

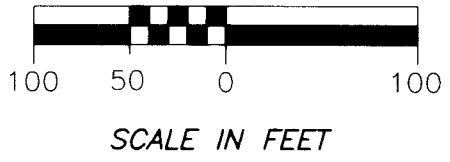
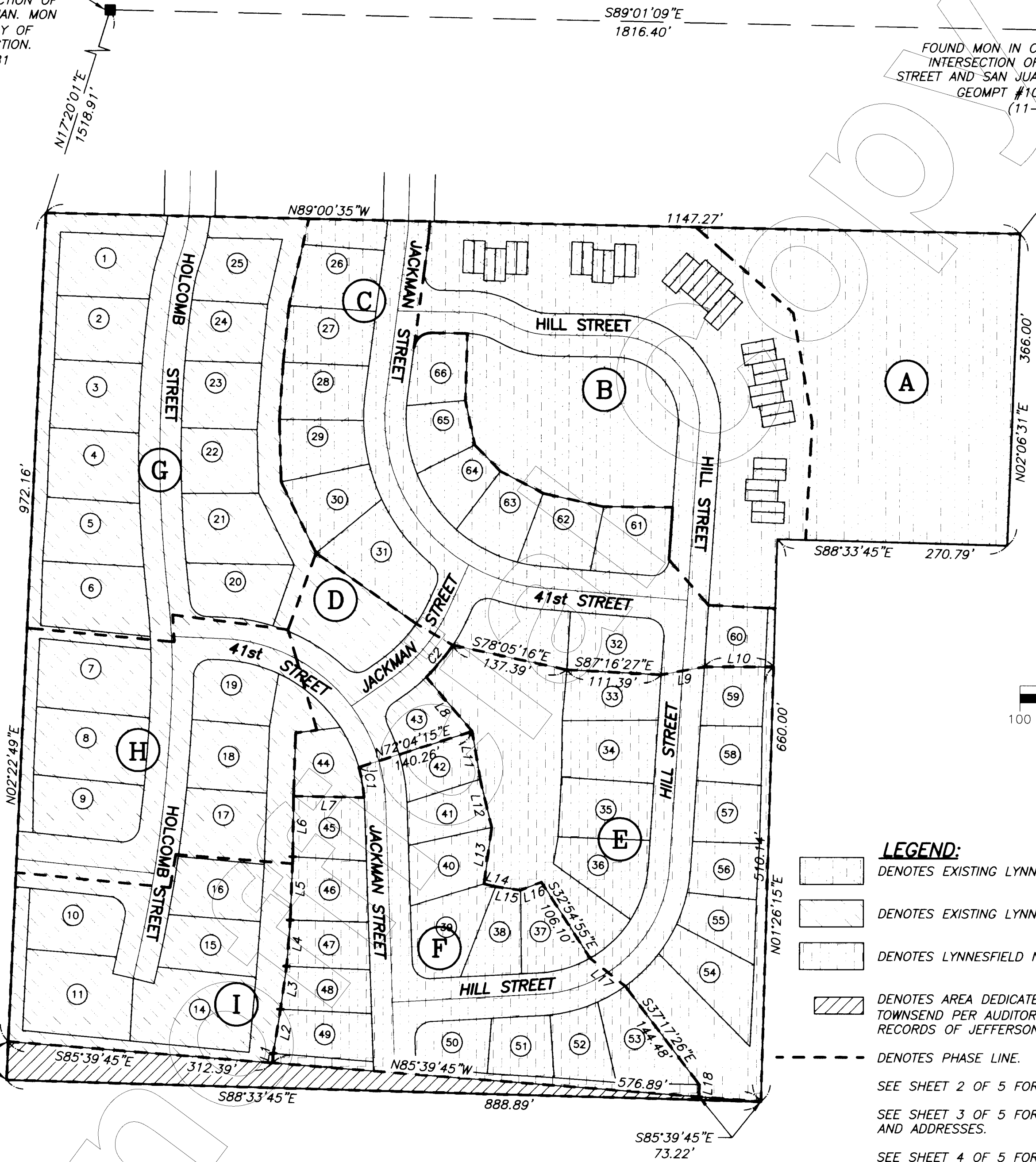
LL# 9404-10

LYNNESFIELD NO. 3

PLANNED UNIT DEVELOPMENT (PHASES E AND F)
 IN SECTION 34, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M.
 CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

