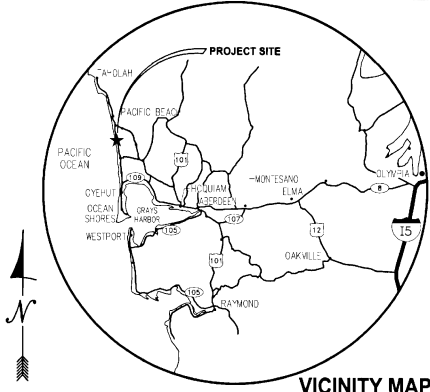


# SEABROOK

A PLANNED UNIT DEVELOPMENT

DIVISION 5B

PORTIONS OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28,  
 TOWNSHIP 20 NORTH, RANGE 12 WEST, W.M.  
 GRAYS HARBOR COUNTY, WASHINGTON  
 PARCEL NO. 201228230010 AND 201228320010

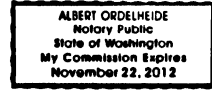


VICINITY MAP  
 NOT TO SCALE

## 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 5B 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 4<sup>th</sup> DAY OF February, 2010.

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



## ACKNOWLEDGMENT

STATE OF WA )  
 COUNTY OF Grays Harbor ) SS.

THIS IS TO CERTIFY THAT ON THIS 4<sup>th</sup> DAY OF February, 2010, 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.

Albert Ordelheide  
 NOTARY PUBLIC IN AND FOR THE  
 STATE OF WASHINGTON, RESIDING AT Pacific Beach, 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 5B IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTIONS 28 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 1/27/2010  
 SEAN A. RIPLEY, PLS 41296 DATE

## BASIS OF BEARING

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

## METHOD OF SURVEY

CONTROL SURVEY PERFORMED DURING AUGUST 2006 USING LEICA 1103 TOTAL STATION THIS SURVEY CONFORMS TO THE MINIMUM SURVEY STANDARDS PER WAC 332-130-090.



## SHEET INDEX

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

## AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Casey Roloff  
 THIS 1<sup>st</sup> DAY OF February 2010 AT 2:00 MINUTES PAST 4 P.M.,  
 AND RECORDED IN VOLUME 11 OF PLATS, PAGE 105 IN RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.

Barbara Curran  
 DEPUTY COUNTY AUDITOR  
Van Nitz  
 GRAYS 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.

Jessica Khalid 2-19-10  
 DEPUTY TREASURER DATE

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

Michael D. DeBenedictis 2-9-10  
 ENVIRONMENTAL HEALTH SPECIALIST DATE  
J. Somerton 2/9/10  
 DIRECTOR OF ENVIRONMENTAL HEALTH DATE

EXAMINED AND EVALUATED FOR CONFORMANCE WITH ORDINANCE NUMBER AND APPLICABLE STATUS; 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 18<sup>th</sup> DAY OF Feb, 2010.

Sean Egan  
 GRAYS HARBOR COUNTY DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2010  
D. M. L.  
 GRAYS HARBOR PLANNING DIRECTOR

EXAMINED AND APPROVED THIS DAY OF 2010  
Albert G. Burt  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
 GRAYS HARBOR COUNTY, WASHINGTON

