

SEABROOK

A PLANNED UNIT DEVELOPMENT
DIVISION 3B
PORTIONS OF THE SE 1/4 OF THE NE 1/4
AND THE NE 1/4 OF THE SE 1/4 OF SECTION 29,
TOWNSHIP 20 NORTH, RANGE 12 WEST, W.M.
GRAY'S HARBOR COUNTY, WASHINGTON
PARCEL NO. 201229140010 AND 201229410010

RECORD DESCRIPTION

PLAT OF SEABROOK
DIVISION 3B
PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, IN TOWNSHIP 20 NORTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, GRAYS HARBOR COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION BEING A 3/4" IRON PIPE WITH PLUG AND TACK, SAID QUARTER CORNER BEARS SOUTH 02°09'05" WEST A DISTANCE OF 2642.84 FEET FROM THE NORTHEAST CORNER OF SAID SECTION BEING A 3" CAP IN 2" IRON PIPE; THENCE NORTH 87°19'11" WEST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 493.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 14°01'48" WEST A DISTANCE OF 53.79 FEET; THENCE SOUTH 07°27'05" WEST A DISTANCE OF 82.61 FEET; THENCE SOUTH 03°30'09" EAST A DISTANCE OF 52.21 FEET; THENCE SOUTH 68°46'30" WEST A DISTANCE OF 77.37 FEET; THENCE NORTH 48°58'44" WEST A DISTANCE OF 51.60 FEET; THENCE NORTH 54°20'12" WEST A DISTANCE OF 73.50 FEET; THENCE NORTH 36°37'11" WEST A DISTANCE OF 55.55 FEET; THENCE NORTH 14°01'48" WEST A DISTANCE OF 83.33 FEET; THENCE SOUTH 75°58'12" WEST A DISTANCE OF 109.84 FEET; THENCE SOUTH 66°30'24" WEST A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS NORTH 64°56'41" EAST, A DISTANCE OF 293.50 FEET; THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18°38'53" AN ARC LENGTH OF 95.53 FEET; THENCE NORTH 6°24'26" WEST A DISTANCE OF 52.35 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 8.50 FEET; THENCE NORTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°39'26" AN ARC DISTANCE OF 13.45 FEET; THENCE SOUTH 82°56'08" WEST A DISTANCE OF 49.66 FEET; THENCE NORTH 6°40'31" WEST A DISTANCE OF 58.00 FEET; THENCE NORTH 85°14'00" EAST A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 9.00 FEET; THENCE EASTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 14.14 FEET; THENCE NORTH 44°00'00" WEST A DISTANCE OF 35.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 111.00 FEET; THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°37'36" AN ARC DISTANCE OF 28.34 FEET; THENCE NORTH 9°51'36" EAST A DISTANCE OF 23.47 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET; THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°59'38" AN ARC DISTANCE OF 6.12 FEET; THENCE NORTH 1°07'06" WEST A DISTANCE OF 3.36 FEET TO THE SOUTH LINE OF SEABROOK PLAT 3A AS RECORDED UNDER AUDITOR'S FILE NUMBER 2010-08200056, RECORDS OF GRAYS HARBOR COUNTY; THENCE ALONG SAID SOUTH LINE NORTH 85°14'00" EAST, A DISTANCE OF 1.52 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°31'32" EAST, A DISTANCE OF 44.00 FEET TO THE SOUTHEAST CORNER OF SAID PLAT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS NORTH 89°31'32" EAST, A DISTANCE OF 170.00 FEET; THENCE NORTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°11'45" AN ARC DISTANCE OF 37.89 FEET; THENCE NORTH 11°43'17" EAST, A DISTANCE OF 31.12 FEET TO THE NORTHEAST CORNER OF SAID PLAT AND A POINT ON THE SOUTH LINE OF SEABROOK AMENDED PLAT 1B AS RECORDED UNDER AUDITOR'S FILE NUMBER 2005-10280001, RECORDS OF GRAYS HARBOR COUNTY; THENCE ALONG THE SAID SOUTH LINE OF PLAT 1B, SOUTH 75°01'13" EAST, A DISTANCE OF 8.23 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 66°53'37" EAST, A DISTANCE OF 92.68 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 56°19'18" EAST, A DISTANCE OF 65.69 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 58°19'38" EAST, A DISTANCE OF 2.27 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 67°10'17" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 67°10'17" EAST, A DISTANCE OF 228.64 FEET; THENCE NORTHEAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°23'40" AN ARC DISTANCE OF 76.72 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 64°42'59" WEST, A DISTANCE OF 186.46 FEET; THENCE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°01'43" AN ARC DISTANCE OF 45.65 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 78°44'36" EAST, A DISTANCE OF 57.00 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 73°32'19" EAST, A DISTANCE OF 49.70 FEET; THENCE LEAVING SAID SOUTH LINE SOUTH 16°12'36" EAST, A DISTANCE OF 5.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET; THENCE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°14'08" AN ARC DISTANCE OF 10.06 FEET; THENCE SOUTH 75°28'28" EAST A DISTANCE OF 82.41 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 83.00 FEET; THENCE SOUTH ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'51" AN ARC DISTANCE OF 15.28 FEET; THENCE SOUTH 76°45'01" EAST A DISTANCE OF 43.44 FEET; THENCE SOUTH 13°14'59" WEST A DISTANCE OF 52.00 FEET; THENCE SOUTH 76°45'01" EAST A DISTANCE OF 7.06 FEET; THENCE SOUTH 14°01'48" EAST A DISTANCE OF 106.47 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE TRUE POINT OF BEGINNING.
CONTAINING 3.52 ACRES, MORE OR LESS.