FOUND OFFSET MON IN CASE ① INTERSECTION OF 49TH AND JACKMAN. MON IS 0.54' EASTERLY OF ACTUAL INTERSECTION. GEOMPT #1013481 (11-5-05)

FOUND MON IN CASE ② INTERSECTION OF 49TH STREET AND SAN JUAN AVE. GEOMPT #1013480 (11-5-05)

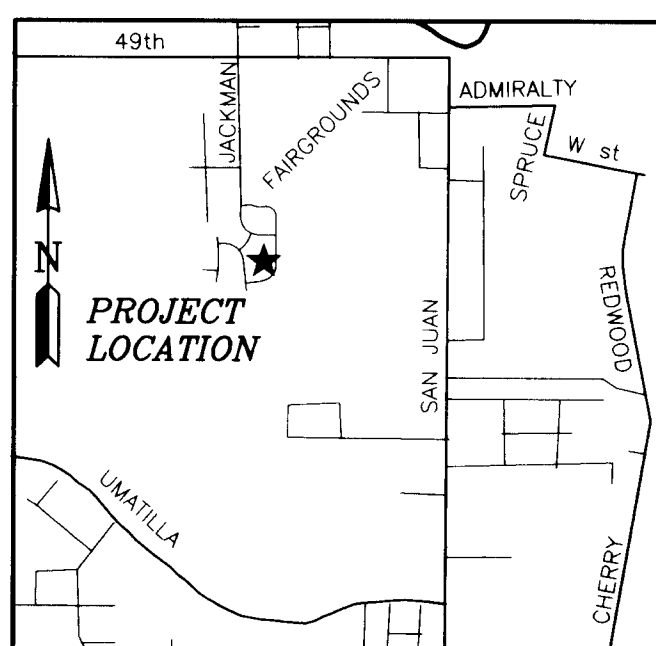


- LEGEND:**
- DENOTES EXISTING LYNNESFIELD PUD.
 - DENOTES EXISTING LYNNESFIELD NO. 2.
 - DENOTES LYNNESFIELD NO. 3.
 - DENOTES AREA DEDICATED TO THE CITY OF PORT TOWNSEND PER AUDITOR'S FILE NUMBER 392839, RECORDS OF JEFFERSON COUNTY, WASHINGTON.
 - DENOTES PHASE LINE.
- SEE SHEET 2 OF 5 FOR INTERIOR DIMENSIONS.
 SEE SHEET 3 OF 5 FOR EASEMENT DIMENSIONS AND ADDRESSES.
 SEE SHEET 4 OF 5 FOR LINE AND CURVE TABLES.

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, TITLE 58 RCW, AT THE REQUEST OF LLOYD R. CAMPBELL IN APRIL, 2007.



Kenneth A. Clark
 KENNETH A. CLARK, PLS
 L.S. NUMBER 12223
 DATE: 5/2/07



VICINITY MAP

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 31 DAY OF May, 2007,
 AT 3:57 P.M., IN BOOK B OF PLATS, ON PAGE 76-80 AT THE
 REQUEST OF KENNETH A. CLARK.
 DONNA M. ELDRIDGE
Bonnie Goring Deputy
 COUNTY AUDITOR
 524026
 AUDITOR'S FILE NUMBER

SHEET 1 OF 5

FINAL CHECK: KAC
 PLAT CHECK: SBC
 DRAWN BY: JKB
 SER#: 013134-PHASE 3-CITY DATUM-FINAL PLAT-030207

LAND SURVEYING		P.O. Box 2199
MAPPING		935 N 5th Ave.
DEVELOPMENT CONSULTING		Sequim, WA 98382
CONSTRUCTION MANAGEMENT		(360) 681-2161
		FAX 683-5310
		(888) 681-2161

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LL# 9404-10

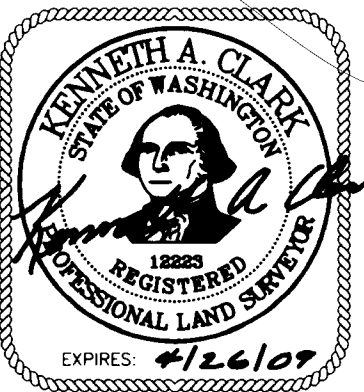
LYNNESFIELD NO. 3

PLANNED UNIT DEVELOPMENT (PHASES E AND F)
 IN SECTION 34, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M.
 CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

