



2006 1177019 Clallam County

VOL/PG

# SOLANA CLUSTER LOTS PHASE 1

POR. W 1/2 OF SEC. 28, TWP., 30 N., RGE., 3 W., W.M.  
CLALLAM COUNTY, WASHINGTON

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT TO BE KNOWN HEREFORTH AS "SOLANA CLUSTER LOTS PHASE 1", AND DEDICATE TO THE USE OF THE PROPERTY OWNERS FOREVER ALL STREETS, TRACTS, EASEMENTS AND WHATEVER COMMON PROPERTY THERE IS SHOWN ON THE PLAT. THIS PLAT IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND RESERVATIONS FOR SOLANA COMMUNITY ASSOCIATION AND FOR SOLANA CLUSTER LOTS FILED SIMULTANEOUSLY HERewith, UNDER AUDITOR'S FILE NUMBERS 2006-1177021 AND 2006-1177023, RESPECTIVELY, RECORDS OF CLALLAM COUNTY, WASHINGTON.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

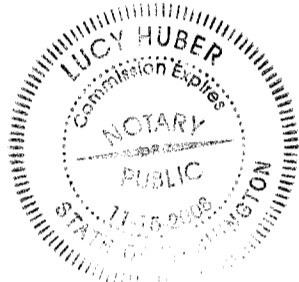
SEQUIM HIGHLANDS LLC  
A WASHINGTON LIMITED LIABILITY COMPANY  
BY: John C Cannon  
ITS:

WELLS-FARGO BANK, NATIONAL ASSOCIATION  
BY: Moss  
ITS:

## ACKNOWLEDGMENTS

STATE OF WASHINGTON  
COUNTY OF King

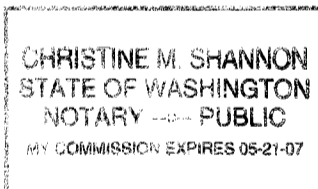
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT John C Cannon SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE managing member OF SEQUIM HIGHLANDS LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED January 19, 2006  
SIGNATURE OF Lucy Huber  
NOTARY PUBLIC  
PRINTED NAME Lucy Huber  
TITLE Controller  
MY APPOINTMENT EXPIRES 11/15/08

STATE OF WASHINGTON  
COUNTY OF Island

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Matthew Ray SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE v.p. OF WELLS FARGO BANK, A NATIONAL ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



DATED 1-19-06  
SIGNATURE OF Christine M. Shannon  
NOTARY PUBLIC  
PRINTED NAME Christine M. Shannon  
TITLE Notary  
MY APPOINTMENT EXPIRES 5-21-07

## PARCEL DESCRIPTION

SOLANA CLUSTER LOTS PHASE 1 PER THE PLAT OF SOLANA ESTATE LOTS PHASE 1, RECORDED IN VOLUME 14 OF PLATS, PAGES 89, UNDER RECORDING NO. 2006-1177015, RECORDS OF CLALLAM COUNTY WASHINGTON.

## CLALLAM COUNTY RESTRICTIONS

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.

NO PORTION OF THIS LAND DIVISION MAY BE ALTERED, AMENDED, DELETED, ADDED OR CHANGED IN ANY MANNER EXCEPT BY THE LAND DIVISION PROCEDURES SET FORTH IN CCC TITLE 29.

## SURVEYOR'S NOTES

1-BASIS OF BEARING FOR THIS SURVEY IS SOUTH 43°01'59" EAST FROM THE NORTH WEST CORNER OF SECTION 28 TO THE CENTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M., PER RECORD OF SURVEY 652686 FILED IN VOLUME 21 OF SURVEYS, PAGE 15, RECORDS OF CLALLAM COUNTY, WASHINGTON, AND RECORD OF SURVEY 689452 FILED IN VOLUME 27 OF SURVEYS, PAGE 94, RECORDS OF CLALLAM COUNTY, WASHINGTON.

2-EQUIPMENT: CONVENTIONAL SURVEY EQUIPMENT WAS USED IN THE PERFORMANCE OF THIS SURVEY. ALL EQUIPMENT IS MAINTAINED IN CONFORMANCE WITH CURRENT STATE STATUTE.

3-PROCEDURES: FIELD TRAVERSE METHOD MEETS OR EXCEEDS MINIMUM REQUIREMENTS IN ACCORDANCE WITH WAC 332-130-090.