ATTEST:  
Anna Anderson  
 DEPUTY CLERK, BOARD OF COUNTY COMMISSIONERS  
 GRAYS HARBOR COUNTY, WASHINGTON

## RECORD DESCRIPTION

PLAT OF SEABROOK  
 DIVISION 5B

PORTIONS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, IN TOWNSHIP 20 NORTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, GRAYS HARBOR COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 28 AND 29 OF SAID TOWNSHIP AND RANGE, SAID CORNER BEING ALSO THE SOUTHEAST CORNER OF SEABROOK DIVISION 2 AS RECORDED UNDER AUDITOR'S FILE NUMBER 2007-10250004, RECORDS OF GRAYS HARBOR COUNTY WASHINGTON; THENCE ALONG THE WEST LINE OF SAID SECTION 28 AND THE EAST LINE OF SAID "DIVISION 2" NORTH 02°09'05" EAST A DISTANCE OF 435.48 FEET TO THE SOUTHERLY MOST POINT OF SEABROOK DIVISION 5A AS RECORDED UNDER AUDITOR'S FILE NUMBER 2007-10310030, RECORDS OF GRAYS HARBOR COUNTY WASHINGTON; THENCE ALONG THE EAST LINE OF SAID DIVISION 5A THE FOLLOWING SIX COURSES 1) THENCE LEAVING SAID SECTION LINE, SOUTH 87°51'23" EAST, A DISTANCE OF 15.59 FEET; 2) THENCE NORTH 19°20'42" EAST, A DISTANCE OF 22.41 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; 3) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°59'44" HAVING AN ARC LENGTH OF 26.18 FEET; 4) THENCE SOUTH 60°39'34" EAST, A DISTANCE OF 6.07 FEET; 5) THENCE NORTH 29°20'26" EAST, A DISTANCE OF 10.00 FEET; 6) THENCE NORTH 34°16'22" EAST A DISTANCE OF 75.23 FEET TO THE SOUTHERLY LINE OF TRACT V AS SHOWN ON SAID DIVISION 5A; THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINES OF SAID TRACT V, THE FOLLOWING THREE COURSES 1) THENCE NORTH 55°43'38" WEST A DISTANCE OF 13.66 FEET; 2) THENCE NORTH 34°21'36" EAST A DISTANCE OF 55.17 FEET; 3) THENCE LEAVING SAID SOUTH LINE, SOUTH 55°38'24" EAST A DISTANCE OF 110.07 FEET TO THE EAST LINE OF SAID DIVISION 5A THE FOLLOWING TWO COURSES 1) THENCE SOUTH 34°16'22" WEST A DISTANCE OF 45.00 FEET; 2) THENCE SOUTH 79°16'22" WEST A DISTANCE OF 14.14 FEET; THENCE LEAVING SAID EAST LINE SOUTH 37°26'10" WEST A DISTANCE OF 69.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF WHICH BEARS SOUTH 37°26'10" WEST A DISTANCE OF 310.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°54'58" HAVING AN ARC LENGTH OF 280.89 FEET; THENCE NORTH 65°23'32" EAST A DISTANCE OF 47.83 FEET; THENCE SOUTH 24°36'28" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 65°23'32" WEST A DISTANCE OF 63.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS OF WHICH BEARS SOUTH 86°49'27" EAST A DISTANCE OF 220.48 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°51'15" HAVING AN ARC LENGTH OF 76.40 FEET; THENCE SOUTH 37°33'54" WEST, A DISTANCE OF 60.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS OF WHICH BEARS SOUTH 37°33'54" WEST, A DISTANCE OF 365.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°37'07" HAVING AN ARC LENGTH OF 182.31 FEET; THENCE SOUTH 02°09'05" WEST A DISTANCE OF 107.12 FEET; THENCE NORTH 87°50'55" WEST A DISTANCE OF 65.49 FEET; THENCE NORTH 02°04'43" TO THE WEST LINE OF SAID SECTION 28 AND THE POINT OF BEGINNING.  
 CONTAINING 2.39 ACRES, MORE OR LESS.

