



# CITY OF SEQUIM FINAL MAJOR BINDING SITE PLAN

## BSP 04/001

IN SECTION 24, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.  
CITY OF SEQUIM  
CLALLAM COUNTY, WASHINGTON

**NOTES:**

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 1 SECOND TOPCON GTS-313 TOTAL STATION AND STEEL TAPE.
2. FOR SECTION SUBDIVISION DATA, SEE VOL. 51 OF SURVEYS, PAGE 61, RECORDS OF CLALLAM COUNTY, WASHINGTON.
3. 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#04302531 AND THE SOUTH QUARTER CORNER OF SECTION 24, BEING A 2-INCH BRASS CAP STAMPED: "LS 22329 2000 S24 S25" RESET BY DAVID CUMMINS PLS 22329 WHICH AGREES WELL WITH THE LOCATION OF GEOMPT#04302521 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 0.99993104 AT THE SOUTH QUARTER CORNER OF SECTION 24 WAS USED FOR THIS SURVEY.
4. NO PORTION OF THIS BINDING SITE PLAN MAY BE ALTERED, AMENDED, DELETED, ADDED TO OR CHANGED IN ANY MANNER EXCEPT BY APPLICATION OF AMENDMENT TO THE CITY OF SEQUIM.
5. ANY AND ALL DEVELOPMENT AND USE OF THE LAND TO WHICH THIS PLAN PERTAINS SHALL BE IN CONFORMANCE WITH ALL SPECIAL CONDITIONS OF APPROVAL AS APPROVED APRIL 9, 2004, ON FILE WITH THE CITY OF SEQUIM.
6. A 10' WIDE EASEMENT EXISTS LYING FIVE FEET ON EITHER SIDE OF ANY UNDERGROUND STORM DRAIN LINE OR ANY OPEN DITCH OR SWALE INTENDED FOR USE IN TRANSFERRING STORMWATER FROM LOTS 1 THROUGH 4 TO LOT 5 FOR THE USE AND MAINTENANCE THEREOF, FOR THE BENEFIT OF LOTS 1 THROUGH 4.
7. A 15 FOOT WIDE EASEMENTS IS GRANTED TO THE CLALLAM COUNTY P.U.D. AS SHOWN ON SHEET FOUR OF THIS BINDING SITE PLAN.
8. LOT 5 SHALL BE OWNED COMMONLY BY LOTS 1 THROUGH 4 AND USED FOR THE PURPOSE OF STORMWATER MANAGEMENT.
9. DESIGN INFORMATION SHOWN HEREON HAS BEEN PROVIDED BY QUADRA ENGINEERING, INC.
10. ALL SANITARY SEWER AND WATER LINES AND STRUCTURES ARE DEDICATED TO THE CITY OF SEQUIM AS PART OF THIS BINDING SITE PLAN APPROVAL. A 10-FOOT WIDE NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED FOR THE MAINTENANCE AND REPAIR OF SAID SEWER AND WATER UTILITIES AS SHOWN ON THIS BINDING SITE PLAN.
11. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED SIMULTANEOUSLY HEREWITH UNDER AUDITOR'S FILE NUMBER 2004-1147645, RECORDS OF CLALLAM COUNTY, WASHINGTON.
12. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO ACCESS EASEMENTS AND A MAINTENANCE AGREEMENT AS RECORDED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. SEE NOTE 11.

**APPROVAL - CITY OF SEQUIM**

I, CITY OF SEQUIM PLANNING DIRECTOR, DENNIS LEFEVRE, A.I.C.P., HAVE EXAMINED AND APPROVED THIS 12<sup>th</sup> DAY OF December, 2004 THIS FINAL BINDING SITE PLAN AS CONSISTENT WITH THE PRELIMINARY BINDING SITE PLAN AS APPROVED BY THE CITY OF SEQUIM ON APRIL 9, 2004 AND AS BEING IN KEEPING WITH THE ADOPTED LAND DEVELOPMENT AND SUBDIVISION CODES, POLICIES, AND REGULATIONS OF THE CITY OF SEQUIM.

BY: Dennis K. Lefevre  
DENNIS K. LEFEVRE, A.I.C.P.