## GENERAL NOTES

THIS PLAT IS SUBJECT TO THE FOLLOWING:

1. TERMS AND PROVISIONS CONTAINED IN ANNEXATION CONTRACT RECORDED DECEMBER 23, 1993 UNDER AUDITOR'S FILE NUMBER 698441



4010 Lake Washington Blvd. N.E., Suite 300  
Kirkland, WA 98033  
Tel (425) 827-5874  
Fax (425) 822-7216

## APPROVALS

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 23 DAY OF March 2005, AT 9:40 AM IN BOOK 14 OF PLATS, PAGE 90, RECORDS OF CLALLAM COUNTY, WASHINGTON AT THE REQUEST OF PETERSON CONSULTING ENGINEERS.

Katay Miller  
DEPUTY COUNTY AUDITOR

### APPROVAL - CITY OF SEQUIM

I, CITY OF SEQUIM PLANNING DIRECTOR, ZENNIS LATE WA HAVE EXAMINED AND APPROVED THIS 21<sup>st</sup> DAY OF MARCH, 2006 THIS FINAL MAJOR SUBDIVISION AS CONSISTENT WITH THE PRELIMINARY PLAT PLAN AS APPROVED BY THE CITY OF SEQUIM ON June 28, 2004 AND AS BEING IN KEEPING WITH THE ADOPTED LAND DEVELOPMENT AND SUBDIVISION CODES, POLICIES, AND REGULATIONS OF THE CITY OF SEQUIM.

BY: D. Dill 3/21/06  
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.

BY: Judith A. Scott by Jereva Marchi 3/23/06  
DATE

### PUBLIC WORKS DIRECTOR

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

BY: James Bay March 21, 2006  
DATE

## REFERENCES

RECORD OF SURVEY NO. 689452, RECORDED IN VOLUME 27 OF SURVEYS, PAGE 94, RECORDS OF CLALLAM COUNTY, WASHINGTON.

RECORD OF SURVEY NO. 652686, RECORDED IN VOLUME 21 OF SURVEYS, PAGE 15, RECORDS OF CLALLAM COUNTY, WASHINGTON.

RECORD OF SURVEY NO. 584985, RECORDED IN VOLUME 12 OF SURVEYS, PAGE 69, RECORDS OF CLALLAM COUNTY, WASHINGTON.

RECORD OF SURVEY NO. 2001-10115062, RECORDED IN VOLUME 44 OF SURVEYS, PAGE 22, RECORDS OF CLALLAM COUNTY, WASHINGTON.

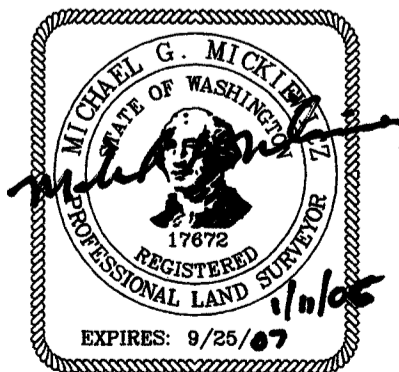
PLAT OF SOLANA ESTATE LOTS PHASE 1, RECORDED IN VOLUME 14 OF PLATS, PAGES 89, UNDER RECORDING NO. 2006-1177015, RECORDS OF CLALLAM COUNTY, WASHINGTON.

## NOTICE

CITY APPROVAL OF THE 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 SHOULD BE ADVISED TO CONTACT THE CITY FOR INFORMATION REGARDING ASSESSMENTS AND FEES FOR UTILITY SERVICES.

### LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF SOLANA CLUSTER LOTS PHASE 1 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 3 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.



Michael G. Mickiewicz  
MICHAEL G. MICKIEWICZ, PROFESSIONAL LAND SURVEYOR. CERTIFICATE NO. 17672  
PETERSON CONSULTING ENGINEERS  
4010 LAKE WASHINGTON BLVD. NE, STE. 300  
KIRKLAND, WASHINGTON 98033  
PHONE: (425) 827-5874

RECORDING NO. 2006-1177019

PORTION OF THE W 1/2, SECTION 28, TOWNSHIP 30 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLALLAM COUNTY, WASHINGTON.