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENT, THAT WE THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DEPICTED, CERTIFY THAT THIS PLAT OF SEABROOK DIVISION 3B HAS BEEN CREATED BY OUR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.
WE HEREBY SET OUR HANDS AND SEAL THIS 5 DAY OF January 2011

Casey Roloff
CASEY ROLOFF, PRESIDENT
SEABROOK LAND COMPANY, L.L.C.

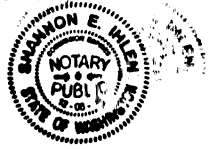
ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Pierce)

THIS IS TO CERTIFY THAT ON THIS 5 DAY OF January 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE DEDICATION AND ACKNOWLEDGED TO ME 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.

Sharon Miller
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT Spanaway WA



COVENANTS AND RESTRICTIONS

THIS PLAT IS SUBJECT TO THE MASTER DEED RESTRICTION AS RECORDED IN AUDITOR'S FILE NO. 2005-01270120, RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.

THIS PLAT IS SUBJECT TO THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS AND RESTRICTIONS AS RECORDED IN AUDITOR'S FILE NO. 2005-01270120, RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE PLAT OF SEABROOK, DIVISION 3B IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 29 TOWNSHIP 20 NORTH, RANGE 12 WEST, OF THE WILLAMETTE MERIDIAN; AND THAT THE DISTANCES AND COURSES SHOWN THEREON ARE CORRECT; AND ANGLES AS SHOWN THEREON ARE CORRECT; AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT AND BLOCK CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT."

Sean A. Ripley
SEAN A. RIPLEY RLS 41298
DATE 12/23/10



BASIS OF BEARING

NAD 83/91 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

METHOD OF SURVEY

CONTROL SURVEY PERFORMED DURING AUGUST 2008 USING LEICA 1103 TOTAL STATION. THIS SURVEY CONFORMS TO THE MINIMUM SURVEY STANDARDS PER WAC 332-130-090.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Casey Roloff ON THIS 27th DAY OF Jan, 2011 AT 43 MINUTES PAST 3 P.M., AND RECORDED IN VOLUME 11 OF PLATS, PAGE 1116, RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.

David Currie
DEPUTY COUNTY AUDITOR
V. Spate
GRAY'S COUNTY AUDITOR

APPROVALS

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PLATTED PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

Jessie Hatford 1/25/11
DEPUTY TREASURER DATE

METHOD OF SEWAGE DISPOSAL AND POTABLE WATER SUPPLY IS PROVIDED BY PACIFIC BEACH WATER AND SEWER SYSTEM.

Michael J. Barkin 1/19/11
ENVIRONMENTAL HEALTH SPECIALIST DATE

J. Scott Nelson 1/19/2011
DIRECTOR OF ENVIRONMENTAL HEALTH DATE

EXAMINED AND EVALUATED FOR CONFORMANCE WITH ORDINANCE NUMBER 2004-01 AND APPLICABLE STATUTES, WITH ANY EXEMPTIONS OR CONDITIONS NOTED ON THE ATTACHED REPORT FILED WITH AND BY THIS REFERENCE INCORPORATED IN THE PLAT PURSUANT TO R.C.W. 58.17.060. EXAMINED AND APPROVED THIS 26th DAY OF January 2011.

Chris Sims
GRAY'S HARBOR COUNTY DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 20th DAY OF Jan 2011.

