

SECTION 6 & 7, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.
CLALLAM COUNTY, WASHINGTON

MONTERRA III

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNERS, IN FEE SIM-
PLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO
THE USE OF THE PUBLIC FOREVER ALL STREETS, AND EASEMENTS SHOWN ON THE PLAT
AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH
THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES; ALSO, THE RIGHT TO MAKE ALL
NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN
THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS SHOWN HEREON. THE
PLATORS AND THEIR ASSIGNS HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY
GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF
PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE STREETS AND EASEMENTS
SHOWN HEREON.

OWNERS
Kenneth L. Peterson
KENNETH L. PETERSON

Virginia Petersen
VIRGINIA PETERSON

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF PORT ANGELES, A CORPORATION.
James M. Hawley, Pres. George J. Smith, Sec.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF CLALLAM) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME KENNETH L. PETERSON AND
VIRGINIA PETERSON TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND
WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT
THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES
AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 14th DAY OF JULY,
19 81.

Passina Deland
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON
RESIDING AT PORT ANGELES

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF CLALLAM) SS

THIS IS TO CERTIFY THAT ON THIS 14th DAY OF July, 19 81,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED
JAMES M. HAWLEY AND EVERETT K. SMITH TO ME KNOWN TO BE
THE PRESIDENT AND SECRETARY RESPECTIVELY, OF
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF PORT ANGELES, THE CORPORATION
WHICH EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRU-
MENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR
THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE
CORPORATE SEAL OF SAID CORPORATION.

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

James M. Hawley
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON
RESIDING AT Port Angeles

*for Register's Acknowledgment
Filed Sept 17, 1981
in the Clallam County Assessor's Office*

RESTRICTIONS

PLAT APPROVED FOR SINGLE FAMILY RESIDENCES ONLY.
RESIDENCES MUST BE A MINIMUM OF 24 FEET WIDE.

TREASURER'S CERTIFICATE

I, Robert A. Clark, TREASURER OF CLALLAM COUNTY, WASHINGTON, HEREBY
CERTIFY THAT A DEPOSIT TO COVER ANTICIPATED TAXES ON THE ABOVE PROPERTY
TO AND INCLUDING THE YEAR 19 82, HAS BEEN MADE TO MY OFFICE.

By James M. Smith, Deputy
8-25-81

EXAMINED AND APPROVED

THIS 24th DAY OF August, 19 81 Robert A. Clark
PROSECUTING ATTORNEY
THIS 19th DAY OF August, 19 81 James M. Smith
COUNTY CLERK
THIS 24th DAY OF August, 19 81 R. W. Smith
COUNTY ENGINEER
THIS 25th DAY OF August, 19 81 David B. Brown
SUBDIVISION COORDINATOR
THIS 25th DAY OF August, 19 81 Robert A. Clark
MEMBER OF THE BOARD OF
COUNTY COMMISSIONERS
MEMBER Jim Hawley
MEMBER James M. Smith

ATTEST James M. Smith
CLERK OF THE BOARD OF COUNTY
COMMISSIONERS

THIS SUBDIVISION CONFORMS TO THE COMPREHENSIVE PLAN

Quinn Smith
PLANNING DIRECTOR

FILING RECORD

FILED FOR RECORD AT THE REQUEST OF James M. Smith
THIS 25th DAY OF August, 19 81 A.D. AT 40
MINUTES PAST 2 O'CLOCK P.M. AND RECORDED IN VOLUME 10 OF
PLATS, PAGE 39, RECORDS OF CLALLAM COUNTY, WASHINGTON.

Alvin J. Thorne
COUNTY AUDITOR

James M. Smith
DEPUTY

DRAWN BY: J.S.S.
PLAT CHECK: J.S.S.
FINAL CHECK:

SECTION 6 & 7, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M.
CLALLAM COUNTY, WASHINGTON

WASHINGTON COORDINATE SYSTEM

SCALE: 1"=100'

THIS PLAT IS BASED ON A SURVEY ON THE WASHINGTON COORDINATE SYSTEM GRID, NORTH ZONE. ALL BEARINGS ARE RELATIVE TO SAID GRID. ALL DISTANCES ARE REDUCED TO SAID GRID, BEING .99994 OF HORIZONTAL GROUND DISTANCE.