JOB NO HANN-0001

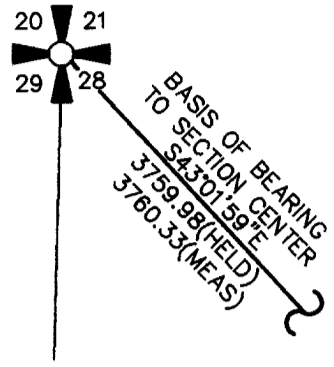
SHEET 1 OF 7

VOL/PG

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# SOLANA CLUSTER LOTS PHASE 1

POR. W 1/2 OF SEC. 28, TWP., 30 N., RGE., 3 W., W.M.  
CLALLAM COUNTY, WASHINGTON



DETAIL

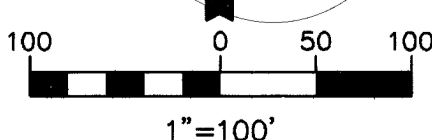
LINE	LENGTH	BEARING
L1	25.12	S14°39'09\"W
L2	34.23	S11°49'07\"W
L3	30.00	N88°02'01\"W
L4	30.68	S88°02'44\"E
L5	20.00	S88°01'26\"E
L6	20.16	S01°57'16\"W
L7	35.36	N32°48'38\"E
L8	5.99	N85°56'04\"W
L9	27.93	S10°06'44\"W
L10	15.10	N63°04'39\"W
L11	71.94	S10°00'00\"W
L12	10.66	N88°23'06\"W
L13	232.40	N15°51'08\"E
L14	24.49	S14°39'09\"W
L15	33.38	S11°49'07\"W
L16	27.41	N19°08'51\"W
L17	95.68	S73°41'16\"E
L18	17.05	N67°48'45\"E
L19	31.40	N67°48'45\"E
L20	66.60	N67°48'45\"E
L21	74.24	S22°11'15\"E
L22	91.19	S22°11'15\"E
L23	149.78	N67°48'45\"E
L24	3.79	N04°03'56\"E
L25	172.53	S22°11'15\"E
L26	69.84	N67°48'45\"E
L27	68.54	S22°11'15\"E
L28	98.00	S67°48'45\"W
L29	215.78	S22°11'15\"E
L30	51.44	S67°48'45\"W
L31	186.48	S22°11'15\"E
L32	110.00	S67°48'45\"W
L33	65.85	S22°11'15\"E
L34	60.50	S67°48'45\"W
L35	243.03	S22°11'15\"E
L36	110.00	S67°48'45\"W
L37	107.36	S22°11'15\"E
L38	201.53	S22°11'15\"E
L39	66.84	N67°48'45\"E
L40	39.61	S22°11'15\"E
L41	30.00	S81°00'48\"E

CURVE	LENGTH	RADIUS	DELTA
C1	51.90	135.00	22°01'31\"
C2	429.75	325.00	75°45'46\"
C3	52.94	300.00	10°06'40\"
C4	46.67	300.00	8°54'50\"
C5	41.36	165.00	14°21'40\"
C6	390.08	295.00	75°45'46\"
C7	47.65	270.00	10°06'40\"
C8	51.34	330.00	8°54'50\"
C9	48.67	150.00	18°35'23\"
C10	149.46	150.00	57°05'22\"
C11	54.98	35.00	90°00'00\"
C12	55.63	50.00	63°44'49\"
C13	54.98	35.00	90°00'00\"
C14	54.98	35.00	90°00'00\"
C15	54.98	35.00	90°00'00\"
C16	45.31	390.00	6°39'25\"



**LEGEND:**

- FOUND CENTER OF SECTION, A REBAR 1' BELOW SURFACE
- FOUND 3" BRASS DISK WITH SECTION CORNER STAMP
- MON IN CASE PER SOLANA ESTATE LOTS PHASE 1
- FOUND REBAR WITH CAP "22329" PER ROS NO. 20001045062
- FOUND/SET REBAR WITH CAP LS# 17672



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JOB NO HANN-0001  
SHEET 2 OF 7

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# SOLANA CLUSTER LOTS PHASE 1

