

**JEFFERSON COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**CONSENT AGENDA REQUEST**

**TO:** Board of County Commissioners

**FROM:** Lila Stanfield, Assistant Planner DCD *LS*

**DATE:** *September 2, 2025*

**SUBJECT:** Final Short Plat Approval for O'dell Short Plat, SUB2024-00030

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**STATEMENT OF ISSUE:** Staff is requesting final approval and signing of a two (2) lot short subdivision located at 150 Daisey King Ln, Sequim, WA 98382, per Chapter 18.35 JCC and RCW 58.17.170. The Parcel # is 002284006, owned by Robert and Cinda O'dell.

**ATTACHMENTS:**

- Type II Land Use Approval – SUB2024-00030
- Final Plat Review Copy
- Mylar ready for BoCC Signing

**ANALYSIS:**

Staff has determined that the application as submitted on December 2, 2024 meets the required criteria of Chapter 18.35.130 as addressed in written Findings and Conclusions and Preliminary Plat Approval SUB2024-00030. Written Findings and Conclusions are required per RCW 58.17.195, which state in part that a county makes a formal written finding of fact that the proposed subdivision or proposed short subdivision is in conformity with applicable zoning ordinance or other land use controls which may exist.

**ALTERNATIVES:**

The requested action is mandatory per RCW 57.17.170 and Chapter 18.35 JCC.

**FISCAL IMPACT/COST BENEFIT ANALYSIS:**

There is no identifiable fiscal impact related to this request for final plat approval. New tax parcels will generate property tax revenue for the County.

**RECOMMENDATION:**

Per Jefferson County Ordinance and State Law, DCD requests that the BoCC grant final short plat approval by signing the final Plat mylar.

**REVIEWED BY:**

*Josh Peters*  
\_\_\_\_\_  
Josh Peters, County Administrator

*8/26/25*  
\_\_\_\_\_  
Date



## JEFFERSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

621 Sheridan Street, Port Townsend, WA 98368 | Web: [www.co.jefferson.wa.us/communitydevelopment](http://www.co.jefferson.wa.us/communitydevelopment)  
Tel: 360.379.4450 | Email: [planning@co.jefferson.wa.us](mailto:planning@co.jefferson.wa.us)

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### PRELIMINARY SHORT PLAT APPLICATION No. **SUB2024-00030** O'Dell Short Plat

**Date:** June 16, 2025

**Expiration:** June 16, 2028

**Applicant:** Cinda O'dell and Robert O'dell  
150 DAISY KING LN SEQUIM, WA 98382

**Project Planner:** Lila Stanfield

#### **Summary of Proposal:**

The application requests preliminary short plat approval to divide approximately 21.22 acres of Rural Residential 1:10 zoned property into two (2) parcels for residential use. Potable water will be provided by Gardiner LUD 1 public water system on Parcel B, and a private well on Parcel A. Individual on-site septic systems would provide sewage disposal. Access to the 2 lots will come from Daisy King Rd which extends from the county road into a private road.

**Property Location:** Parcel Number 002284006, in Section 28, Township 30N, Range 2W, WM, Abbrev. Legal 28 T30N R2W SW SE(LESS TX5 & RR) TX 2(LS 1A NE CORNER-REVISED) LS TX 31,38,39 & 46 BND THRU BLA#143444, Address – 150 DAISY KING LN SEQUIM, WA 98382.

**Site Description:** The parcel has 1 acre developed with a single family residence and encumbrances on the Eastern side of the land and is forested for the rest of the parcel and relatively undisturbed. The parcel is accessed via Daisey King Rd and then Daisey King Ln turning into a private driveway. The site is relatively flat with a gradual and sometimes steep decline down to Eagle Creek in the Northwest corner of the parcel. The surrounding parcels are composed of RR-5 to the South and West, RR-10 to the North and East.

#### **Findings of Fact:**

Based on the information on file, available mapped information, applicable local and state policies and regulations, and available records maintained by Jefferson County, the Planner finds as follows:

1. A short plat application (SUB2024-00030) was deemed substantially complete on January 13, 2025. The purpose of this short plat is to create two (2) single-family residential lots.
2. The project is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(6).



3. The Notice was posted on the property on January 15, 2025. The applicant, agencies, and all property owners within 300 feet were notified by mail on January 15, 2025.
4. Testimony: No verbal or written testimony was received from the adjacent properties or interested parties.
5. Agency Responses:
  - a. County Public Works Department: Written comments dated April 7, 2025 are hereby incorporated by reference.
  - b. Environmental Public Health Department, Septic and Water: Written comments dated December 18, 2024 (Septic), and January 21, 2025 (Water), are hereby incorporated by reference.
  - c. Jefferson County Assessor's Office: Written comments dated April 30, 2025 are hereby incorporated by reference.
  - d. Clallam #3 Fire District (aka Jefferson #8(Gardiner): Received comments from Brian Tracer, Deputy Fire Marshal for DCD on June 12, 2025, hereby incorporated by reference.
6. Pursuant to JCC 18.35.140, an application for preliminary short plat approval must demonstrate consistency with all the provisions of JCC 18.35.130.
  - e. The proposed subdivision conforms to all applicable county, state and federal zoning, land use, environmental and health regulations and plans, including but not limited to the Jefferson County Comprehensive Plan and the provisions of this code, including any incorporated standards;

Staff Comment:        *The Comprehensive Plan designation for this property is Rural Residential. The zoning designation for this property is Rural Residential 1:10, requiring a minimum density of 10 acres per lot. The proposed short subdivision is subject to the policies of the Jefferson County Comprehensive Plan. The applicable policies are discussed below. The following goals and policies of the Comprehensive Plan apply to the project, which relate to land use compatibility, transportation, and environmental quality:*