**PUBLIC WORKS DIRECTOR:**

THIS BINDING SITE PLAN IS IN COMPLIANCE WITH THE CITY OF SEQUIM STANDARDS FOR PUBLIC IMPROVEMENTS AND SAFETY.

James E. Bay  
JAMES E. BAY  
PUBLIC WORKS DIRECTOR

12-16-04  
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 RCW.

Keith M. Gordon by Janna Mackie 12/23/04  
CLALLAM COUNTY TREASURER Mackie DATE

**DECLARATION AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL ROAD RIGHT-OF-WAY SHOWN HEREON AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. THE PLATTORES HEREBY ACCEPT ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED TO ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTORES AUTHORIZED BY THE COUNTY IN RELATION TO THIS PLAT, WE HEREBY CONSENT TO THIS PLAT.

WIRTA 2, L.L.C.

Bret A. Wirta  
BRET A. WIRTA, MANAGER

Patricia L. Wirta  
PATRICIA L. WIRTA, MANAGER

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )  
COUNTY OF King ) SS

THIS IS TO CERTIFY THAT ON THIS 10<sup>th</sup> DAY OF December, 2004, PERSONALLY APPEARED BRET A. WIRTA AND PATRICIA L. WIRTA TO ME KNOWN TO BE MANAGERS OF WIRTA 2, L.L.C., 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 THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

Debra P. Larson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Seattle, WA  
MY APPOINTMENT EXPIRES 7-12-06



**SURVEYOR'S CERTIFICATE:**

THIS MAP CORRECTLY REPRESENTS A SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF TITLE 29, C.C.C., AND THE STATE SURVEY RECORDING ACTION, TITLE 58 RCW.

Kenneth A. Clark  
KENNETH A. CLARK, PLS  
L.S. NUMBER 12223  
DATE: 12/14/04



FINAL CHECK: KAC  
PLAT CHECK: KAC  
DRAWN BY: SWS  
SER#: 043024--QUADRA\B.S.P\FIN\_BSP(Change2)--120804

**DESCRIPTION:**

PARCEL A:  
LOTS 2B AND 3B OF BOUNDARY LINE ADJUSTMENT SURVEY, RECORDED FEBRUARY 10, 2003 IN VOLUME 51 OF SURVEYS, PAGE 61, UNDER RECORDING NO. 2003 1101045, BEING A REVISION OF PORTIONS OF THE KELVIE SHORT PLAT RECORDED MAY 26, 1978 IN VOLUME 5 OF SHORT PLATS, PAGE 25, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

PARCEL B:

LOTS 4 AND 5 OF BOUNDARY LINE ADJUSTMENT SURVEY RECORDED APRIL 15, 1998 IN VOLUME 39 OF SURVEYS, PAGE 48, UNDER RECORDING NO. 1998 1007454, BEING A REVISION OF A PORTION OF LOT 4 OF KELVIE SHORT PLAT RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 25 AND A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

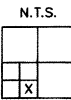
SITUATE IN THE COUNTY OF CLALLAM, STATE OF WASHINGTON.

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS 22 DAY OF December, 2004, AT 8:44 A.M., IN BOOK 1 OF BINDING SITE PLANS AT PAGE 12 AT THE REQUEST OF KENNETH A. CLARK.

Kathy Miller  
COUNTY AUDITOR

2004-1147644  
AUDITOR'S FILE NUMBER



24(30N-04W)

**SHEET 1 OF 4**

	P.O. Box 2199
	935 N 5th Ave.
	Sequim, WA 98382
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VOL. 1 Pg. 12