LYNNESFIELD NO. 1 (PHASES A, B, AND C)
 SEE VOL. 7 OF PLATS, PAGES 95 THRU 103



- LEGEND:**
- DENOTES SET 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223". 8/09/06
 - DENOTES FOUND 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 12223". 8/09/06
 - DENOTES 15' WIDE EASEMENT FOR FRANCHISED UTILITIES PER THIS PLAT, SEE SHEET 3 OF 5 FOR DIMENSIONS.
 - DENOTES 15' WIDE EASEMENT FOR STORM DRAINAGE PER THIS PLAT, SEE SHEET 3 OF 5 FOR DIMENSIONS.
 - DENOTES OPEN SPACE/GREENBELT.
 - ▨ DENOTES AREA DEDICATED TO THE CITY OF PORT TOWNSEND PER AUDITOR'S FILE NUMBER 392839, RECORDS OF JEFFERSON COUNTY, WASHINGTON.
- SEE SHEET 4 OF 5 FOR LINE AND CURVE TABLES.



FINAL CHECK: KAC
 PLAT CHECK: SBC
 DRAWN BY: JKB
 SER#: 013134-PHASE 3_CITY DATUM-FINAL PLAT-030207

LOT DIMENSIONS
SHEET 2 OF 5

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LAND SURVEYING	
MAPPING	
DEVELOPMENT CONSULTING	
CONSTRUCTION MANAGEMENT	

N.T.S.

 34(31N-1W)

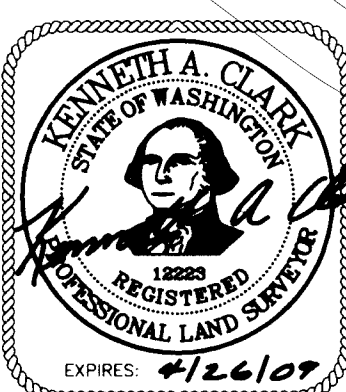
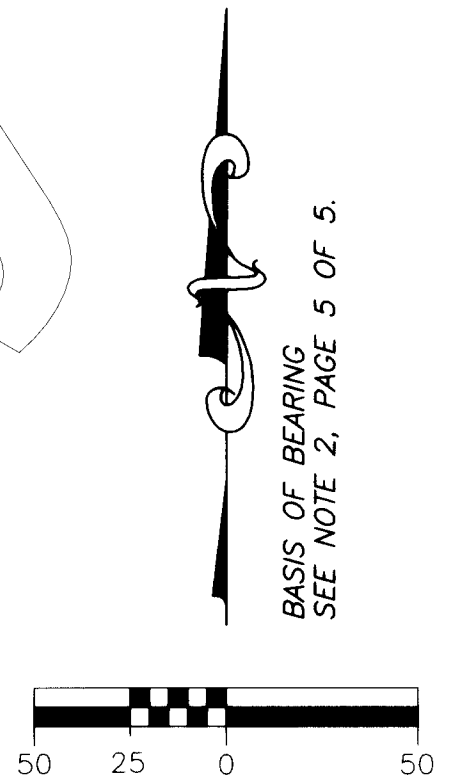
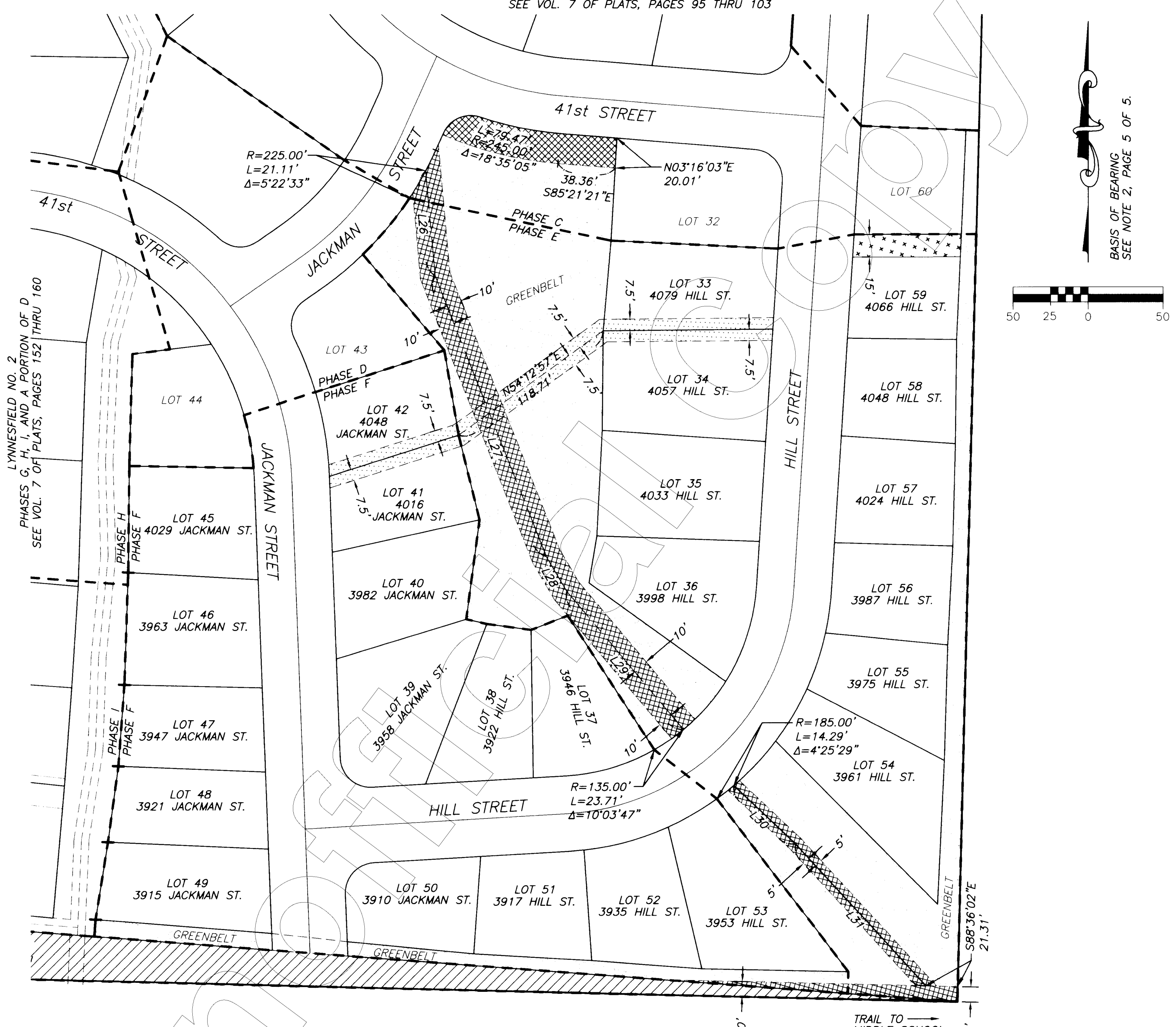
VOL. 8 PG. 77