- Land use: The parcel is 21.22 acres and zoned Rural Residential one dwelling per ten acres (Rural Residential 1:10). The lots will be served by individual on-site septic systems. The existing house and what will be Parcel B is serviced the Gardiner LUD 1 public water system, and Parcel A is being served by private well. The proposal is consistent with the Comprehensive Plan Policies LU P-1.9, LU P-6.1, LU P-6.2, LU P-10.1, and LU P-15.1.
- Transportation: Clallam Transit currently does not have a transit stop near the subject parcel. Children housed within the Sequim School District will be bussed to the school campus. The proposal is consistent with the Comprehensive Plan Policies TR-P-1.5, TR-P-2.5, TR-P-4.2 and TR-P-4.9.
- Environmental Quality: The proposed short plat has not identified any significant critical areas. The Gardiner LUD 1 public water system will be used for Parcel B and a private well has been installed for Parcel A, the proper connections and individual on-site septic systems would serve each lot. Stormwater will be reviewed with any road work and at the time of development for each individual parcel. The proposal is consistent with the Comprehensive Plan Policies EN-P-1.1 and EN-P-2.2.
- Utilities and other public services necessary to serve the needs of the proposed subdivision shall be made available, including open spaces, drainage ways, roads, streets and other

public ways, potable water, transit facilities, sewage disposal, parks, playgrounds, schools, sidewalks and other improvements to assure safe walking conditions for students who walk to and from school;

***Staff Comment:** Parcel B will be served by the Gardiner LUD 1 public water system and Parcel A will be served by a private well. Water quality and quantity information on the potable water must be submitted, reviewed, and approved by Environmental Health prior to final approval. Test pits were dug on Parcel A in preparation for future onsite septic systems. Jefferson Transit currently does not have a transit stop at this location. The proposal would require children to be bussed to and from school due to the distance to the nearest school, therefore sidewalks are not required. The parcel is relatively flat with some rolling hills throughout the parcel. On the Northwest corner is Eagle Creek to be protected from any future development.*

- f. Approving the proposed short subdivision will serve the public use and interest and adequate provision has been made for the public health, safety and general welfare.

***Staff Comment:** Approving this short plat will serve the public use and interest as the new lot is now going to be developed providing one additional housing unit in Jefferson County and meets the Comprehensive Plan Density of Rural Residential 1:10. Public health, safety and general welfare will not be compromised as a result of this short plat. The new undeveloped lot will be fully developed with the future option of single-family residence, and/or an ADU, using the private well, and installed, approved, and finalized septic systems. The parcel will be accessed via the county road Daisey King Rd, onto Daisey King Ln and then extends into a private driveway. The proposal meets this criterion.*

- g. Notwithstanding the approval criteria set forth in this section, in accordance with RCW [58.17.120](#), as now adopted and hereafter amended, a proposed subdivision may be denied because of flood, inundation or swamp conditions. Where any portion of the proposed short subdivision lies within both a flood control zone, as specified by Chapter [86.16](#) RCW, and either the 100-year floodplain or the regulatory floodway, the county shall not approve the preliminary short plat.

***Staff Comment:** The proposed short plat is not located within a flood plain, flood way, wetland or any associated buffers. The proposal meets this criterion.*

#### **Action Taken:**

Based on the preceding findings, the application as proposed has satisfied the above criteria. Staff recommends **Approval with Conditions** of the Type II Short Plat application. SUB2024-00030 is hereby preliminarily approved with the following conditions to be addressed prior to final approval.

#### **Conditions of Approval:**

**Main Condition:** This preliminary approval is for a Two (2) Lot Short Plat only. Final approval is subject to all conditions and review by County Commissioners. Any future permits on this site are subject to review for consistency with applicable codes and ordinances and does not preclude review and conditions which may be placed on future permits.

#### **Assessor's Office**

1. The description listed on Page 3 of 3 is incorrect. This description listed was the previous description for Parcel B prior to the BLA-Excise #143444/AF#668607. Please update legal description to be exactly what is written on the recorded BLA AFN 668607.



### ***Environmental Health Department (Water and Septic)***

2. The following shall be placed under "Notice to Potential Purchasers":

"The lots, parcels or tracts contained within this Subdivision were approved based on design standards and regulatory requirements in effect at the time of application. No sewage disposal system has been approved for lot A. Onsite sewage disposal systems shall meet design standards and regulatory requirements in effect at the time of application for a sewage disposal permit. Approval of this SUB by Jefferson County Public Health is no assurance that the existing on-site septic system will be adequate for future proposals, uses, improvements, expansions, or modifications. Compliance with the current On-Site sewage code at the time of application is required. Any removal of or major disturbances of soil within the proposed drainfield areas may create site conditions that are unacceptable for the installation of sewage disposal systems."
3. On the Survey (plat map) edit the callout regarding the potable water supply on Parcel B that says PUD Water Meter to say Gardiner LUD Meter. Edit sentence in the NOTE section from PUD Water to be served by the Gardiner LUD 1 public water system.
4. Prior to final plat approval, per JCC 18.35.130(1)(b), the water line and water meters must be installed to serve proposed Parcel A.

### ***Department of Public Works***

5. Based on the requirements of JCC 18.30.080 (1) (l), the applicant shall convey to Jefferson County, by statutory warranty deed, a right-of-way thirty (30) feet in width from the surveyed centerline of Daisey King Lane. Additionally, if not already done, the applicant shall convey to Jefferson County, by statutory warranty deed, a right-of-way thirty (30) feet in width from the surveyed centerline of Daisey King Road. The Auditor's File Number (AFN) of the statutory warranty deed shall be shown on the face of the plat. As an alternative, the applicant may reference the FEE SIMPLE dedication of right-of-way to the County using the following language: DEDICATION: KNOW ALL PERSONS BY THESE PRESENTS that we, the undersigned owners of the land herein described, declare this plat to be created by our own free will and consent, hereby declare this plat to be the graphic representation of the subdivision made hereby and, for and in consideration of the approval of this plat, hereby convey and warrant to Jefferson County that portion of the southeast corner of the land herein described as shown on the face of this plat as Daisey King Lane (County Road #502309), and as Daisey King Road (County Road #502509) right-of-way, and also dedicate to Jefferson County the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said road. We also grant to the lot owners within this plat the right to use the private roads and utility easements as platted for the uses and purposes shown.
6. As required by JCC 18.30.080 (1) (m), provide a thirty (30) feet wide easement that is northerly of the centerline of the fourteen (14) feet wide private road / driveway through Parcel B and tax parcel number 002284040 that accesses Parcel A. Easement may exclude the existing septic system under permit SEP2019-00081 and its five (5) feet setback.
7. Based on requirements of JCC 18.30.070 (4) (f), a stormwater management permit shall be secured from the Department of Community Development prior to land disturbance, or the development of new impervious surfaces.
8. Based on requirements of JCC 18.30.80 (1) (a), and to provide adequate fire and emergency vehicle access, the private driveway from the end of Daisey King Lane along the length of the easement through Parcel B and tax parcel 002284040 shall be constructed in



compliance with Jefferson County Road / Driveway Standard #1, a Rural Access Road / Driveway. It shall have a minimum 14 feet unobstructed, drivable width, with intervisible turnouts. It shall be constructed with a minimum 4 inches crushed surfacing base course over compacted subgrade for a 14 feet wide traveled way constructed with a minimum 2 inches compacted crushed surfacing top course. The turnouts shall have a width of 20 feet for a length of 50 feet with 25 feet long tapers at each end.

