-2161 |
| DEVELOPMENT CONSULTING | | FAX 683-5310 |
| CONSTRUCTION MANAGEMENT | (888) 681-2161 | |

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CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

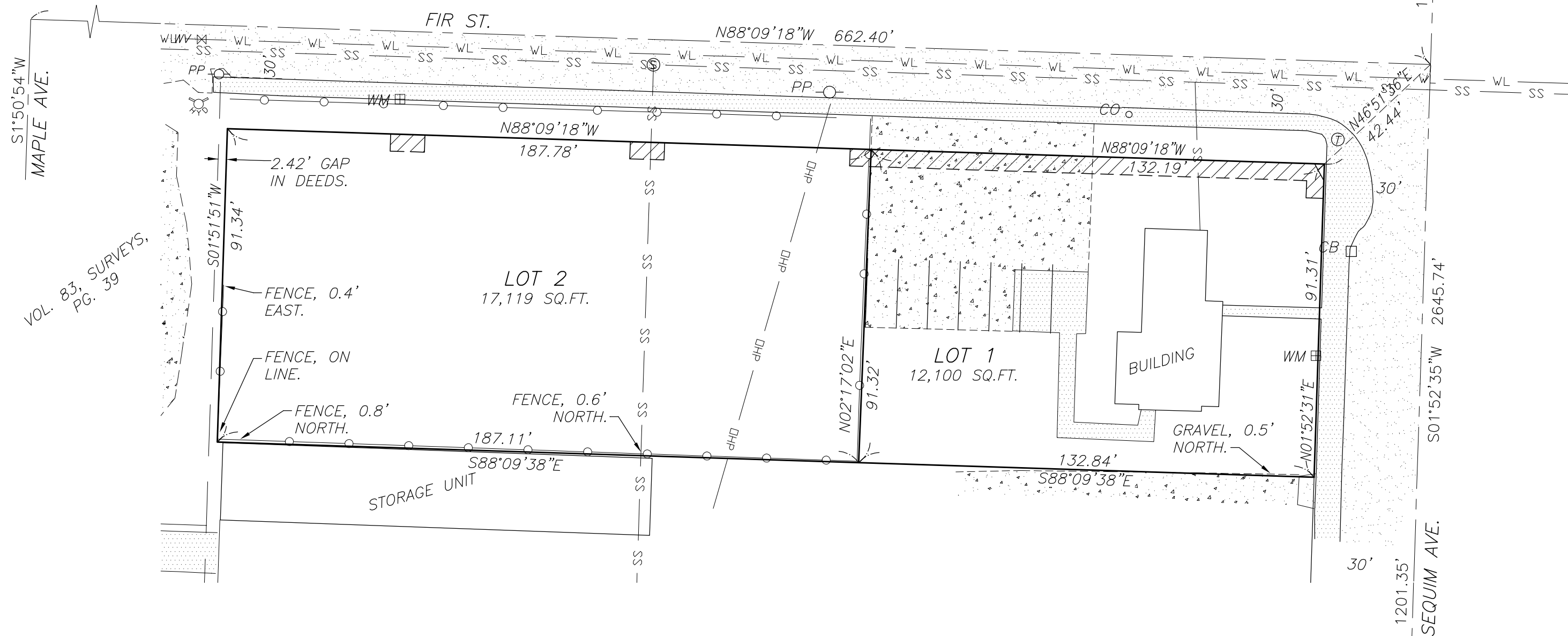


SECTION CORNER
FOUND 3" BRASS CAP IN
CONCRETE STAMPED: "CLALLAM
COUNTY ENG. DEPT."
GEOMPT#03301911.
(TIED 3/12/18)

TOTAL ACREAGE:
0.67 ACRES

LOT 1:
0.28 ACRES

LOT 2:
0.39 ACRES



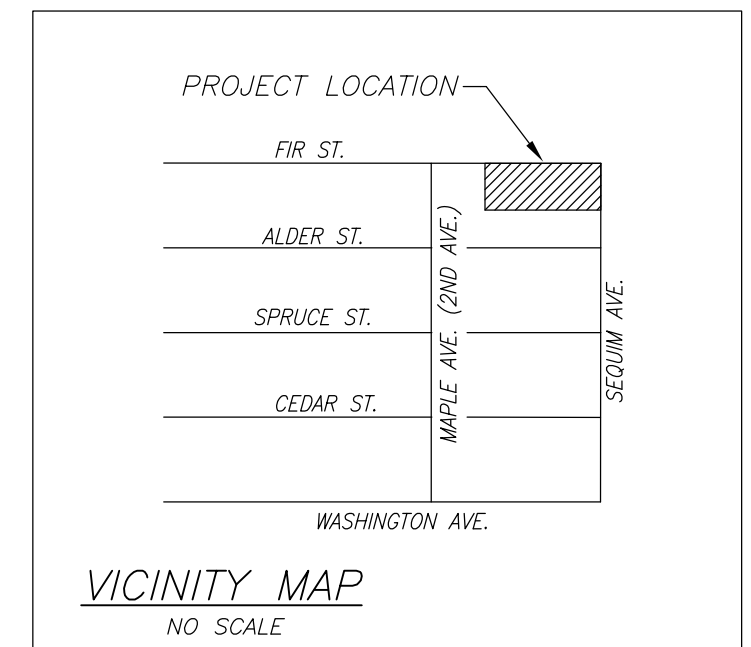
LEGEND:

- ⊙ DENOTES FOUND 3" BRASS CAP IN MONUMENT WELL. (3/12/18)
- ⊙ DENOTES FOUND 1" IRON PIPE IN MONUMENT WELL. (3/12/18)
- CB □ DENOTES CATCH BASIN.
- ⊗ DENOTES FIRE HYDRANT.
- CO ○ DENOTES SANITARY SEWER CLEANOUT.
- ⊙ DENOTES SANITARY SEWER MANHOLE.
- Ⓣ DENOTES TELEPHONE MANHOLE.
- PP ○ DENOTES POWER POLE.
- WM ⊞ DENOTES WATER METER.
- WV ⊞ DENOTES WATER VALVE.
- ▨ DENOTES EXISTING GRAVEL.
- ▨ DENOTES EXISTING ASPHALT ROAD.
- ▨ DENOTES EXISTING CONCRETE.
- DENOTES EXISTING FENCE.
- DHP— DENOTES OVERHEAD POWER LINE.

QUARTER CORNER
2" BRASS CAP STAMPED: "X".
GEOMPT#03301941. PER VOL.
39 OF SURVEYS, PAGE 86

LEGEND:

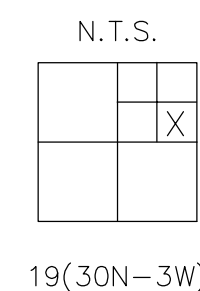
- ▨ DENOTES TEMPORARY CONSTRUCTION EASEMENT PER AFN. 2018-1371113.



SHEET 2 OF 2



FINAL CHECK: SBC
PLAT CHECK: SBC
DRAWN BY: KRS
SER#: 033019-VNRL1801_BASE-110218



| | | |
|-------------------------|--|------------------|
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