LEGEND

- DENOTES 1" CONDUIT WITH PLASTIC SURVEY CAP STAMPED "CLARK-12223" AND 3" X 3" GUARD POST.
- ▲ DENOTES BRASS CAP SET IN CONCRETE, STAMPED "CLARK-12223".
- DENOTES RIGHT-OF-WAY BEING DEDICATED TO CLALLAM COUNTY.
- ⊙ DENOTES COMMON AREA.
- X— DENOTES EXISTING FENCE.
- ▭ DENOTES PUBLIC PEDESTRIAN EASEMENT.
- ▨ DENOTES GREENBELT AREA.
- DENOTES 1" PIPE FOUND IN CONCRETE.

PLAT DESCRIPTION FOR MONTERRA III

THAT PORTION OF GOVERNMENT LOTS 3 AND 4 OF SECTION 6, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 88° 16' 39" WEST ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4 OF SECTION 6, A DISTANCE OF 989.34 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 1° 47' 10" EAST, A DISTANCE OF 30.00 FEET TO THE NORTHERLY MARGIN OF THE COUNTY ROAD KNOWN AS MONTERRA DRIVE AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88° 16' 39" WEST ALONG SAID NORTHERLY MARGIN, A DISTANCE OF 170.20 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 59.54 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66° 37' 09", A DISTANCE OF 69.23 FEET TO THE EASTERLY MARGIN OF THE COUNTY ROAD KNOWN AS SEAVIEW LANE; THENCE NORTH 21° 39' 30" WEST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 136.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 109.74 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 12' 07", A DISTANCE OF 65.51 FEET TO A POINT OF COMPOUND CURVE THROUGH WHICH A RADIAL LINE BEARS NORTH 77° 27' 23" WEST, SAID COMPOUND CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 72° 55' 37", A DISTANCE OF 31.82 FEET TO A POINT OF REVERSE CURVE THROUGH WHICH A RADIAL LINE BEARS SOUTH 4° 31' 46" EAST, SAID REVERSE CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY, NORTHERLY AND WESTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 180° 06' 20", A DISTANCE OF 157.17 FEET; THENCE LEAVING SAID EASTERLY MARGIN, NORTH 25° 00' 00" WEST ALONG THE EASTERLY LINE OF MONTERRA I AS DEPICTED ON PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 12, RECORDS OF CLALLAM COUNTY, WASHINGTON, A DISTANCE OF 3.12 FEET; THENCE NORTH 65° 00' 00" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 25° 00' 00" WEST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 65° 00' 00" WEST, A DISTANCE OF 90.00 FEET TO THE EASTERLY LINE OF SAID PLAT OF MONTERRA I; THENCE NORTH 25° 00' 00" WEST, ALONG SAID EASTERLY LINE, APPROXIMATELY 174.93 FEET TO THE BALANCED GOVERNMENT MEANDER LINE; THENCE NORTH 61° 24' 42" EAST, ALONG SAID MEANDER LINE, APPROX-

NO LOTS IN THIS SUBDIVISION MAY BE REDUCED IN SIZE EXCEPT THROUGH PLATTING PROCEDURES AS STATED IN THE CLALLAM COUNTY SUBDIVISION ORDINANCES AND ANY SUCH REDUCTION IN SIZE MUST BE CONSISTENT WITH EXISTING ZONING REGULATIONS.

WARNING: APPROVED OF THIS PLAT BY THE COUNTY DOES NOT CONSTITUTE APPROVAL OF EITHER A BUILDING OR SEPTIC TANK PERMIT FOR ANY LOT WITHIN THE PLAT, AND THOSE PERMITS WILL HAVE TO BE OBTAINED BY ANY PURCHASER OR USER OF A PARTICULAR LOT, IN COMPLIANCE WITH ALL APPLICABLE STATE AND COUNTY REGULATIONS.