9. As required by JCC 18.30.080(1)(f), clearing, grading, and construction of roads, bridges, utilities, and stormwater management facilities shall be inspected by the Department of Public Works. In order to enable the Department to conduct inspections in a timely manner, the applicant shall notify the Department in a timely manner regarding the project construction schedule, by email at [pubworks@co.jefferson.wa.us](mailto:pubworks@co.jefferson.wa.us) or phone 360-385-9160.

Typical Inspections:

- i. Installation of temporary erosion and sediment control measures;
  - ii. Clearing (and Grading) and road subgrade preparation;
  - iii. Placing roadway gravel base;
  - iv. Placing roadway crushed surfacing top course;
  - v. Placing improved roadway surface (chip seal or asphalt concrete);
  - vi. Construction of stormwater management facilities;
  - vii. Final plat review.
  - viii. (Additional inspections may be deemed necessary as project progresses.)
10. JCC 18.30.080(1)(u) authorizes the Department of Public Works to assess fees in accordance with the Jefferson County Fee Schedule Ordinance for development review activities including application and plan review, inspections, meetings, hearings, and final review. Prior to Department of Community Development project approval, the proponent shall pay all costs related to the Public Works' application review, plan review, inspections, and preparation of the Stormwater Management Facility Maintenance Agreement. In accordance with the Jefferson County Public Works Department Fee Schedule, the Department's hourly development review fee is \$107 per hour for 2025. In the event that approval for the proposal is denied by Jefferson County or the proposal is not completed, the proponent shall still be responsible for paying the Department's fee.

***Department of Community Development***

11. Based on requirements of Chapter 18.35 JCC Final Short Plat, the final mylar shall be prepared in accordance with the final short plat checklist located in JCC 18.35.
12. The final mylar (aka blueline) shall depict the name of the subdivision and the county assigned number of SUB2024-00030 on all sheets of the mylar
13. An updated plat certificate (Title Report) or supplement shall be submitted with the final mylar (aka blueline) and shall be 30 days current.
14. Submit the lot closure information with the final bluelines and updated plat certificate.
15. Arrangements shall be made by the applicant to install underground utility lines for electricity and telephone service to all lots prior to final plat approval. All easements of record shall be graphically portrayed on the final plat with the Auditor's File Number (AFN) of the easement(s) also referenced on the face of the plat.
16. All graphics shall meet the recording requirements for legibility.
17. Consistent with RCW 84.56.345, current year and, if applicable, all delinquent property taxes including compensating tax from open space program shall be paid in full prior to the Treasurer signing the mylar and paper copies of the short plat.
18. The applicant must submit a reproducible copy (11" x 17") of the proposed final short plat to the Department of Community Development. The proposed final short plat shall contain elements as described in Chapter 18.35.120 JCC and shall include certifications and other



requirements as provided in Chapter 18.35.190 JCC and 18.35.370 JCC.

19. All signatures and seals shall be in black ink on Mylar.

20. Proponent may enter into a surety agreement with the Department of Public Works prior to final plat approval as an alternative to completing installation of required improvements. Surety shall not be accepted for development of water supply facilities, other than distribution facilities. Surety shall be for an amount equal to 200 percent of the cost of required improvements, shall not exceed a period of one year, and must be in a form acceptable to Jefferson County. Acceptable forms of surety include bonds, open account agreements, and irrevocable letters of credit. Surety must be accompanied by an estimate of the cost of all improvements prepared by a licensed engineer. The estimate shall be approved by the Public Works Department prior to acceptance.

21. The following shall be placed under "Notice to Potential Purchasers":

"The lots within this plat are legally created pursuant to JCC 18.35 and RCW 58.17, and are equivalent in size to the density of the zoning district in which it is located. The lots are considered as legal lots of record pursuant to JCC 18.12, and are eligible for development under JCC 18.40. The lots are not subject to additional Site Development Review (SDR)/ Legal Lot of Record Determination (LLOR)."

"Any further subdivision of the lots within this plat will be subject to the densities permitted in the Jefferson County Ordinances and Codes in effect at time of such application. These lots may or may not be further subdivided in the future."

"Approval of this subdivision does not constitute approval of building or sewage disposal permits on each lot. Permit approval will be subject to building lot plans, type of use, contours, and soils on individual lots. Permits will be reviewed in accordance with site conditions and regulations existing on the date the permits are applied for."

"The lots, parcels or tracts contained within this subdivision were approved based on design standards and regulatory requirements in effect at the time of final approval. Sewage disposal systems have not been approved for the lots, parcels or tracts contained within the subdivision. Onsite sewage disposal systems shall meet design standards and regulatory requirements in effect at the time of application for a sewage disposal permit. Purchaser should contact the Jefferson County Health Department for procedures concerning permit applications. Any removal of or major disturbances of soil within the proposed drainfield areas may create site conditions that are unacceptable for the installation of sewage disposal systems."

"Any removal of or major disturbance of soil within the proposed drainfield areas may create site conditions that are unacceptable of the installation of sewage disposal systems."

"Jefferson County has determined that the use of real property for agricultural and forestry operations is a high priority and favored use in the county. The county will not consider to be a nuisance those inconveniences or discomforts arising from such operations, if such operations are consistent with commonly accepted best management practices in compliance with local, state, and federal laws. If your real property includes or is within five hundred (500) feet of real property designated as Rural Residential 1:10 or 1:20, Rural Industrial, Rural Commercial, Agriculture, or Forestry, you may be subject to inconveniences or discomforts arising from such farming and forestry operations, including but not limited to noise, tree removal, odors, flies, fumes, dust, smoke, the operation of farm and forestry machinery during any 24-hour period,

the storage and disposal of manure, and the application of permitted fertilizers and permitted pesticides. One or more of these inconveniences may occur as a result of agricultural and forestry operations which are in conformance with existing laws and regulations."

