

# FINAL BINDING SITE PLAN (LDV2023-00003) FOR: CARLSBORG-SEQUIM RV PARK

IN A PORTION OF THE SW. 1/4 OF THE NE. 1/4, SECTION 22, TOWNSHIP 30  
NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON

**DECLARATION:**

KNOW ALL MEN BY THESE PRESENTS THAT I THE UNDERSIGNED OWNER OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS BINDING SITE PLAN. THE PLATTOR HEREBY ACCEPTS ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED TO ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTOR AUTHORIZED BY THE COUNTY IN RELATION TO THIS BINDING SITE PLAN, I HEREBY CONSENT TO THIS BINDING SITE PLAN.

TAJMAHAUL LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: TAJMAHAUL LLC  
ITS: EXECUTOR

*[Signature]*  
BRODY, BROKER

**ACKNOWLEDGMENT:**

STATE OF Washington )  
COUNTY OF Clallam ) SS

THIS IS TO CERTIFY THAT ON THIS 30<sup>th</sup> DAY OF June, 2025, PERSONALLY APPEARED BRODY BROKER, TO ME KNOWN TO BE AN INDIVIDUAL OF TAJMAHAUL LLC, EXECUTOR OF TAJMAHAUL LLC, THE WASHINGTON LIMITED LIABILITY COMPANY WHICH EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF  
RESIDING AT Sequim, WA  
MY APPOINTMENT EXPIRES 6-23-2027



**DESCRIPTION:**

LOT 1 OF SHORT PLAT RECORDED IN VOLUME 19 OF SHORT PLATS, PAGE 34, UNDER CLALLAM COUNTY RECORDING NO. 618463, BEING A SHORT PLAT OF A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

**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, TITLE 58 RCW.



*[Signature]*  
SCOT B. CLARK, PLS  
L.S. NUMBER 38956

DATE: 6/30/25

FINAL CHECK: SRC  
PLAT CHECK: SBC  
DRAWN BY: KRS  
SER#: 043022-TAJM2401\_BASE\_BSP-050525

**BOARD OF COMMISSIONERS**

APPROVED BY THE CLALLAM COUNTY BOARD OF COMMISSIONERS THIS 22<sup>nd</sup> DAY OF July, 2025.

*[Signature]*  
CHAIRMAN, BOARD OF COMMISSIONERS

*[Signature]*  
MEMBER

*[Signature]*  
MEMBER

*[Signature]*  
ATTEST: CLERK OF THE BOARD OF COMMISSIONERS

**NOTES:**

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 5 SECOND TOPCON ES-105 TOTAL STATION AND STEEL TAPE.
- FOR SECTION SUBDIVISION DATA, SEE VOL. 39 OF SURVEYS, PAGE 30, RECORDS OF CLALLAM COUNTY, WASHINGTON.
- 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 POINT GEOMPT#04302211 AND GEOMPT#04302241 AS SHOWN ON SURVEY RECORDED IN VOLUME 39 OF SURVEYS, PAGE 30, AND "JOS 2" AS SHOWN ON SURVEY RECORDED IN VOLUME 31 OF SURVEYS, PAGE 89. ALL DISTANCES SHOWN HEREON ARE REDUCED TO SAID GRID, A COMBINED SCALE FACTOR OF 0.999942 AT GEOMPT#04302241 WAS USED FOR THIS SURVEY.
- THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND/OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY.
- 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/NSPS LAND TITLE SURVEYS.
- ALL LOTS SHALL BE A VALID LAND USE NOTWITHSTANDING A CHANGE IN ZONING LAWS OR OTHER APPLICABLE REGULATIONS FOR A PERIOD OF FIVE YEARS FROM THE DATE OF RECORDING OF THE FINAL PLAT. NOT PORTION OF THIS LAND DIVISION MAY BE ALTERED, AMENDED, DELETED, ADDED TO OR CHANGED IN ANY MANNER EXCEPT BY THE LAND DIVISION PROCEDURES SET FORTH IN CCC TITLE 29.

**APPROVALS:**

**ADMINISTRATOR:**

THE FINAL BINDING SITE PLAN IS CONSISTENT WITH THE PRELIMINARY APPROVAL, ALL CONDITIONS IMPOSED THEREOF HAVE BEEN MET, AND THAT THE LAND DIVISION CONFORMS TO ALL APPLICABLE COUNTY LAND USE CONTROLS.

*[Signature]* 7-17-25  
ADMINISTRATOR

**ENGINEER:**

I HEREBY APPROVE OF SURVEY DATA SHOWN, INCLUDING MATHEMATICAL CLOSURE OF ALL LOTS, BLOCKS, AND BOUNDARIES, AND CERTIFY THAT, AS OF THIS DATE AND TO THE BEST OF MY KNOWLEDGE, ALL REQUIRED ROAD DRAINAGE (IF ANY) AND OTHER IMPROVEMENTS (IF ANY) ADDRESSED IN RCW 58.17.160(1) HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE AGENCY OF LEGAL JURISDICTION.

*[Signature]* 7-11-25  
CLALLAM COUNTY ENGINEER

**HEALTH OFFICER:**

THE FINAL BINDING SITE PLAN HAS MET ALL STATE AND COUNTY REQUIREMENTS PERTAINING TO SEWAGE DISPOSAL AND POTABLE WATER.