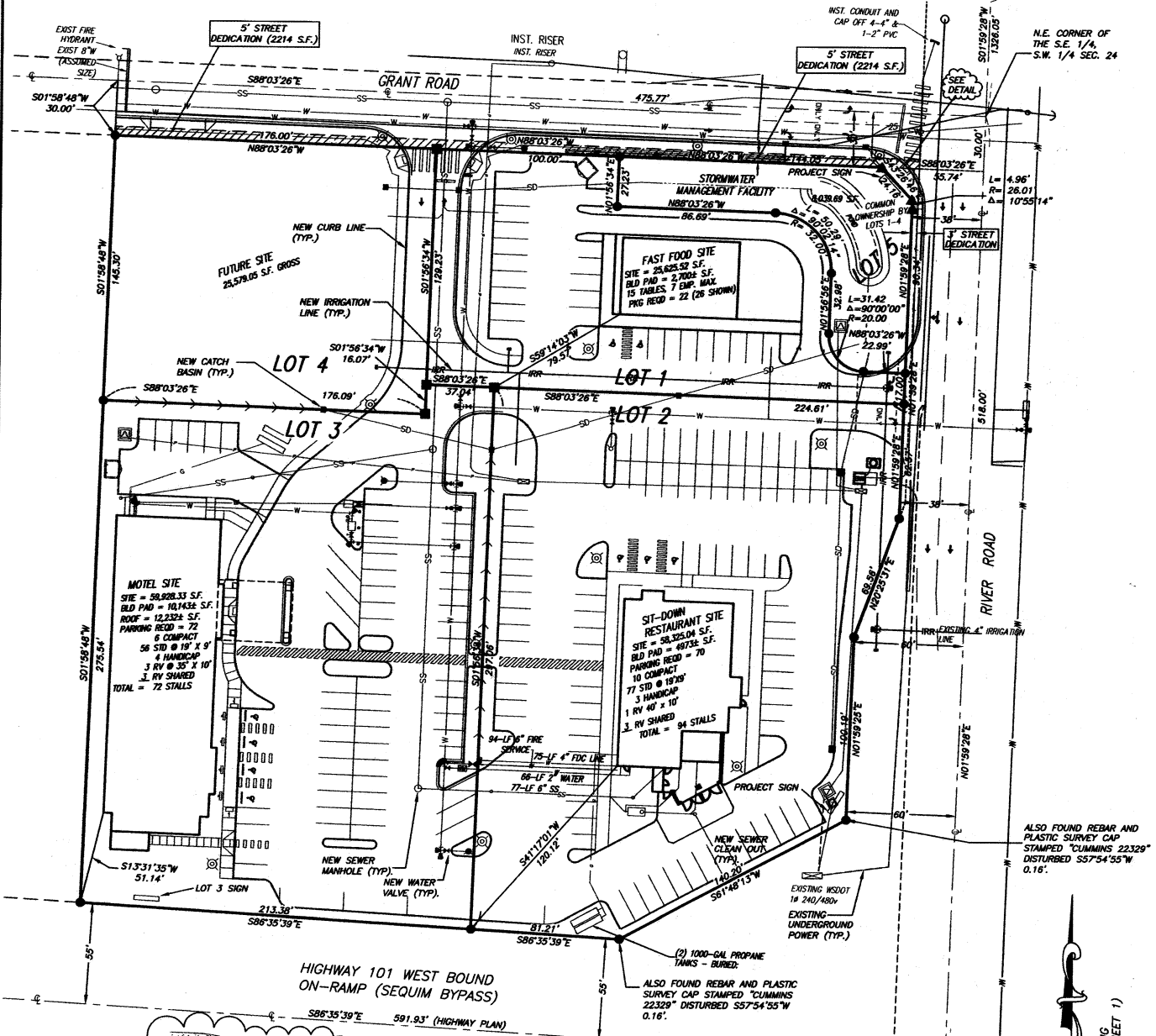
# CITY OF SEQUIM FINAL MAJOR BINDING SITE PLAN BSP04/001

IN SECTION 24, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.

CITY OF SEQUIM  
CLALLAM COUNTY, WASHINGTON

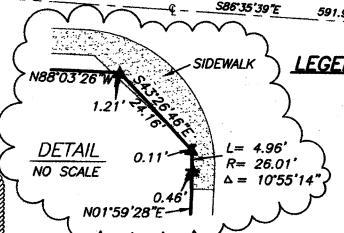
CENTER OF SECTION 24, CALCULATED POSITION PER VOLUME 39 OF SURVEYS PAGE 86.

N.E. CORNER OF THE S.E. 1/4, S.W. 1/4 SEC. 24



ALSO FOUND REBAR AND PLASTIC SURVEY CAP STAMPED 'CUMMINGS 22329' DISTURBED S5754'55"W 0.16'.