**APPEAL:** Type II administrative decisions shall become final subject to the following: Pursuant to JCC [18.40.330](#), the applicant or a party of record may appeal the decision to Jefferson County Hearing Examiner within fourteen (14) calendar days of the date of issuance of the land use decision. For more information related to administrative appeals, see JCC [18.40.330](#) and JCC [18.40.280](#).

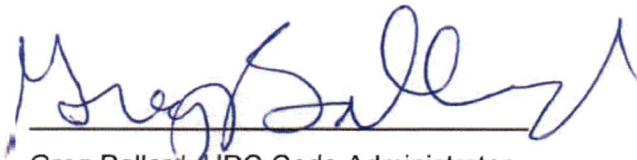
**NOTICE:** The sale of lots prior to final short plat approval is unlawful.

**EXPIRATION:** Preliminary approval will expire on **June 16, 2028**. The Department of Community Development shall not be responsible for notifying the applicant of impending preliminary short plat expiration.

**SUBMISSION:** It is the responsibility of the applicant or authorized representative to ensure the final short plat is submitted in accordance with the conditions of preliminary approval. This includes paying all property taxes, submitting the recording fee for the final plat and supplying an updated plat certificate (dated within 30 days of submittal). Requirements are outlined in the final short plat checklist.

**Preliminary Approval of SUB2024-00030:**

Decided this 16<sup>th</sup> day of June 2025.

A handwritten signature in blue ink, appearing to read "Greg Ballard", is written over a horizontal line.

Greg Ballard, UDC Code Administrator



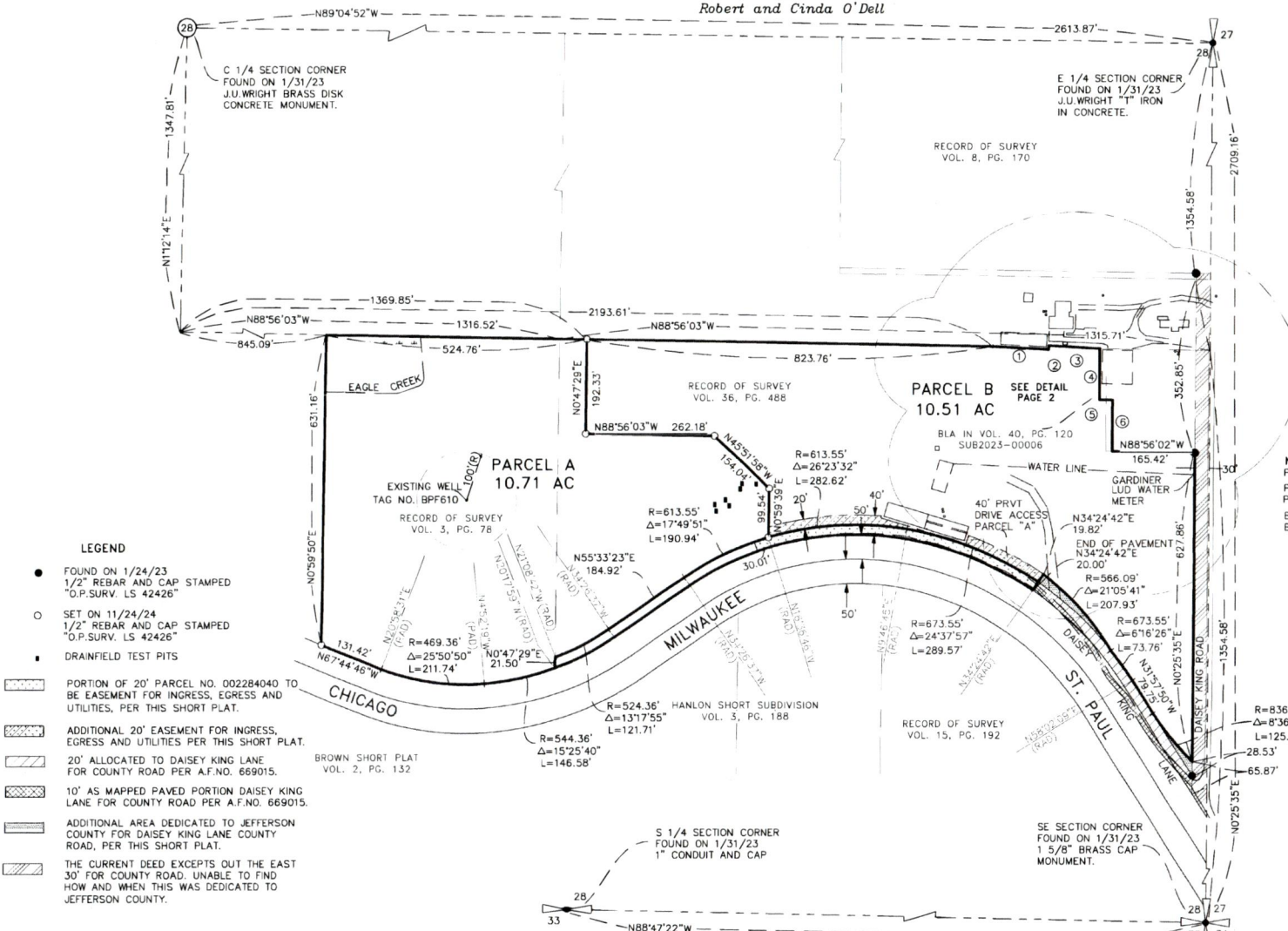
# O'DELL SHORT PLAT

OF A PORTION OF  
S. 1/2 S.E. 1/4 Sec. 28, T.30N., R.2W., W.M., Jefferson County, Washington

for  
Robert and Cinda O'Dell

O'DELL SHORT PLAT  
SUB2024-00030

RECEIVED  
7/3/2025  
JEFFERSON COUNTY DCO



| LINE TABLE |             |         |
|------------|-------------|---------|
| NO.        | BEARING     | DIST.   |
| ①          | N87°02'27"W | 113.03' |
| ②          | N03°05'14"E | 7.81'   |
| ③          | N86°40'43"W | 103.45' |
| ④          | N00°25'24"E | 104.12' |
| ⑤          | N89°34'36"W | 26.58'  |
| ⑥          | N00°25'24"E | 104.89' |

NOTE:  
PARCEL "A" SERVED BY INDIVIDUAL WELL.  
PARCEL "B" SERVED BY GARDINER LUD #1  
PUBLIC WATER SYSTEM.  
BOTH PARCELS, "A" AND "B" TO BE SERVED  
BY ON SITE INDIVIDUAL SEPTIC SYSTEMS.