Lee Napier
GRAY'S HARBOR PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 24th DAY OF Jan, 2011.

Jessie J. Willis
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
GRAY'S HARBOR COUNTY, WASHINGTON

ATTEST:
Donna McCallum
CLERK, BOARD OF COUNTY COMMISSIONERS
GRAY'S HARBOR COUNTY, WASHINGTON

SHEET INDEX

SHEET 1 - SIGNATURE PAGE, LEGAL DESCRIPTION.
SHEET 2 - LOT LAYOUTS AND DIMENSIONS.
SHEET 3 - LINE, CURVE, LOT, AND TRACT TABLES.

SEABROOK LAND CO. L.L.C.

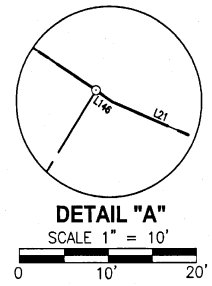
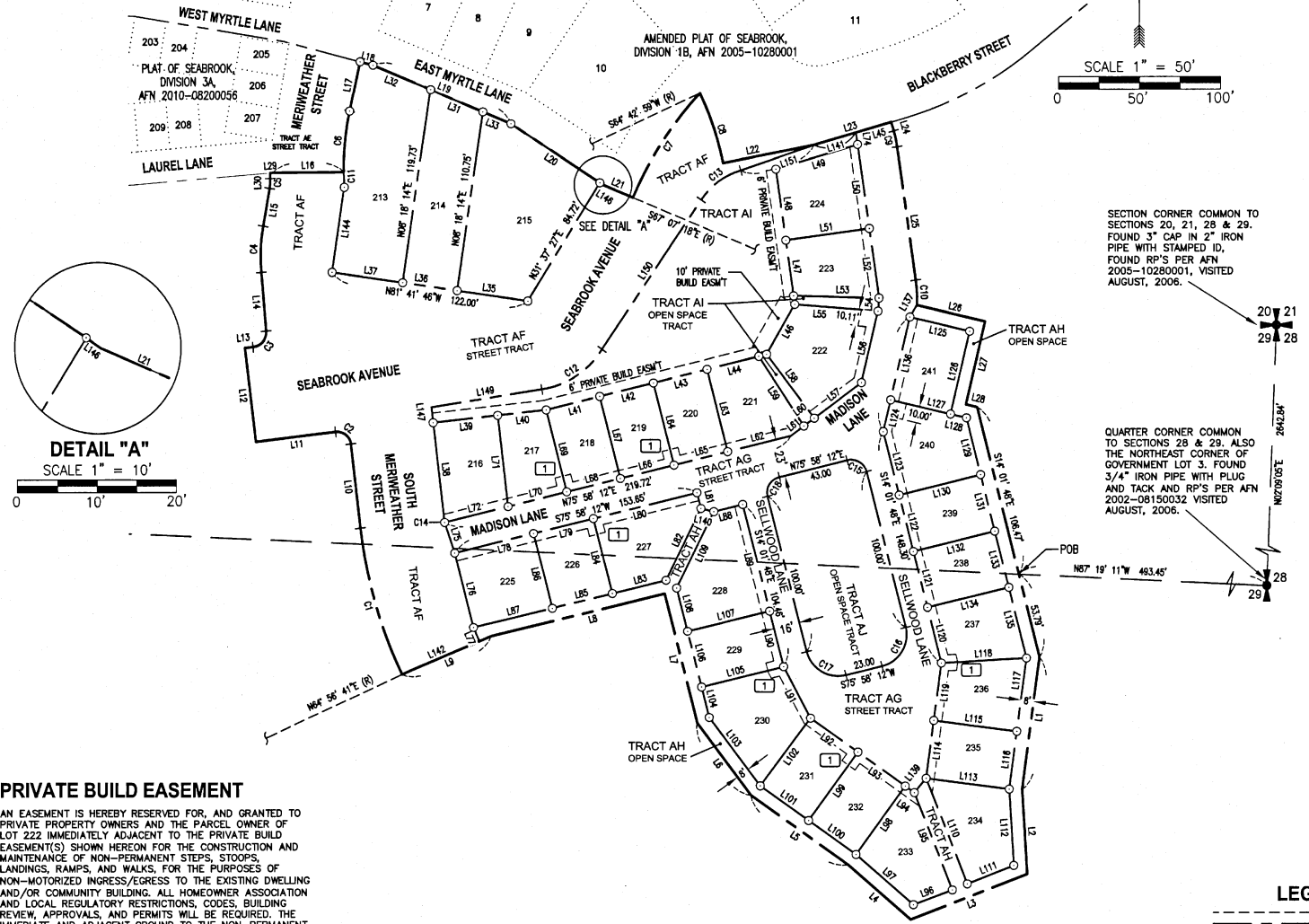
P.O. BOX 422
PACIFIC BEACH, WA 98571

