

**PROPOSED DUNDEE HILL TOWNHOMES
UNIT LOT SUBDIVISION**

WITHIN LOTS 6 THROUGH 10, BLOCK 12
HASTINGS 3RD ADDITION
TO THE CITY OF PORT TOWNSEND
IN THE NE1/4, SW1/4, SEC. 3, T. 30N, R 1 W, W.M.
PREPARED FOR
PETER VON CHRISTERSON

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 #0010371 AND #0010382.
(SEE VOL. 19 OF SURVEY'S, PAGES 61-70 FOR FURTHER
INFORMATION REGARDING GEODETIC CONTROL POINTS.)

PROCEDURES:
THIS PLANNED UNIT DEVELOPMENT IS BASED ON A GROUND
SURVEY UTILIZING CONVENTIONAL TRAVERSE METHODS
WITH CLOSURES THAT MEET OR EXCEED THE STANDARDS
CONTAINED IN WAC 352-150-090.

EQUIPMENT:
TRIMBLE S6 3" ROBOTIC TOTAL STATION
TRIMBLE TSC2 DATA COLLECTOR

NOTES:

- 1) THIS UNIT LOT SUBDIVISION DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THESE PROPERTIES.
- 2) FOR DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS THAT AFFECT THESE PROPERTIES SEE

AUDITOR'S FILE NO. _____ RECORDS
OF JEFFERSON COUNTY, WASHINGTON.

- 3) FOR ADJOINING SURVEYS OF RECORD SEE:
VOLUME 14 OF SURVEYS, PAGE 86
VOLUME 23 OF SURVEYS, PAGE 32
VOLUME 24 OF SURVEYS, PAGE 25
VOLUME 24 OF SURVEYS, PAGE 116
VOLUME 5 OF SHORT PLATS, PAGE 198
ALL RECORDS OF JEFFERSON COUNTY, WASHINGTON.

LEGEND: UNLESS OTHERWISE NOTED

-FIND. 2" DIAM. BRASS CAP CITY OF PORT TOWNSEND STREET MONUMENT PER THE UNRECORDED CITY OF PORT TOWNSEND STREET MONUMENTATION PROGRAM BY E.E. ANDERSON, L.S. 11520. (TIED 07/05/23)
-FIND. 5/8" DIAM REBAR WITH PLASTIC SURVEY CAP MARKED "CLARK 12223" SET PER VOL. 14 OF SURVEYS, PG. 86
-SET 1/2" DIAM. REBAR WITH PLASTIC SURVEY CAP MARKED "VAN ALLER PLS 35986"
-TELEPHONE RISER
-UTILITY POLE
-STORM CATCH BASIN
-SANITARY SEWER MANHOLE
-BOUNDARY LINE
-RIGHT OF WAY CENTERLINE
-EDGE OF RIGHT OF WAY
-PLATTED LOT LINE
-EASEMENT LINE
-LOT LINE
-EDGE OF PAVEMENT
-EDGE OF GRAVEL
-UNDERGROUND SANITARY SEWER LINE
-UNDERGROUND WATER LINE
-UNDERGROUND STORM LINE
-OVERHEAD POWER LINE