## LEGEND

● FOUND ON 1/24/23  
1/2" REBAR AND CAP STAMPED  
"O.P.SURV. LS 42426"

○ SET ON 11/24/24  
1/2" REBAR AND CAP STAMPED  
"O.P.SURV. LS 42426"

■ DRAINFIELD TEST PITS

PORTION OF 20' PARCEL NO. 002284040 TO  
BE EASEMENT FOR INGRESS, EGRESS AND  
UTILITIES, PER THIS SHORT PLAT.

ADDITIONAL 20' EASEMENT FOR INGRESS,  
EGRESS AND UTILITIES PER THIS SHORT PLAT.

20' ALLOCATED TO DAISEY KING LANE  
FOR COUNTY ROAD PER A.F.NO. 669015.

10' AS MAPPED PAVED PORTION DAISEY KING  
LANE FOR COUNTY ROAD PER A.F.NO. 669015.

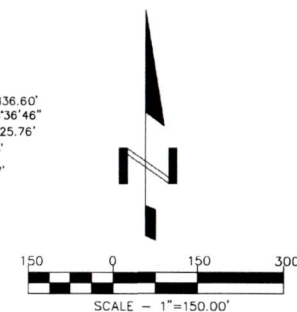
ADDITIONAL AREA DEDICATED TO JEFFERSON  
COUNTY FOR DAISEY KING LANE COUNTY  
ROAD, PER THIS SHORT PLAT.

THE CURRENT DEED EXCEPTS OUT THE EAST  
30' FOR COUNTY ROAD. UNABLE TO FIND  
HOW AND WHEN THIS WAS DEDICATED TO  
JEFFERSON COUNTY.

BROWN SHORT PLAT  
VOL. 2, PG. 132

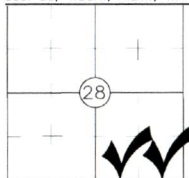
S 1/4 SECTION CORNER  
FOUND ON 1/31/23  
1" CONDUIT AND CAP

SE SECTION CORNER  
FOUND ON 1/31/23  
1 5/8" BRASS CAP  
MONUMENT.



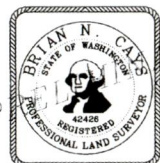
PAGE 1 OF 3

Sec. 28, T.30N., R.2W., W.M.



## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER  
MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF TITLE 29,  
CCC, AND THE STATE SURVEY RECORDING ACT, TITLE 58 RCW.



BRIAN N. CAYS, PLS  
CERTIFICATE NO. 42426

DATE SIGNED

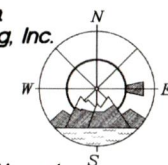
## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
20\_\_\_\_, AT \_\_\_\_\_ M. IN VOL. \_\_\_\_\_ OF  
SHORT PLATS, ON PG. \_\_\_\_\_, RECORDS OF JEFFERSON  
COUNTY, WASHINGTON AT THE REQUEST OF OLYMPIC  
PENINSULA SURVEYING AND DRAFTING, INC.

AUDITOR'S FILE NO. \_\_\_\_\_ DEPUTY COUNTY AUDITOR

Olympic Peninsula  
Surveying and Drafting, Inc.

P.O. Box 3234  
Sequim, WA 98382  
(360) 460-2934  
opsurveying@olypen.com



Surveyed and Mapped  
January 20, 2023 - January 10, 2025  
Job No. O'DELL\_12095