ALSO FOUND REBAR AND PLASTIC SURVEY CAP STAMPED 'CUMMINGS 22329' DISTURBED S5754'55"W 0.16'.

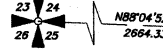


**LEGEND:**

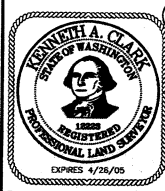
- DENOTES SET REBAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223".
- DENOTES SET P/K NAIL IN ASPHALT.
- ▲ DENOTES SCRIBED "X" IN CONCRETE SIDEWALK.
- ▨ DENOTES 5' DEDICATED TO THE CITY OF SEQUIM FOR RIGHT OF WAY.
- ⊙ FIRE HYDRANT
- ⊕ HANDICAP PARKING STALL
- ⊙ OVERHEAD STREETLIGHT PER CITY OF SEQUIM STANDARDS
- ⊙ PEDESTRIAN LIGHT PER CITY OF SEQUIM STANDARDS
- W — NEW 8" WATER LINE
- SD — NEW STORM DRAIN LINE
- SS — NEW 8" SANITARY SEWER LINE
- — — NEW POWER LINE

CALCULATED POSITION OF A 3-3/4" BY 3-3/4" CONC. POST WITH LEAD PLUG PER VOLUME 39 OF SURVEYS PAGE 86. (NOT VISITED THIS SURVEY)

FOUND A 2-INCH BRASS CAP STAMPED: LS 22329 2000 S24 S25. (4-16-04)



BASIS OF BEARING SEE NOTE 3 (SHEET 1)



KENNETH A. CLARK, PLS  
L.S. NUMBER 12223  
DATE: 12/14/04

FINAL CHECK: KAC  
PLAT CHECK: KAC  
DRAWN BY: SWS  
SER#: 04.3024-QUADRA B.S.P.FIN\_BSP(Change2)-120804

SHEET 2 OF 4

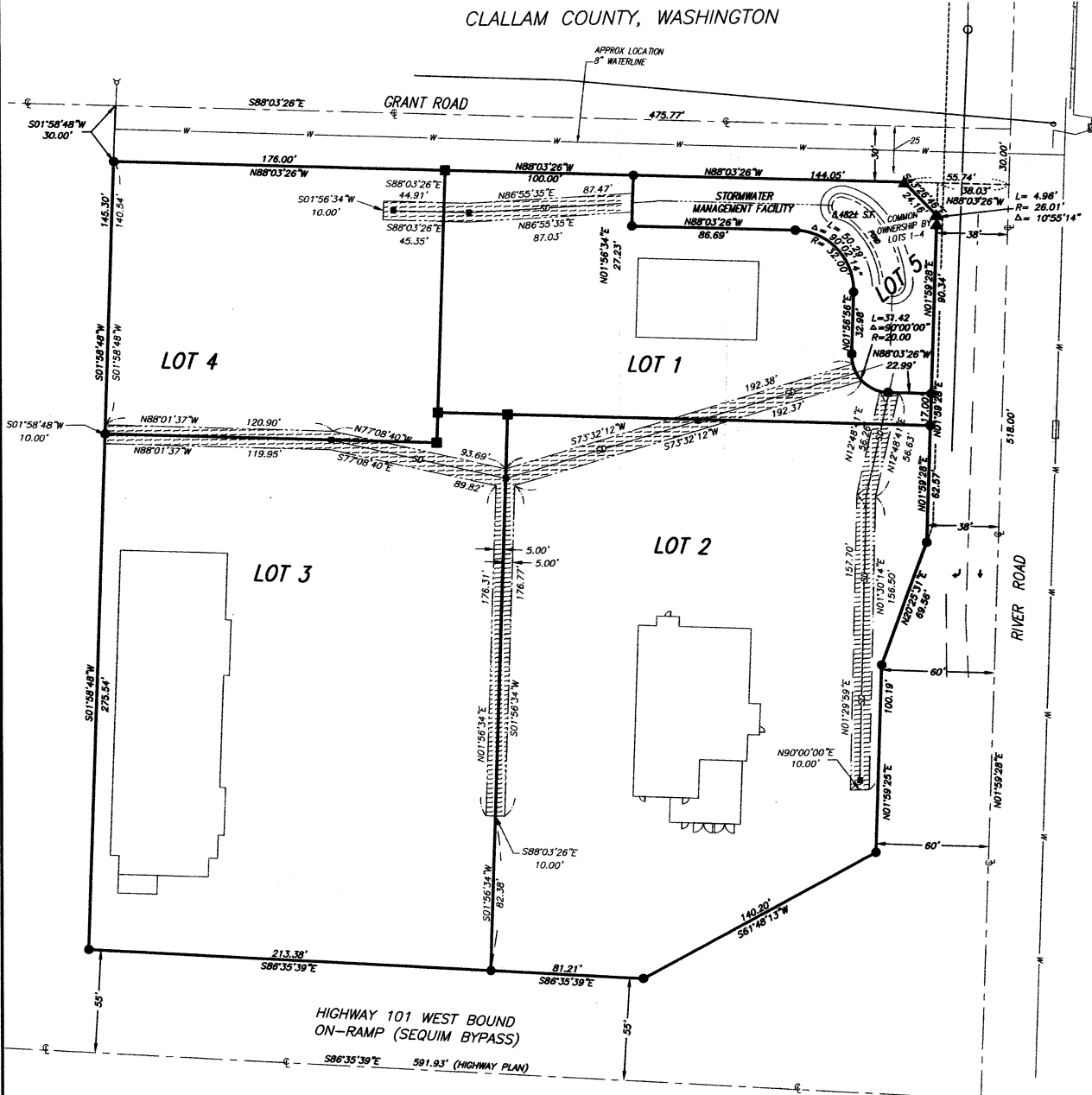
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	24(30N-04W)