	BY	DATE	SCALE SEE MAP
SURVEYED	PMK	10/20/10	DATE 11/02/2010
DRAWN	DGP	10/20/10	DRAWING NAME 01278002-FINAL PLAT 3B
CHECKED	SAR	10/20/10	JOB NO. 247-5277-002
APPROVED			SHEET 1 OF 3

PARAMETRIX	
8770 TALLON LANE N.E. LACEY, WASHINGTON 98616 P. 360.459.3609 F. 360.459.0154 www.parametrix.com	

SEABROOK

A PLANNED UNIT DEVELOPMENT
 DIVISION 3B



SECTION CORNER COMMON TO SECTIONS 20, 21, 28 & 29. FOUND 3" CAP-IN 2" IRON PIPE WITH STAMPED ID, FOUND RP'S PER AFN 2005-10280001, VISITED AUGUST, 2006.

QUARTER CORNER COMMON TO SECTIONS 28 & 29. ALSO THE NORTHEAST CORNER OF GOVERNMENT LOT 3. FOUND 3/4" IRON PIPE WITH PLUG AND TACK AND RP'S PER AFN 2002-08150032 VISITED AUGUST, 2006.

PRIVATE BUILD EASEMENT

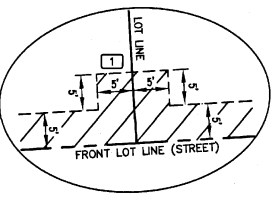
AN EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO PRIVATE PROPERTY OWNERS AND THE PARCEL OWNER OF LOT 222 IMMEDIATELY ADJACENT TO THE PRIVATE BUILD EASEMENT(S) SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF NON-PERMANENT STEPS, STOOPS, LANDINGS, RAMPS, AND WALKS, FOR THE PURPOSES OF NON-MOTORIZED INGRESS/EGRESS TO THE EXISTING DWELLING AND/OR COMMUNITY BUILDING. ALL HOMEOWNER ASSOCIATION AND LOCAL REGULATORY RESTRICTIONS, CODES, BUILDING REVIEW, APPROVALS, AND PERMITS WILL BE REQUIRED, THE IMMEDIATE AND ADJACENT GROUND TO THE NON-PERMANENT STEPS, STOOPS, LANDINGS, RAMPS, AND WALKS SHALL BE RESTORED AND MAINTAINED SO AS TO DRAIN SURFACE WATER AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR, AND GRANTED TO UNDERGROUND POWER, CABLE TELEVISION, TELEPHONE AND OTHER UTILITIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON 'TRACT AF', 'TRACT AG', 'TRACT AH', 'TRACT AI', AND 'TRACT AJ' TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND PIPE, CONDUIT, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THESE PURPOSES OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND OTHER UTILITY SERVICES. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

TYPICAL EASEMENT DETAIL

NOT TO SCALE
 UTILITY EASEMENT FOR UNDERGROUND POWER, CABLE, AND TELEVISION AND OTHER UTILITIES.



- LEGEND**
- UTILITY EASEMENT LINE
 - CENTER LINE
 - PLAT BOUNDARY LINE
 - INTERIOR LOT LINE
 - ADJOINING LOT LINE
 - QUARTER SECTION LINE
 - RIGHT-OF-WAY
 - 20 21
29 28 FOUND SECTION CORNER
 - 29 28 FOUND QUARTER SECTION CORNER
 - SET REBAR WITH CAP "LS 41296"
 - UTILITY EASEMENT FOR UNDERGROUND POWER, CABLE TELEVISION, TELEPHONE, AND OTHER UTILITIES.

SEABROOK LAND CO. L.L.C.		BY	DATE	SCALE	SEE MAP	Parametrix 8770 TALLON LANE N.E. LACEY, WASHINGTON 98516 P. 360.459.3609 F. 360.459.0154 www.parametrix.com
P.O. BOX 422 PACIFIC BEACH, WA 98571		SURVEYED	PMX	DATE	10/29/2010	
		DRAWN	DGP	10/2010	DRAWING NAME	
		CHECKED	SAR	12/2010	05279002V-FINALPLAT 3B	
		APPROVED			JOB NO. 247-5279-002	
					SHEET	
					2 OF 3	