# O'DELL SHORT PLAT

OF A PORTION OF

S. 1/2 S.E. 1/4 Sec. 28, T.30N., R.2W., W.M.

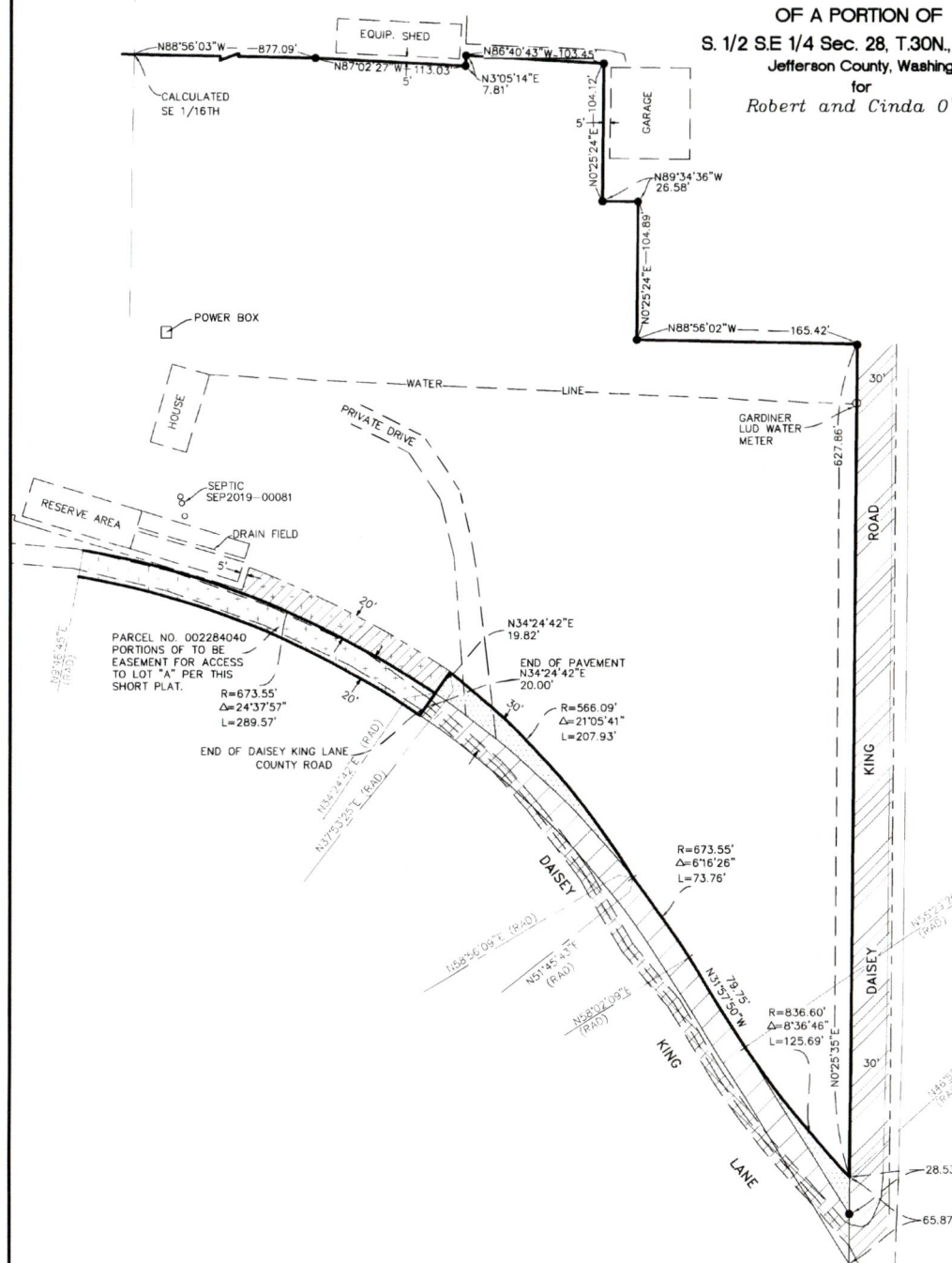
Jefferson County, Washington

for

Robert and Cinda O'Dell

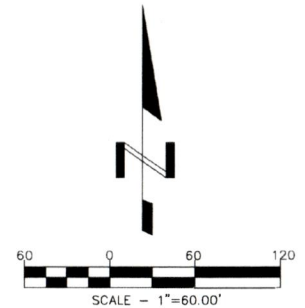
O'DELL SHORT PLAT  
SUB2024-00030

RECEIVED  
7/3/2025  
JEFFERSON COUNTY DCD

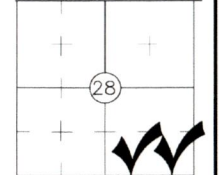


## LEGEND

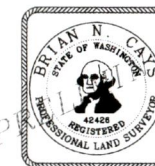
- FOUND ON 1/24/23  
1/2" REBAR AND CAP STAMPED  
"O.P.SURV. LS 42426" PER BLA SUB2023-00006.
- PORTION OF 20' PARCEL NO. 002284040 TO BE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, PER THIS SHORT PLAT.
- ADDITIONAL 20' EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER THIS SHORT PLAT.
- 20' ALLOCATED TO DAISEY KING LANE FOR COUNTY ROAD PER A.F.NO. 669015.
- 10' AS MAPPED PAVED PORTION DAISEY KING LANE FOR COUNTY ROAD PER A.F.NO. 669015.
- ADDITIONAL AREA DEDICATED TO JEFFERSON COUNTY FOR DAISEY KING LANE COUNTY ROAD, 30' NORTHERLY OF THE CENTERLINE AS MAPPED SAID DAISEY KING LANE PER THIS SHORT PLAT.
- THE CURRENT DEED EXCEPTS OUT THE EAST 30' FOR COUNTY ROAD. UNABLE TO FIND HOW AND WHEN THIS WAS DEDICATED TO JEFFERSON COUNTY.



Sec. 28, T.30N., R.2W., W.M.

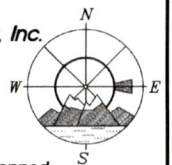


PAGE 2 OF 3



**Olympic Peninsula  
Surveying and Drafting, Inc.**

P.O. Box 3234  
Sequim, WA 98382  
(360) 460-2934  
opsurveying@olypen.com



Surveyed and Mapped  
January 10, 2025 - January 10, 2025  
Job No. O'DELL\_12085