POR. W 1/2 OF SEC. 28, TWP., 30 N., RGE., 3 E., W.M.  
CLALLAM COUNTY, WASHINGTON



SEE SHEET 4

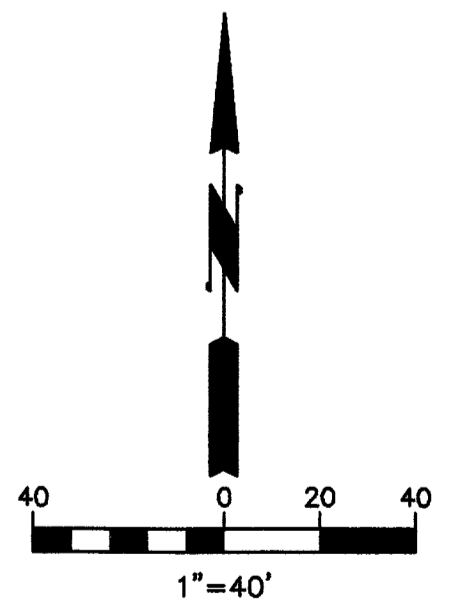
TRACT A  
SOLANA ESTATE  
LOTS PHASE 1

SEE SHEET 5

LINE TABLE		
LINE	LENGTH	BEARING
L42	15.10	N83°04'39"W
L43	4.21	S22°09'38"E
L44	26.94	S22°09'38"E
L45	10.66	N88°23'06"W

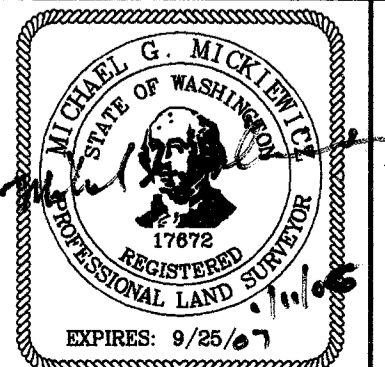
**LEGEND:**

- MON IN CASE PER SOLANA ESTATE LOTS PHASE 1
- FOUND/SET REBAR WITH CAP LS# 17672



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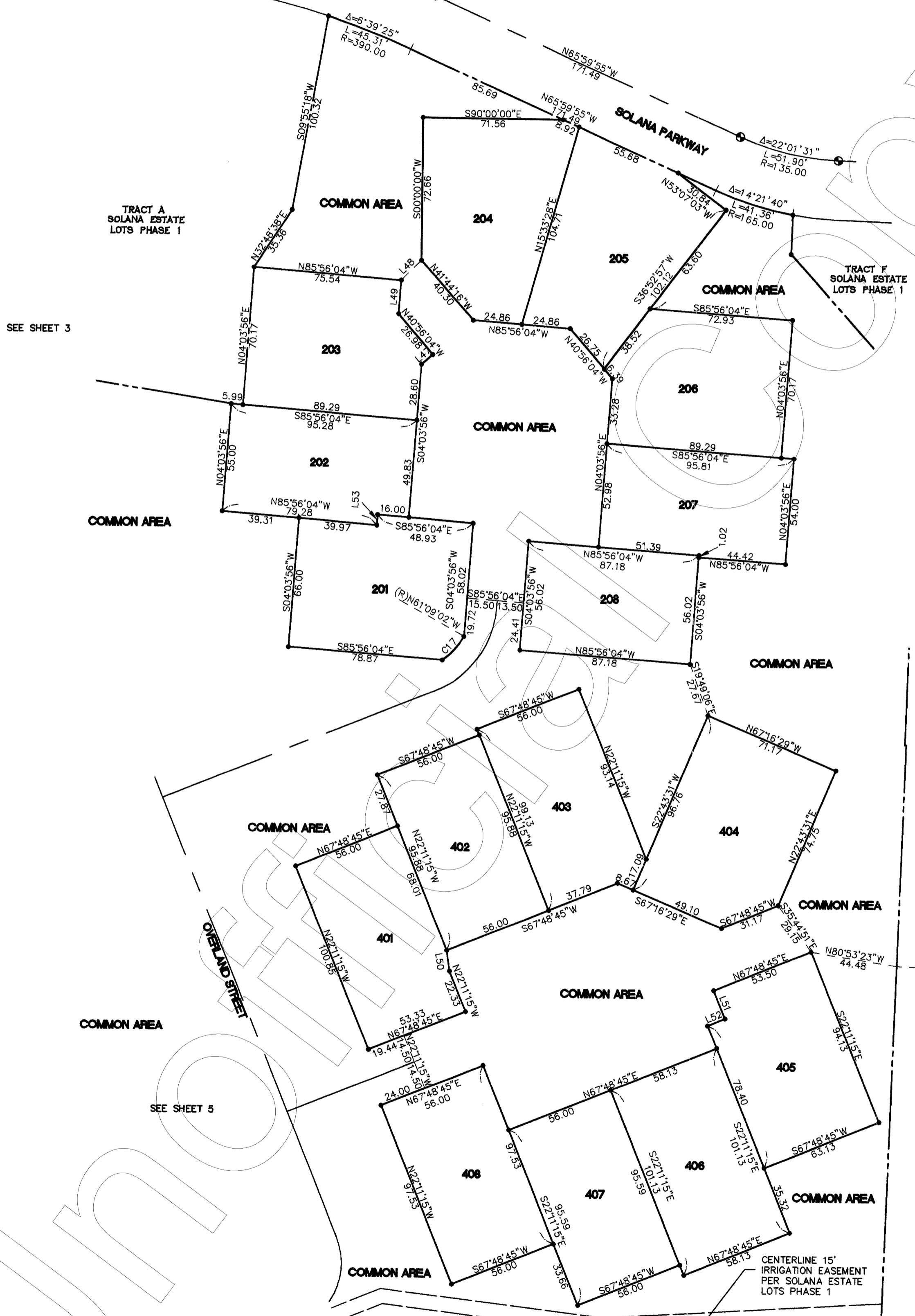