*[Signature]*  
CLALLAM COUNTY HEALTH OFFICER

**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 RCW.

*[Signature]*  
CLALLAM COUNTY TREASURER

*[Signature]* 6/30/25  
BY: DATE

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 22<sup>nd</sup> DAY OF July, 2025, AT 3:28 P.M., IN BOOK 1 OF BINDING SITE PLANS, ON PAGE 30 AT THE REQUEST OF SCOT B. CLARK.

*[Signature]* Deputy  
COUNTY AUDITOR

2025-1472996  
AUDITOR'S FILE NUMBER

SHEET 1 OF 3

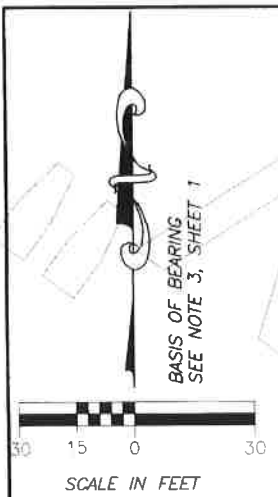
N.T.S.  
22(30N-4W)

LAND SURVEYING	P.O. Box 2199
MAPPING	930 N 3th Ave
DEVELOPMENT CONSULTING	Sequim, WA 98292
CONSTRUCTION MANAGEMENT	(360) 661-2161
	Fax 663-5300
	(888) 661-2161



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IN A PORTION OF THE SW. 1/4 OF THE NE. 1/4, SECTION 22, TOWNSHIP 30  
NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON



**AREA:**  
TOTAL BINDING SITE PLAN AREA 55,529 SQ.FT.

**TRACTS:**  
TRACT A- PRIVATE ACCESS ROAD (17,269 SQ.FT.)  
TRACT B- COMMUNITY BUILDING (2,087 SQ.FT.)  
TRACT C- RECREATION SPACE (6,909 SQ.FT.)  
TRACT D- RECREATION SPACE (1,040 SQ.FT.)  
TRACT E- RECREATION SPACE (422 SQ.FT.)  
TRACT F- SEWER PUMP STATION (1,170 SQ.FT.)  
TRACT G- LANDSCAPE (3,398 SQ.FT.)

TOTAL TRACT AREA 32,294 SQ.FT.

**RV SITES:**

SITE 1 - 1,091 SQ.FT.	SITE 11 - 1,178 SQ.FT.
SITE 2 - 1,178 SQ.FT.	SITE 12 - 1,183 SQ.FT.
SITE 3 - 1,178 SQ.FT.	SITE 13 - 1,203 SQ.FT.
SITE 4 - 1,178 SQ.FT.	SITE 14 - 1,066 SQ.FT.
SITE 5 - 1,075 SQ.FT.	SITE 15 - 1,168 SQ.FT.
SITE 6 - 1,178 SQ.FT.	SITE 16 - 1,168 SQ.FT.
SITE 7 - 1,127 SQ.FT.	SITE 17 - 1,168 SQ.FT.
SITE 8 - 1,362 SQ.FT.	SITE 18 - 1,168 SQ.FT.
SITE 9 - 1,059 SQ.FT.	SITE 19 - 1,168 SQ.FT.
SITE 10 - 1,178 SQ.FT.	SITE 20 - 1,168 SQ.FT.

TOTAL SITE AREA 23,242 SQ.FT.  
AVERAGE SITE AREA 1,056 SQ.FT.

ALSO FOUND REBAR WITH NO CAP, S22°13'33"W, 0.28'

30' EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER VOL. 19, SHORT PLATS, PG. 34.

15' EASEMENT FOR SANITARY SEWER SYSTEM PER AFN. 2016-1331077.

FOUND S27°33'56"W, 0.22'

FOUND BENT 1/2" REBAR, BELIEVED TO BE SET PER VOL. 19, SP, PG. 34. ALSO FOUND REBAR WITH CAP STAMPED: "LS 40016", S13°58'41"W, 0.35'

LOT 2, VOL. 19, SHORT PLATS, PG. 34.

SECTION CORNER FOUND LEAD PLUG ON 15" x 14" CONCRETE MONUMENT IN WELL. GEOMPT#04302211. 22123 (4/07/10)

QUARTER CORNER FOUND A 2" BRASS CAP IN CONCRETE IN A MONUMENT WELL, STAMPED: "T30N R4W/1/4 COR, S22/S23, LS 38956 2017". GEOMPT#04302241. (6/25/24)

EASEMENT PER AUDITOR'S FILE NUMBER 2020-1398842

10' COMMUNICATION EASEMENT PER AUDITOR'S FILE NUMBER 440896.

FOUND MINI PK NAIL, N41°49'41"W, 0.44'

- LEGEND:**
- DENOTES FOUND MONUMENT AS DESCRIBED. (6/25/24)
  - ▲ DENOTES FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED: "LS 22044". (6/25/24)
  - DENOTES FOUND REBAR WITH PLASTIC SURVEY CAP STAMPED: "LS 40016". (6/25/24)



FINAL CHECK: SEC  
PLAT CHECK: SEC  
DRAWN BY: KRS  
SER#: 043022-TAJM2401\_BASE\_BSP-050825

N.T.S.	
X	
22(30N-4W)	

<b>CLARK LAND OFFICE</b>	P.O. Box 2199 935 N 5th Ave Sequim, WA 98382 (360) 681-2161 FAX 633-5370 (888) 681-2161
LAND SURVEYING	
MAPPING	
DEVELOPMENT CONSULTING	
CONSTRUCTION MANAGEMENT	

SHEET 3 OF 3