# O'DELL SHORT PLAT

OF A PORTION OF

S. 1/2 S.E. 1/4 Sec. 28, T.30N., R.2W., W.M., Jefferson County, Washington

for  
Robert and Cinda O'Dell

O'DELL SHORT PLAT  
SUB2024-00030

RECEIVED  
7/3/2025

JEFFERSON COUNTY DCO

## LEGAL DESCRIPTION

SEE BLA SOI A.F. NO 668607

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 30 NORTH, RANGE 2 WEST, W.M., JEFFERSON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE QUARTER SECTION CORNER OF SECTION 28 AND 33 OF SAID TOWNSHIP 30 NORTH, RANGE 2 WEST, W.M.; THENCE NORTH 11°2'14" EAST A DISTANCE OF 1347.85 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 88°56'03" EAST ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER THEREOF A DISTANCE OF 845.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°56'03" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 1348.51 FEET; THENCE SOUTH 87°02'27" EAST A DISTANCE OF 113.03 FEET; THENCE NORTH 3°05'14" EAST A DISTANCE OF 7.81 FEET; THENCE SOUTH 86°40'43" EAST A DISTANCE OF 103.45 FEET; THENCE SOUTH 0°25'24" WEST A DISTANCE OF 104.12 FEET; THENCE SOUTH 89°34'36" EAST A DISTANCE OF 26.58 FEET; THENCE SOUTH 0°25'24" WEST A DISTANCE OF 104.89 FEET; THENCE SOUTH 88°56'02" EAST A DISTANCE OF 165.42 FEET TO A POINT ON THE WEST MARGIN OF DAISEY KING ROAD; THENCE SOUTH 0°25'35" WEST A DISTANCE OF 656.39 FEET TO A POINT THAT IS 20 FEET NORTHERLY OF THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO MILWAUKEE & ST. PAUL RAILROAD; THENCE FOLLOWING 20 FOOT NORTHERLY THEREOF THE NORTH LINE OF SAID CHICAGO MILWAUKEE & ST. PAUL RAILROAD, NORTH 31°57'51" WEST A DISTANCE OF 228.13 FEET; THENCE ON A RADIAL CURVE TO THE LEFT WITH A RADIAL BEARING IN OF NORTH 58°02'09" EAST, HAVING A RADIUS OF 673.55 FEET, A DELTA ANGLE OF 48°15'24" AND A LENGTH OF 567.29 FEET AND A RADIAL BEARING OUT OF SOUTH 9°46'45" WEST; THENCE ON A COMPOUND CURVE TO THE LEFT WITH A RADIAL BEARING IN OF NORTH 9°46'45" EAST, HAVING A RADIUS OF 613.55 FEET, A DELTA ANGLE OF 44°13'23" AND A LENGTH OF 473.58 FEET AND A RADIAL BEARING OUT OF SOUTH 34°26'37" EAST; THENCE SOUTH 55°33'23" WEST A DISTANCE OF 184.92 FEET; THENCE ON A RADIAL CURVE TO THE RIGHT WITH A RADIAL BEARING IN OF SOUTH 34°26'37" EAST, HAVING A RADIUS OF 524.36 FEET, A DELTA ANGLE OF 13°17'56" AND A LENGTH OF 121.71 FEET AND A RADIAL BEARING OUT OF NORTH 21°08'42" WEST; THENCE SOUTH 0°47'29" WEST A DISTANCE OF 21.50 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE CHICAGO MILWAUKEE & ST. PAUL RAILROAD; THENCE ON A RADIAL CURVE TO THE RIGHT ALONG THE NORTH RIGHT-OF-WAY LINE OF THE SAID CHICAGO MILWAUKEE & ST. PAUL RAILROAD, WITH A RADIAL BEARING IN OF NORTH 20°17'59" WEST, HAVING A RADIUS OF 544.37 FEET, A DELTA ANGLE OF 15°25'40" AND A LENGTH OF 146.58 FEET AND A RADIAL BEARING OUT OF SOUTH 4°52'19" EAST; THENCE ON A COMPOUND CURVE TO THE RIGHT WITH A RADIAL BEARING IN OF NORTH 4°52'19" WEST, HAVING A RADIUS OF 469.36 FEET, A DELTA ANGLE OF 25°50'50" AND A LENGTH OF 211.74 FEET AND A RADIAL BEARING OUT OF SOUTH 20°58'31" WEST; THENCE NORTH 67°44'46" WEST A DISTANCE OF 131.42 FEET; THENCE DEPARTING FROM THE SAID NORTH LINE OF THE SAID CHICAGO MILWAUKEE & ST. PAUL RAILROAD, NORTH 0°59'50" EAST A DISTANCE OF 631.16 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN JEFFERSON COUNTY, STATE OF WASHINGTON.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, COVENANTS, ENCUMBRANCES AND RESTRICTIONS OF RECORD, IF ANY.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS ASSUMED TO BE N88°47'22"W, S 1/4 SECTION CORNER AND THE SOUTHEAST SECTION CORNER PER RECORD OF SURVEY VOL. 36, PG. 488 OF SURVEYS RECORDS OF JEFFERSON COUNTY.

## SECTION SUBDIVISION

FOR SECTION SUBDIVISION USED THIS SURVEY SEE THAT RECORD OF SURVEY AS RECORDED IN VOL. 3 OF SHORT PLATS, PG. 188, RECORDS OF JEFFERSON COUNTY, WASHINGTON. COMPARE ALSO RECORDS OF SURVEY VOL. 3, PG. 70, AND SHORT PLAT VOL. 2, PG. 132, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

## SURVEY METHODS

THIS SURVEY WAS PERFORMED USING A 3 SEC. TOPCON PS SERIES 103 TOPCON ROBOTIC TOTAL STATION. SOME DISTANCES WERE MEASURED USING A STEEL TAPE. ACCURACY MEETS OR EXCEEDS STANDARDS SET FORTH BY WAC 332-130-090. USED ALSO S850A STONEX, STAND ALONE GPS THE GPS PORTION OF THIS SURVEY PERFORMED VIA REALTIME CONNECTION WITH THE WASHINGTON STATE REFERENCE NETWORK (WSRN) AND IS BASED ON THE NORTH AMERICAN DATUM (NAD) OF 83/2018 EPOCH 2010. OBSERVATIONS MADE WITH THE ABOVE NAMED GPS UNIT AND MULTIPLE AVERAGED OBSERVATIONS.

## NOTES:

- 1) THE SURVEYED PARCEL MAY BE SUBJECT TO EASEMENTS OR OTHER ENCUMBRANCES EITHER RECORDED OR UNRECORDED NOT SHOWN HEREON. THIS SURVEY HAS NOT DETERMINED THE EXISTENCE OF ALL SUCH EASEMENTS OR ENCUMBRANCES OR THE EFFECT ON THE SURVEYED PARCEL EXCEPT AS SPECIFICALLY SHOWN HEREON.
- 2) EXTERIOR BOUNDARIES HAVE BEEN FULLY MAPPED FOR ENCROACHMENTS, EXISTING FENCE LINES OR OCCUPATION LINES AS SHOWN HEREON, AND LOCATED ON JAN. 31, 2023.
- 3) THIS SURVEY MAY DEPICT EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS THAT MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. LEGAL OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

## NOTICES TO POTENTIAL PURCHASERS

THE LOTS, PARCELS OR TRACTS CONTAINED WITHIN THIS SUBDIVISION WERE APPROVED BASED ON DESIGN STANDARDS AND REGULATORY REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION. NO SEWAGE DISPOSAL SYSTEM HAS BEEN APPROVED FOR LOT A. ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL MEET DESIGN STANDARDS AND REGULATORY REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR A SEWAGE DISPOSAL PERMIT. APPROVAL OF THIS SUB BY JEFFERSON COUNTY PUBLIC HEALTH IS NO ASSURANCE THAT THE EXISTING ON-SITE SEPTIC SYSTEM WILL BE ADEQUATE FOR FUTURE PROPOSALS, USES, IMPROVEMENTS, EXPANSIONS, OR MODIFICATIONS. COMPLIANCE WITH THE CURRENT ON-SITE SEWAGE CODE AT THE TIME OF APPLICATION IS REQUIRED. ANY REMOVAL OF OR MAJOR DISTURBANCES OF SOIL WITHIN THE PROPOSED DRAINFIELD AREAS MAY CREATE SITE CONDITIONS THAT ARE UNACCEPTABLE FOR THE INSTALLATION OF SEWAGE DISPOSAL SYSTEMS.