VOL. 1 PG. 12


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IN SECTION 24, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.

CITY OF SEQUIM  
CLALLAM COUNTY, WASHINGTON



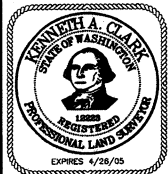
**LEGEND:**

- DENOTES SET REBAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223".
- DENOTES SET P/X NAIL IN ASPHALT.
- ▲ DENOTES SCRIBED "X" IN CONCRETE SIDEWALK.
-  DENOTES 10-FOOT DRAINAGE EASEMENT HEREBY DEDICATED TO LOTS 1 THROUGH 4 FOR THE STORAGE AND TRANSPORTATION OF STORMWATER TO LOT 5.



DRAINAGE EASEMENT DETAIL

SHEET 3 OF 4



*Kenneth A. Clark*  
KENNETH A. CLARK, PLS  
L.S. NUMBER 12223  
DATE: 12/14/04

FINAL CHECK: KAC  
PLAT CHECK: KAC  
DRAWN BY: SWS  
SER#: 043024-QUADRA\B.S.P\FIN\_BSP(Change2)-120804

N.T.S.

X	

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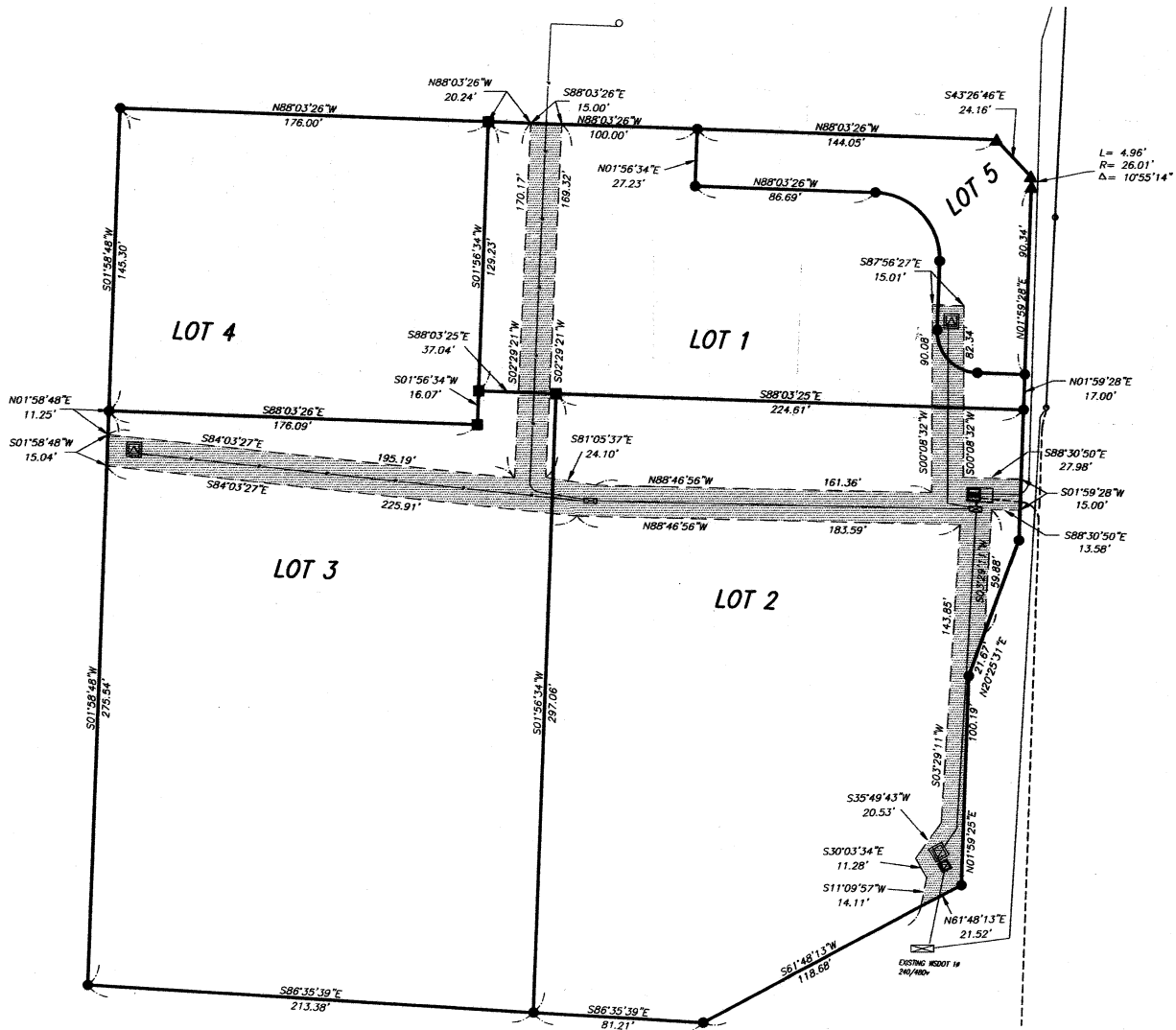
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24(30N-04W)