APPROVED BY CITY OF PORT TOWNSEND

PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

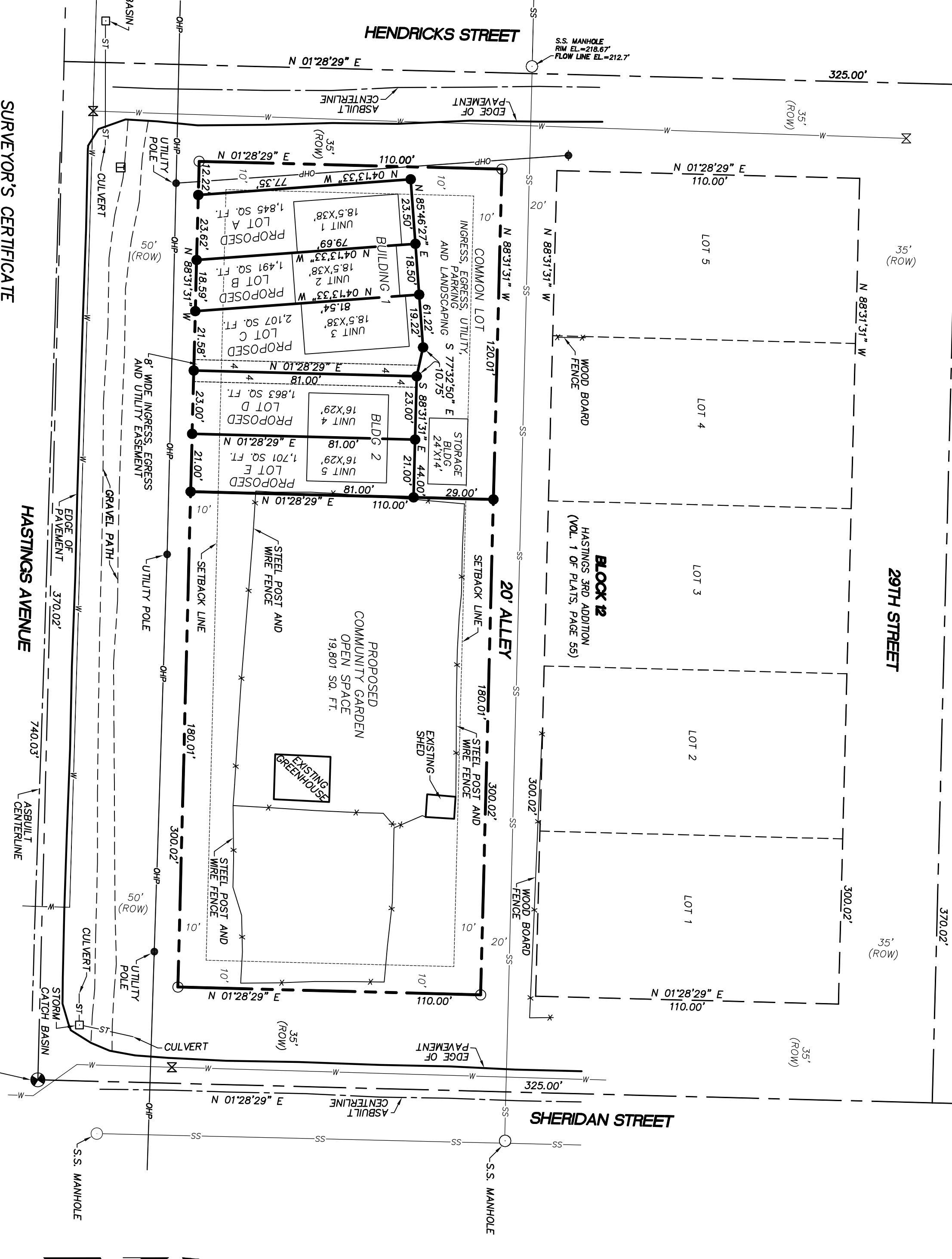
FIND. A 2" DIAM. BRASS CAP WITH CENTER PUNCH IN CONC. INSIDE INTERSECTION WITH LID AT THE INTERSECTION OF HASTINGS AND SHERIDAN ST.

DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PETER VON CHRISTERSON
THIS _____ DAY OF _____ 2023, 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



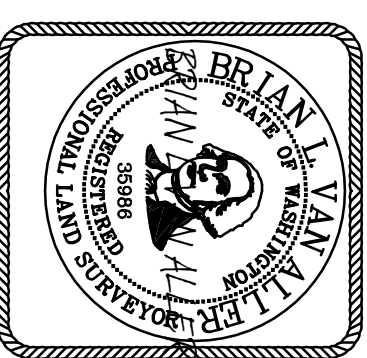
HASTINGS AVENUE

SHERIDAN STREET

SURVEYOR'S CERTIFICATE

I, BRIAN L. VAN ALLER, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS LAND SUBDIVISION IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN CONDUCTED BY ME OR UNDER MY SUPERVISION; AND DECLARE THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; AND THAT ALL REQUIRED STAKES AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS DEPICTED ON THIS PLANNED UNIT DEVELOPMENT.

BRIAN L. VAN ALLER 9/14/23
BRIAN VAN ALLER LS 35986 DATE



S.R.A. FILING DATA
SECTION INDEX
T 30 N, R 1 W, W.M.

Scale 1" = 30'
DISTANCES SHOWN HEREON ARE GROUND DISTANCES

Van Aller Surveying
P.O. Box 757 • Corbetsburg, WA • 98324
PHONE: (360) 883-3438 FAX: (360) 883-3241

SHEET 1 OF 2
JOB NO. 01100