JOB NO HANN-0001  
SHEET 3 OF 7

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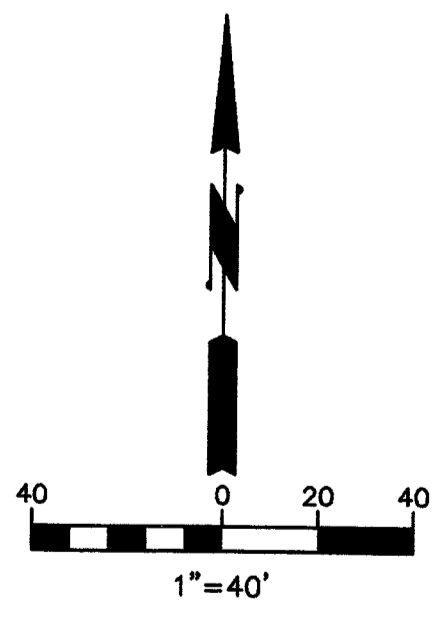
# SOLANA CLUSTER LOTS PHASE 1

POR. W 1/2 OF SEC. 28, TWP., 30 N., RGE., 3 E., W.M.  
CLALLAM COUNTY, WASHINGTON



LINE TABLE		
LINE	LENGTH	BEARING
L46	30.00	N88°02'01"W
L47	7.53	N49°03'56"E
L48	14.55	N44°24'41"E
L49	17.16	S04°03'56"W
L50	10.84	S07°54'34"E
L51	15.72	S22°11'15"E
L52	9.63	S67°48'45"W
L53	5.17	S04°03'56"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C17	16.66	38.00	25°07'38"



SEE SHEET 3

SEE SHEET 5

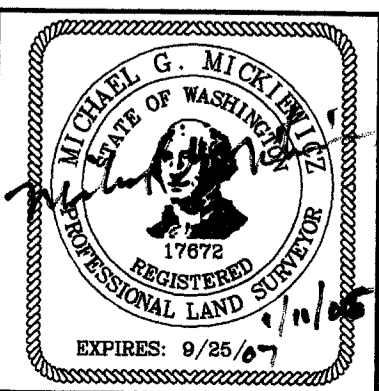
SEE SHEET 7

**LEGEND:**

- MON IN CASE PER SOLANA ESTATE LOTS PHASE 1
- FOUND/SET REBAR WITH CAP LS# 17672
- FOUND CENTER OF SECTION AS NOTED ON SHEET 2



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JOB NO HANN-0001  
SHEET 4 OF 7