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CLALLAM COUNTY, WASHINGTON

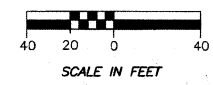


L = 4.96'  
R = 26.01'  
Δ = 10°55'14"

**LEGEND:**

- DENOTES SET REBAR WITH PLASTIC CAP STAMPED: "CLARK 12223".
- DENOTES SET P/K NAIL IN ASPHALT.
- ▲ DENOTES SCRIBED "X" IN CONCRETE SIDEWALK.
- ☐ DENOTES SWITCH CABINET
- ☐ DENOTES J-BOX
- ☐ DENOTES VAULT
- ☐ DENOTES TRANSFORMER
- ▨ DENOTES EASEMENT HEREBY DEDICATED TO CLALLAM COUNTY P.U.D. FOR THE MAINTENANCE AND REPAIR OF POWER FACILITIES PER THIS BINDING SITE PLAN.
- DENOTES UNDERGROUND POWER LINE.

BASIS OF BEARING  
SEE NOTE 3 (SHEET 1)



P.U.D. POWER EASEMENT DETAIL

SHEET 4 OF 4



*Kenneth A. Clark*  
KENNETH A. CLARK, PLS  
L.S. NUMBER 12223

DATE: 12/14/04

EXPRESS 4/28/05  
FINAL CHECK: KAC  
PLAT CHECK: KAC  
DRAWN BY: SWS  
SER#: 043024-QUADRA\B.S.P.\FIN\_BSP(Change2)-120804

N.T.S.

X	

24(30N-04W)

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