LL# 9404-10

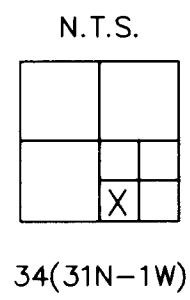
LYNNESFIELD NO. 3

PLANNED UNIT DEVELOPMENT (PHASES E AND F)
 IN SECTION 34, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M.
 CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

LYNNESFIELD NO. 1 (PHASES A, B, AND C)
 SEE VOL. 7 OF PLATS, PAGES 95 THRU 103



FINAL CHECK: KAC
 PLAT CHECK: SBC
 DRAWN BY: JKB
 SER#: 013134-PHASE 3_CITY DATUM-FINAL PLAT-030207



EASEMENTS
 SHEET 3 OF 5

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		(888) 681-2161

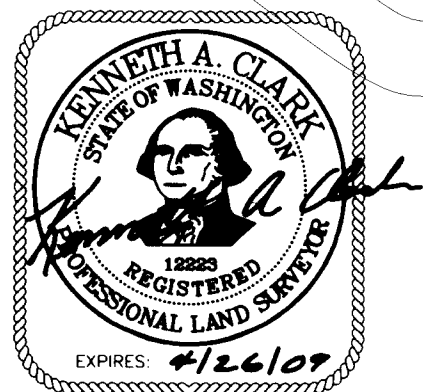
LL# 9404-10

LYNNESFIELD NO. 3

PLANNED UNIT DEVELOPMENT (PHASES E AND F)
 IN SECTION 34, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M.
 CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