THE LOTS WITHIN THIS PLAT ARE LEGALLY CREATED PURSUANT TO JCC 18.35 AND RCW 58.17, AND ARE EQUIVALENT IN SIZE TO THE DENSITY OF THE ZONING DISTRICT IN WHICH IT IS LOCATED. THE LOTS ARE CONSIDERED AS LEGAL LOTS OF RECORD PURSUANT TO JCC 18.12, AND ARE ELIGIBLE FOR DEVELOPMENT UNDER JCC 18.40. THE LOTS ARE NOT SUBJECT TO ADDITIONAL SITE DEVELOPMENT REVIEW (SDR)/ LEGAL LOT OF RECORD DETERMINATION (LLOR).

ANY FURTHER SUBDIVISION OF THE LOTS WITHIN THIS PLAT WILL BE SUBJECT TO THE DENSITIES PERMITTED IN JEFFERSON COUNTY ORDINANCES AND CODES IN EFFECT AT THE TIME OF SUCH APPLICATION. THESE LOTS MAY OR MAY NOT BE FURTHER SUBDIVIDED IN THE FUTURE.

JEFFERSON COUNTY HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURE AND FORESTRY OPERATIONS IS A HIGH PRIORITY AND FAVORED USE IN THE COUNTY. THE COUNTY WILL NOT CONSIDER TO BE A NUISANCE THOSE INCONVENIENCES OF DISCOMFORTS ARISING FROM SUCH OPERATIONS IF SUCH OPERATIONS ARE CONSISTENT WITH COMMONLY ACCEPTED BEST MANAGEMENT PRACTICES IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL LAWS. IF YOUR REAL PROPERTY INCLUDES OF IS WITHIN FIVE HUNDRED (500) FEET OF REAL PROPERTY DESIGNATED AS RURAL RESIDENTIAL 1:10 OF 1:20, RURAL INDUSTRIAL, RURAL COMMERCIAL, AGRICULTURE, OF FORESTRY, YOU MAY BE SUBJECT TO INCONVENIENCES OF DISCOMFORT ARISING FROM SUCH FARMING AND FORESTRY OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, TREE REMOVAL, ODDORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF FARM AND FORESTRY MACHINERY DURING ANY 24 HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF PERMITTED FERTILIZERS AND PERMITTED PESTICIDES. ONE OR MORE OF THESE INCONVENIENCES MAY OCCUR AS A RESULT OF AGRICULTURAL AND FORESTRY OPERATIONS WHICH ARE IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS.

## APPROVALS

### PUBLIC WORKS DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS FINAL SHORT PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO THE JEFFERSON COUNTY UNIFIED DEVELOPMENT CODE AND IS CONSISTENT WITH ALL APPLICABLE COUNTY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY APPROVAL, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

\_\_\_\_\_  
JEFFERSON COUNTY PUBLIC WORKS DIRECTOR

### PLANNING AND COMMUNITY DEVELOPMENT

#### DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, THAT THIS FINAL SHORT PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY SHORT PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH PRELIMINARY PLAT WAS APPROVED BY THE CITY OF PORT TOWNSEND ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

\_\_\_\_\_  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

### JEFFERSON COUNTY ENVIRONMENTAL HEALTH

#### DIRECTOR'S CERTIFICATE

APPROVED BY PUBLIC HEALTH DEPARTMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

\_\_\_\_\_  
DIRECTOR JEFFERSON COUNTY ENVIRONMENTAL HEALTH DEPT.

### BOARD OF COMMISSIONERS

APPROVED BY THE JEFFERSON COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

\_\_\_\_\_  
CHAIRMAN, BOARD OF COMMISSIONERS

\_\_\_\_\_  
ATTEST: CLERK OF THE BOARD OF COMMISSIONERS

### COUNTY TREASURER'S CERTIFICATE

ALL TAXES AND ANY DELINQUENT ASSESSMENTS FOR WHICH THE LAND DIVISION MAY BE LIABLE HAVE BEEN DULY PAID AS REQUIRED BY CHAPTER 58.08.040 RCW.

\_\_\_\_\_  
JEFFERSON COUNTY TREASURER DATE

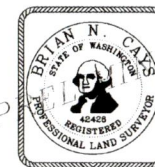
### ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

\_\_\_\_\_  
JEFFERSON COUNTY ASSESSOR

ATTEST:

\_\_\_\_\_  
DEPUTY JEFFERSON COUNTY ASSESSOR



## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DECLARE THIS PLAT TO BE CREATED BY OUR OWN FREE WILL AND CONSENT, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND, FOR AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT, HEREBY CONVEY AND WARRANT TO JEFFERSON COUNTY THAT PORTION OF THE SOUTHEAST CORNER OF THE LAND HEREIN DESCRIBED AS SHOWN ON THE FACE OF THIS PLAT AS DAISEY KING LANE (COUNTY ROAD #502309), AND AS DAISEY KING ROAD (COUNTY ROAD #502509) RIGHT-OF-WAY, AND ALSO DEDICATE TO JEFFERSON COUNTY THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID ROAD. WE ALSO GRANT TO THE LOT OWNERS WITHIN THIS PLAT THE RIGHT TO USE THE PRIVATE ROADS AND UTILITY EASEMENTS AS PLATTED FOR THE USES AND PURPOSES SHOWN.

\_\_\_\_\_  
ROBERT O'DELL CINDA O'DELL

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_ }

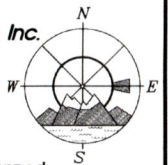
THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT W. O'DELL AND CINDA L. O'DELL, A MARRIED COUPLE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT, IN WITNESS WHEREOF I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION  
EXPIRES \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE  
STATE OF \_\_\_\_\_  
RESIDING IN \_\_\_\_\_

PAGE 3 OF 3

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Surveyed and Mapped  
January 20, 2023 - January 10, 2025

Job No. O'DELL 12095