

LEGAL DESCRIPTIONS:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON:

PARCEL A:
LOTS 1 THROUGH 8, BLOCK 6 IN H.L. TIBBALS, JRS. 2ND ADDITION, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 46, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

PARCEL B:
LOTS 1 THROUGH 8, BLOCK 7 IN H.L. TIBBALS, JRS. 2ND ADDITION, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 46, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

PARCEL C:
LOTS 3 THROUGH 8, BLOCK 8 IN H.L. TIBBALS, JRS. 2ND ADDITION, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 46, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

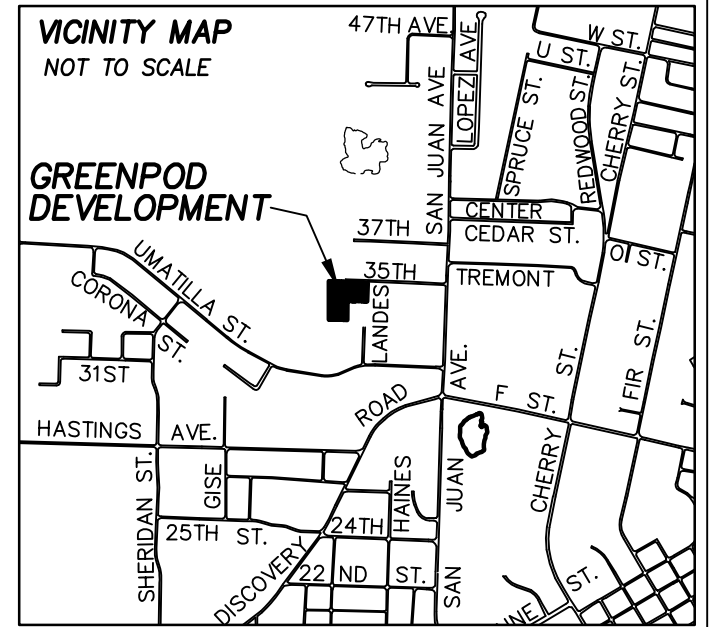
SUBJECT TO: COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS UNDER AUDITOR'S FILE NO. 410965. (REF. A.F.N. 511558)

PODS AT THE VINEYARD
PRELIMINARY PLAT MAP

IN
S.E. 1/4, N.E. 1/4, SECTION 3, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.
CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON
PREPARED FOR

DAVOS CAPITAL LLC
P.O. BOX 9150
SANTA FE, NM 87504

PORT TOWNSEND ECOVILLAGE
BINDING SITE PLAN
VOL. 1 B.S.P., PG. 107-111



EQUIPMENT:

TRIMBLE S6 3" ROBOTIC TOTAL STATION
TRIMBLE TSC2 DATA COLLECTOR

PROCEDURES:

THIS MAP IS BASED ON A GROUND SURVEY UTILIZING CONVENTIONAL TRAVERSE METHODS WITH CLOSURES THAT MEET OR EXCEED THE STANDARDS CONTAINED IN WAC 332-130-090.

NOTES:

1) FOR ADJOINING SURVEYS OF RECORD SEE:
BOOK 1 OF B.S.P., PG. 107-111
BOOK 6 OF PLATS, PG. 234-235
BOOK 4 OF SURVEYS, PG. 209
BOOK 15 OF SURVEYS, PG. 189-190
BOOK 36 OF SURVEYS, PG. 481-484
RECORDS OF JEFFERSON COUNTY, WASHINGTON.

2) THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY.

ROSEWIND PLANNED
UNIT DEVELOPMENT

VOL. 6 PLATS, PG. 234
VOL. 15 OF SURVEYS, PG. 189-190

C.O.P.T. #0010350
FND. 2" DIAM. BRASS CAP
INSIDE STEEL CASE
AT THE INTERSECTION OF
SAN JUAN AVE. AND TREMONT ST.

LEGEND: (EXCEPT AS OTHERWISE INDICATED)

--- BOUNDARY LINE
--- EDGE OF RIGHT OF WAY
--- EDGE OF PROPOSED
VACATED RIGHT OF WAY
--- PROPOSED 10' WIDE
UTILITY EASEMENT
--- BUILDING LINE
--- FENCE LINE

○ ...FND. A 1/2" DIAM. REBAR
VOL. 4 OF SURVEYS, PG. 29 (TIED 11/08/11)

■ ...FND. A 5/8" DIAM. REBAR WITH PLASTIC
SURVEY CAP MARKED "A. WOOD LS 23911"
SET PER VOL. 6 OF PLATS, PG. 234-235
(TIED 11/08/11)

● ...FOUND CITY OF PORT TOWNSEND STREET
MONUMENT PER THE UNRECORDED CITY OF
PORT TOWNSEND STREET MONUMENTATION
PROGRAM BY E.E. ANDERSON, L.S. 11520.
(TIED 11/08/11)

● ...SET 1/2" DIAM. REBAR WITH PLASTIC SURVEY
CAP MARKED "VAN ALLER PLS 35986"

FND. 2" DIAM. BRASS CAP
INSIDE STEEL CASE
AT THE INTERSECTION OF
SAN JUAN AVE. AND 32ND ST.

Scale 1" = 40'



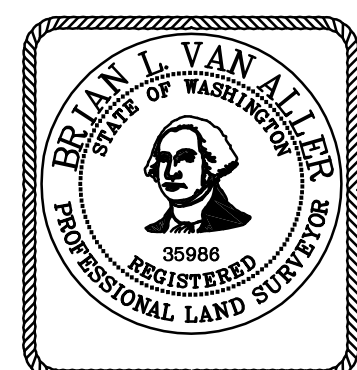
BASIS OF BEARINGS:

WASHINGTON COORDINATE SYSTEM OF 1983, ADJUSTMENT 1991,
NORTH ZONE, NORTH AMERICAN DATUM (NAD 83/91).
DETERMINED FROM FIELD MEASUREMENTS TO CITY OF
PORT TOWNSEND GEODETIC CONTROL POINTS #0010311,
#0010350 AND #0010351.

SEE VOL. 19 OF SURVEYS, PAGES 61-70 FOR FURTHER
INFORMATION REGARDING GEODETIC CONTROL POINTS.

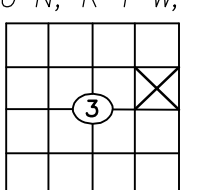
SURVEYOR'S CERTIFICATE

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 DAVOS
CAPITAL L.L.C. IN DECEMBER, 2021



S.R.A. FILING DATA

SECTION INDEX
T 30 N, R 1 W, W.M.



APPROVED BY THE CITY OF PORT TOWNSEND:

DEVELOPMENT SERVICES DEPARTMENT DIRECTOR DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVOS CAPITAL LLC, THIS _____ DAY

OF _____, 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ M.,

AND RECORDED IN BOOK _____ OF PLATS, AT PAGE _____, UNDER

AUDITOR'S FILE NUMBER _____, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

DEPUTY COUNTY AUDITOR

BRIAN VAN ALLER LS 35986 DATE

SHEET 1 OF 2
JOB NO: 00551

Van Aller Surveying
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