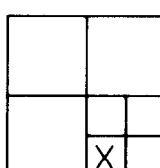
LINE	BEARING	LENGTH
L1	S04°20'15"W	11.24'
L2	S09°08'09"W	52.28'
L3	S07°54'10"W	50.81'
L4	S04°18'08"W	54.23'
L5	S01°57'23"W	74.48'
L6	S00°36'08"W	70.87'
L7	N89°01'18"W	83.04'
L8	N40°29'01"W	83.66'
L9	N79°34'34"E	51.55'
L10	N89°51'09"E	81.48'
L11	N09°37'41"W	57.26'
L12	N13°51'33"W	57.90'
L13	N07°39'55"E	66.74'
L14	N77°20'57"W	14.04'
L15	N82°18'38"W	29.79'
L16	S68°49'55"W	26.26'
L17	N51°56'18"W	52.89'
L18	S01°24'46"W	14.46'
L19	S02°10'36"E	11.05'
L20	S02°10'36"E	9.43'
L21	S02°10'36"E	31.85'
L22	S86°43'31"W	21.95'
L23	S03°38'58"W	29.56'
L24	S03°38'58"W	31.82'
L25	N09°33'01"E	31.70'
L26	N05°12'05"W	70.28'
L27	S21°41'23"E	200.54'
L28	S30°28'52"E	26.70'
L29	N40°15'37"W	120.46'
L30	N46°45'17"W	56.41'
L31	N42°32'57"W	128.35'

CURVE	RADIUS	LENGTH	DELTA
C1	175.00'	35.75'	11°42'12"
C2	225.00'	48.75'	12°24'49"
C3	225.00'	56.83'	14°28'16"
C4	200.00'	49.95'	14°18'39"
C5	175.00'	7.34'	2°24'05"
C6	20.00'	31.80'	91°05'54"
C7	20.00'	31.03'	88°54'06"
C8	135.00'	61.89'	26°16'06"
C9	135.00'	66.41'	28°11'14"
C10	135.00'	67.43'	28°37'12"
C11	160.00'	83.53'	29°54'44"
C12	160.00'	148.46'	53°09'48"
C13	185.00'	9.12'	2°49'30"
C14	185.00'	58.44'	18°06'01"
C15	185.00'	37.44'	11°35'46"
C16	185.00'	54.97'	17°01'29"
C17	185.00'	40.63'	12°35'01"
C18	185.00'	39.10'	12°06'34"
C19	185.00'	28.53'	8°50'12"



FINAL CHECK: KAC
 PLAT CHECK: SBC
 DRAWN BY: JKB
 SER#: 013134-PHASE 3_CITY DATUM-FINAL PLAT-030207

N.T.S.



34(31N-1W)

SHEET 4 OF 5

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VOL. 8
 PG. 79

LL# 9404-10

LYNNESFIELD NO. 3

PLANNED UNIT DEVELOPMENT (PHASES E AND F)

IN SECTION 34, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M. CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON

DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M., CITY OF PORT TOWNSEND, JEFFERSON COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE 13.16 2/3 CHAINS NORTH OF THE CORNER COMMON TO SECTIONS 2 AND 3, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M., AND SECTIONS 34 AND 35, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M.; THENCE ALONG SAID SECTION LINE NORTH 2 CHAINS 36 1/3 LINKS; THENCE AT RIGHT ANGLES WEST 33 CHAINS 87 LINKS; THENCE AT RIGHT ANGLES SOUTH 15 CHAINS 53 LINKS; THENCE AT RIGHT ANGLES EAST 13 CHAINS 27 LINKS; THENCE AT RIGHT ANGLES NORTH 10 CHAINS; THENCE AT RIGHT ANGLES EAST 16 CHAINS 98 1/3 LINKS; THENCE AT RIGHT ANGLES NORTH 3 CHAINS 16 2/3 LINKS; THENCE AT RIGHT ANGLES EAST 3 CHAINS 61 2/3 LINKS TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE POINT OF BEGINNING OF THE HERINABOVE DESCRIBED TRACT; THENCE WEST AT RIGHT ANGLES 3.61 2/3 CHAINS, MORE OR LESS, TO THE NORTHWEST CORNER OF THE CATHOLIC CEMETERY AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 209 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID CEMETERY AND THE NORTH LINE OF THE ESKILDSEN TRACT; THENCE WEST AT RIGHT ANGLES ALONG THE NORTH LINE OF SAID ESKILDSEN TRACT 626.13 FEET; THENCE NORTH AT RIGHT ANGLES 209 FEET, MORE OR LESS, TO A POINT WEST OF THE TRUE POINT OF BEGINNING; THENCE EAST 626.13 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M., THENCE NORTH 00°00'13" WEST 1034.58 FEET; THENCE SOUTH 88°57'36" WEST 50.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'13" EAST 155.98 FEET; THENCE SOUTH 88°57'36" WEST 825.22 FEET; THENCE SOUTH 00°00'13" EAST 211.77 FEET; THENCE SOUTH 89°24'26" WEST 220.87 FEET; THENCE NORTH 00°04'42" EAST 366.03 FEET; THENCE NORTH 88°57'36" EAST 1045.59 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 31 NORTH, RANGE 1 WEST, W.M., JEFFERSON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 LYING SOUTH 89°24'26" WEST, A DISTANCE OF 1360.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUING SOUTH 89°24'26" WEST A DISTANCE OF 888.89 FEET TO THE SOUTHWEST CORNER OF THE R.W. ROSS DONATION LAND CLAIM; THENCE NORTH 00°21'00" EAST ALONG THE WEST LINE OF SAID DONATION LAND CLAIM A DISTANCE OF 45 FEET; THENCE SOUTH 87°41'33" EAST A DISTANCE OF 889.28 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM LYNNESFIELD PUD, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 54 THROUGH 62, INCLUSIVE, AND AMENDED UNDER VOLUME 7 OF PLATS, PAGES 95 THROUGH 103, INCLUSIVE, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

ALSO EXCEPTING THEREFROM LYNNESFIELD PUD NO. 2, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGES 152-160, INCLUSIVE, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

ALSO EXCEPTING THEREFROM THAT PORTION OF PREMISES WITHIN THE PUBLIC ROAD KNOWN AS SAN JUAN AVENUE.

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

DEDICATION AND DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, OF OUR OWN FREE WILL AND CONSENT, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE CITY OF PORT TOWNSEND FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES, NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES. FURTHER, THE UNDERSIGNED OWNERS WAIVE FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF PORT TOWNSEND, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF PUBLIC ROADS WITHIN THAT PORTION OF THIS SUBDIVISION DEDICATED TO THE CITY OF PORT TOWNSEND; AND DO HEREBY DEDICATE UTILITY EASEMENTS AS SHOWN. WE ALSO DEDICATE UNTO THE HOMEOWNERS ASSOCIATION THE RIGHT TO USE EASEMENTS AS PLATTED FOR THE PURPOSES SHOWN. WE ALSO DEDICATE TO THE OWNERS OF LOTS WITHIN THIS PLAT AREAS SHOWN AS OPEN SPACE FOR THE LIFE OF THE PROJECT. FURTHER, THE PLATTORS HEREBY ACCEPT ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED TO ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTORS AUTHORIZED BY THE CITY IN RELATION TO THIS PLAT. WE HEREBY CONSENT TO THIS PLAT.

Lloyd R. Campbell
 LLOYD R. CAMPBELL
 120 CURTISS
 PORT HADLOCK, WASHINGTON 98339

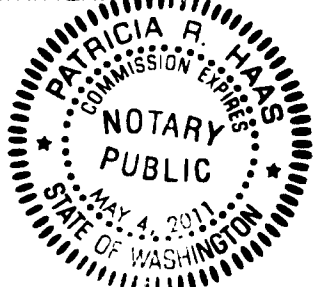
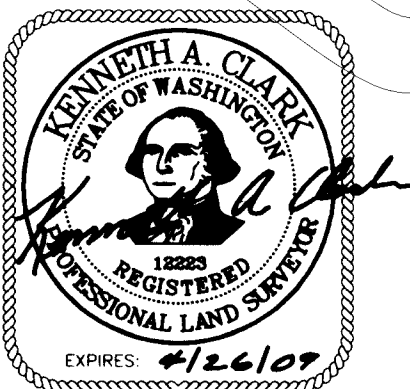
Lynette M. Campbell
 LYNNETTE M. CAMPBELL
 120 CURTISS
 PORT HADLOCK, WASHINGTON 98339