# SOLANA CLUSTER LOTS PHASE 1

POR. W 1/2 OF SEC. 28, TWP., 30 N., RGE., 3 E., W.M.  
CLALLAM COUNTY, WASHINGTON



SEE SHEET 3

COMMON AREA

SEE SHEET 4

COMMON AREA

COMMON AREA

CENTERLINE 15'  
IRRIGATION EASEMENT  
PER SOLANA ESTATE  
LOTS PHASE 1

COMMON AREA

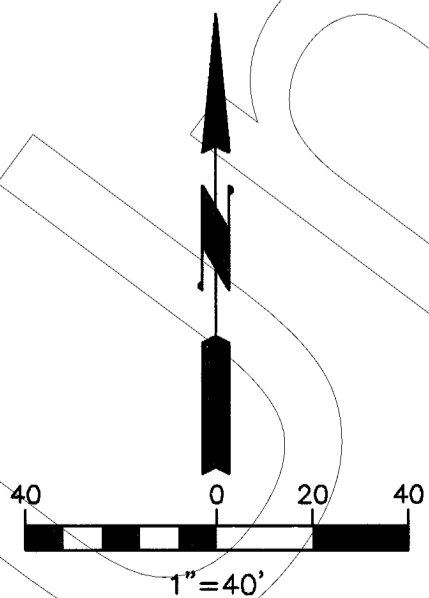
SEE SHEET 6

LINE TABLE		
LINE	LENGTH	BEARING
L54	17.60	S71°34'14"E

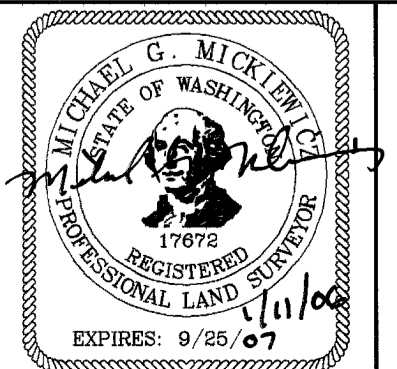
**LEGEND:**



MON IN CASE PER SOLANA ESTATE LOTS PHASE 1  
FOUND/SET REBAR WITH CAP LS# 17672



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JOB NO HANN-0001  
SHEET 5 OF 7

# SOLANA CLUSTER LOTS PHASE 1

POR. W 1/2 OF SEC. 28, TWP., 30 N., RGE., 3 E., W.M.  
CLALLAM COUNTY, WASHINGTON

SEE SHEET 5



COMMON AREA

COMMON AREA

COMMON AREA

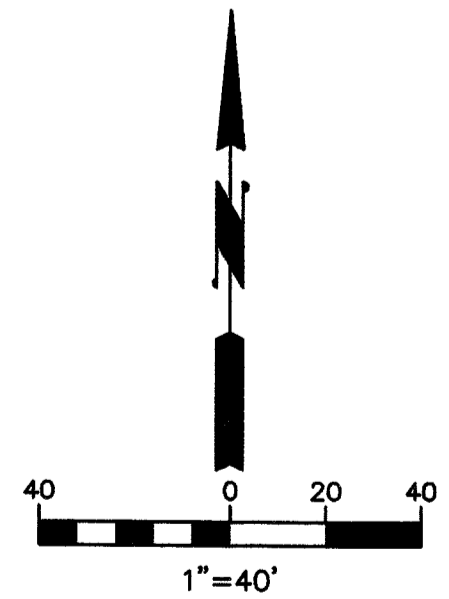
SEE SHEET 7

SOLANA CLUSTER LOTS  
PHASE 2

**LEGEND:**

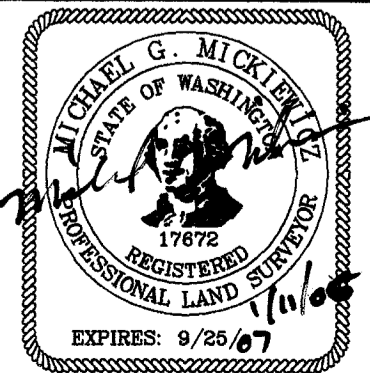


MON IN CASE PER SOLANA ESTATE LOTS PHASE 1  
FOUND/SET REBAR WITH CAP LS# 17672



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JOB NO HANN-0001  
SHEET 6 OF 7

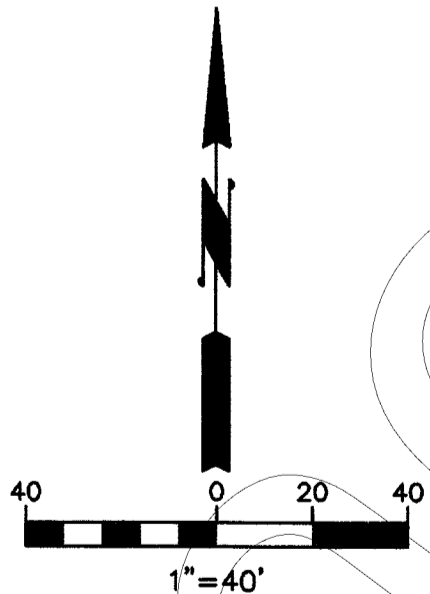
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14  
0990

# SOLANA CLUSTER LOTS PHASE 1

POR. W 1/2 OF SEC. 28, TWP., 30 N., RGE., 3 E., W.M.  
CLALLAM COUNTY, WASHINGTON



LINE TABLE		
LINE	LENGTH	BEARING
L55	15.72	S22°11'15"E
L56	9.63	S67°48'45"W
L57	10.84	S07°54'34"E
L58	4.90	N01°58'42"E
L59	2.20	N88°01'18"W



**LEGEND:**

• FOUND/SET REBAR WITH CAP LS# 17672

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JOB NO HANN-0001  
SHEET 7 OF 7



N0114 P990