IMATELY 557.66 FEET TO A POINT WHICH BEARS NORTH 1° 47' 10" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 1° 47' 10" WEST, A DISTANCE OF 1,036.29 FEET TO THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 4 WEST, W.M., CLALLAM COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 1° 43' 21" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY MARGIN OF THE COUNTY ROAD KNOWN AS MONTERRA DRIVE AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 88° 16' 39" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 1° 43' 21" WEST, A DISTANCE OF 157.50 FEET; THENCE NORTH 88° 16' 39" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 79° 35' 47" WEST, A DISTANCE OF 143.20 FEET; THENCE SOUTH 21° 38' 10" WEST, A DISTANCE OF 228.34 FEET TO THE NORTHERLY LINE OF BLOCK B OF SAID PLAT OF MONTERRA I; THENCE NORTH 70° 30' 34" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 177.00 FEET TO THE EASTERLY MARGIN OF SAID COUNTY ROAD KNOWN AS MONTERRA DRIVE AND THE POINT OF BEGINNING OF A NON-TANGENT CURVE THROUGH WHICH A RADIAL LINE BEARS SOUTH 53° 15' 07" EAST, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 321.33 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 16' 53", A DISTANCE OF 102.53 FEET; THENCE NORTH 18° 28' 00" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 128.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 187.58 FEET; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73° 15' 21", A DISTANCE OF 239.83 FEET; THENCE SOUTH 83° 16' 39" EAST ALONG THE SOUTHERLY MARGIN OF SAID MONTERRA DRIVE, A DISTANCE OF 170.17 FEET TO THE TRUE POINT OF BEGINNING.

PURSUANT TO SECTION 7.27 OF ORDINANCE NUMBER 57 OF 1975, A DEAINCE PLAT FOR EACH LOT SHALL BE REQUIRED PRIOR TO THE DEVELOPMENT OF THE LOT WITHIN THIS PLAT.

S U R V E Y O R ' S C E R T I F I C A T E

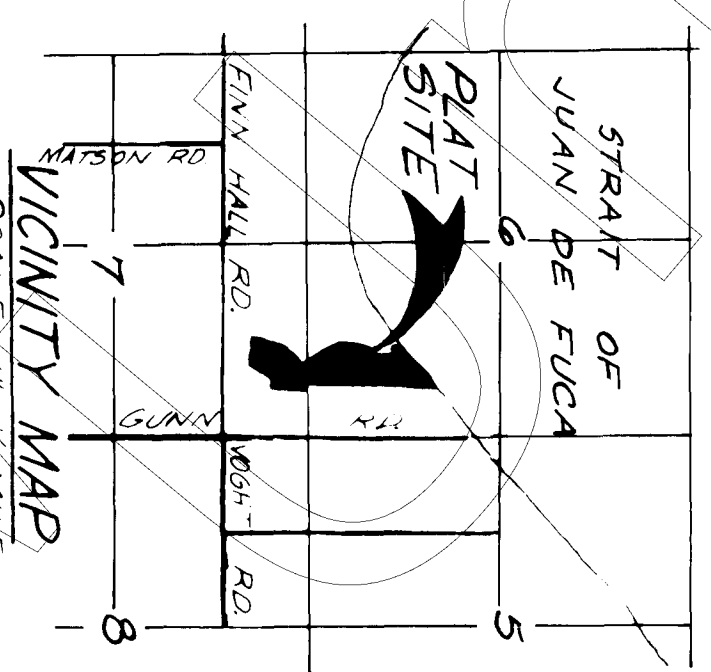
I, KENNETH A. CLARK, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, THAT THE DISTANCES, CORNERS AND ANGLES ARE SHOWN THEREON CORRECTLY; AND, THAT MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

KENNETH A. CLARK
REGISTERED LAND SURVEYOR
LICENSE NUMBER 12223



CURVE DATA

- ① $\Delta = 46^\circ 41' 00"$
 $R = 139.74$
 $L = 113.86$
- ② $\Delta = 14^\circ 50' 02"$
 $R = 217.58$
 $L = 56.33$
- ③ $\Delta = 73^\circ 15' 21"$
 $R = 217.58$
 $L = 221.86$



DRAWN BY: J.S.S.
PLAT CHECK: J.S.S.
FINAL CHECK: J.S.S.

CLARK & ASSOCIATES
Land Surveyors • Engineers • Planners
Construction Coordination • Materials Testing
MAIN OFFICE: 315 East 4th Street, Seattle, WA 98101 • (206) 461-1111
BRANCH OFFICE: 201 Kenmore, P.O. Box 203, Port Townsend, WA 98368 • (206) 385-1111