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
 COUNTY OF CLALLAM } SS

THIS IS TO CERTIFY THAT ON THIS 21ST DAY OF MAY, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED LLOYD R. CAMPBELL AND LYNNETTE M. CAMPBELL, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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



Patricia R. Haas
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 RESIDING AT PORT ANGELES
 MY APPOINTMENT EXPIRES 5-4-11

NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 3 SECOND TOPCON GTS-313 TOTAL STATION AND STEEL TAPE.
2. FOR BASIS OF BEARING SEE GEODETIC CONTROL NETWORK AND MONUMENTATION PLAN FOR PORT TOWNSEND, WA. DONE BY POLARIS ENGINEERING AND SURVEYING, ON FILE WITH CITY OF PORT TOWNSEND PUBLIC WORKS DEPARTMENT.
 MONUMENTS TIED NOVEMBER, 2005: 23 1013481 & 25 1013480.
3. THIS SURVEY WAS PERFORMED ACCORDING TO WAC 332-130-090 STANDARDS FOR LAND BOUNDARY SURVEYS. THIS SURVEY WAS NOT PERFORMED OR CERTIFIED TO MEET THE CURRENT "MINIMUM STANDARD REQUIREMENTS" OR "ACCURACY STANDARDS" FOR ALTA/ACSM LAND TITLE SURVEYS.
4. ALL LOTS CREATED BY THIS PLANNED UNIT DEVELOPMENT SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF RESTRICTIONS, EASEMENTS, AND ASSESSMENTS FILED UNDER AUDITOR'S FILE NUMBER 393527.
 SUBJECT TO AMENDMENTS AND/OR MODIFICATIONS OF SAID PROVISIONS PER RECORDING NUMBERS: 445183, 447991, 459444, 488152 AND 488153.
5. ALL LOTS CREATED BY THIS PLANNED UNIT DEVELOPMENT SHOWN HEREON ARE SUBJECT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT (PUDA) FILED UNDER AUDITOR'S FILE NUMBER 391311, THE PUDA AMENDMENT #1 FILED UNDER AUDITOR'S FILE NUMBER 402738, AND THE PUDA AMENDMENT #2 FILED UNDER AUDITOR'S FILE NUMBER 410135, RECORDS OF JEFFERSON COUNTY, WASHINGTON.
6. DELINEATION OF THE BUILDING ENVELOPE OF EACH LOT IS PRESCRIBED BY THE CURRENT ZONING ORDINANCE, EXCEPT THAT PUDA AMENDMENT #2 SETS THE REAR SETBACK AS FIVE FEET.

APPROVALS:

PUBLIC WORKS DIRECTOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS FINAL PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO THE PORT TOWNSEND MUNICIPAL CODE AND IS CONSISTENT WITH ALL APPLICABLE CITY IMPROVEMENT STANDARDS AND REQUIREMENTS, THIS 22ND DAY OF MAY, 2007.

David Deas
 PORT TOWNSEND PUBLIC WORKS DIRECTOR

DEVELOPMENT SERVICES CERTIFICATE

I HEREBY CERTIFY ON THIS 22ND DAY OF MAY, 2007, THAT THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF PORT TOWNSEND MUNICIPAL CODE AND CITY REQUIREMENTS.

Paul Felt
 PORT TOWNSEND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

CITY FINANCE DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS FOR WHICH THE PROPERTY SUBJECT TO THIS FINAL PLAT MAY BE LIABLE TO THE CITY, AND THAT ALL SPECIAL ASSESSMENTS ON ANY PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, AND FOR ANY OTHER PUBLIC USE, HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED, THIS 21 DAY OF MAY, 2007.

Michael Regal
 PORT TOWNSEND FINANCE DIRECTOR

COUNTY 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 R.C.W.

Janet Halbrook / Deputy
 JEFFERSON COUNTY TREASURER

5-31-07
 DATE

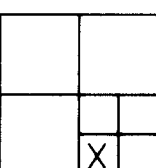
ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS 31ST DAY OF MAY, 2007.

Sherrill Shold, Deputy
 JEFFERSON COUNTY ASSESSOR

ATTEST:
Ann Trifun
 DEPUTY JEFFERSON COUNTY ASSESSOR

N.T.S.



34(31N-1W)

SHEET 5 OF 5

CLARK LAND OFFICE	P.O. Box 2199
	935 N 5th Ave.
	Sequim, WA 98382
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101 80 PG. 80