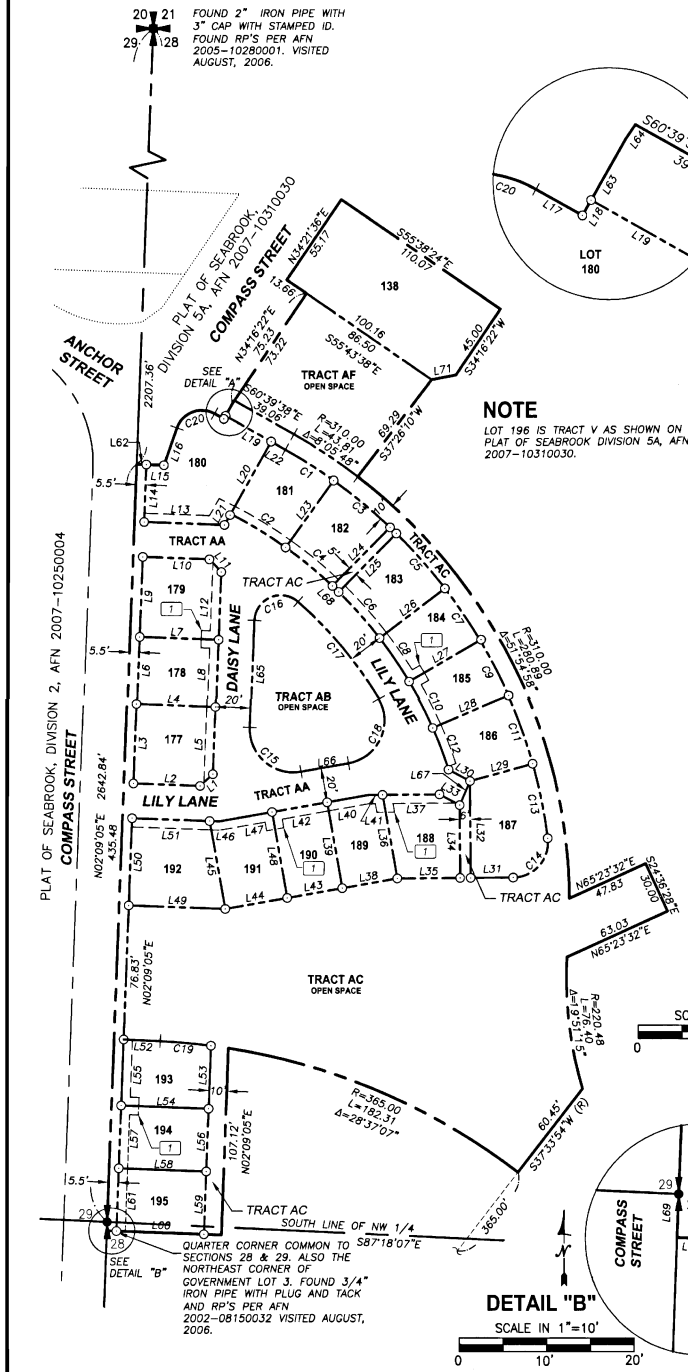
SEABROOK LAND CO. L.L.C.  
 P.O. BOX 422  
 PACIFIC BEACH, WA 98571

	BY	DATE	SCALE	SEE MAP
SURVEYED	PMX			DATE 1/28/2010
DRAWN	AWB	1/2010		DRAWING NAME 0152790025V-FINPLAT 5B
CHECKED	SAR	1/2010		JOB NO. 247-5278-002
APPROVED	-	-		
ACCEPTED	-	-		SHEET 1 OF 2

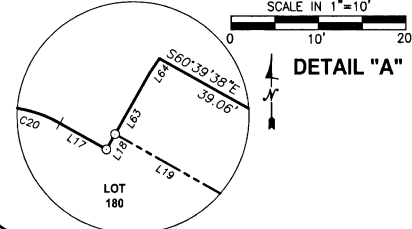
**Parametrix**  
 8770 TALLON LANE N.E.  
 LACEY, WASHINGTON 98516  
 P. 360.459.3609 F. 360.459.0154  
 www.parametrix.com

# SEABROOK

A PLANNED UNIT DEVELOPMENT  
 DIVISION 5B



20 21  
 29 28  
 FOUND 2" IRON PIPE WITH 3" CAP WITH STAMPED ID. FOUND RP'S PER AFN 2005-1028001. VISITED AUGUST, 2006.



**NOTE**  
 LOT 196 IS TRACT V AS SHOWN ON PLAT OF SEABROOK DIVISION 5A, AFN 2007-10310030.

**LINE TABLE**

LINE	LENGTH	DIRECTION
L1	9.90	N47°08'45"E
L2	38.17	N87°51'15"W
L3	46.00	N02°09'05"E
L4	45.16	N87°51'15"W
L5	39.00	S02°08'45"W
L6	39.00	N02°09'05"E
L7	45.16	S87°51'15"E
L8	39.00	S02°08'45"W
L9	46.00	N02°09'05"E
L10	38.15	S87°51'15"E
L11	9.90	S42°51'15"E
L12	39.00	S02°08'45"W
L13	45.93	N87°51'15"W
L14	32.74	N02°09'05"E
L15	10.09	N87°51'23"W
L16	22.41	N19°20'42"E
L17	6.07	S60°39'34"E
L18	2.00	N29°20'26"E
L19	29.90	S60°39'38"E
L20	47.17	S29°20'26"W (R)
L21	7.24	S29°20'26"W (R)
L22	9.33	S60°39'38"E
L23	47.00	S35°35'01"W (R)

NOTE: (R)=RADIAL LINE

**LINE TABLE**

LINE	LENGTH	DIRECTION
L24	47.01	S44°33'59"W
L25	47.00	N44°33'59"E (R)
L26	47.00	S52°35'40"W (R)
L27	47.00	N59°28'27"E (R)
L28	47.00	N66°21'13"E (R)
L29	37.12	S74°22'54"W (R)
L30	13.94	N81°52'01"W
L31	24.30	N89°33'38"E
L32	55.55	N02°28'22"W
L33	13.10	S61°52'01"E
L34	41.73	S00°26'22"E
L35	36.00	S89°33'38"W
L36	48.68	N10°02'44"W
L37	32.62	N89°33'38"E
L38	32.00	S78°57'16"W
L39	50.00	N10°02'44"W
L40	24.22	N79°57'16"E
L41	7.89	N89°33'38"E
L42	32.00	S78°57'16"W
L43	32.00	N79°57'16"E
L44	36.00	S78°57'16"W
L45	51.75	N10°02'44"W
L46	5.46	S87°51'15"E

**LINE TABLE**

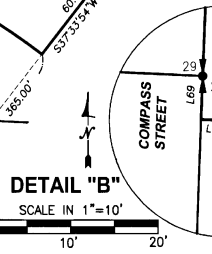
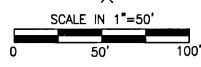
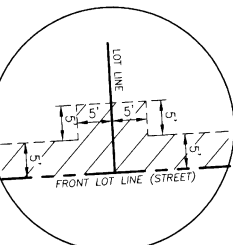
LINE	LENGTH	DIRECTION
L47	30.66	N79°57'16"E
L48	50.00	N10°02'44"W
L49	55.18	N87°51'15"W
L50	50.00	N02°09'05"E
L51	44.37	S87°51'15"E
L52	20.89	S87°12'31"E
L53	36.17	N02°09'05"E
L54	50.00	N87°50'55"W
L55	37.90	N02°09'05"E
L56	36.00	N02°09'05"E
L57	36.00	S02°09'05"W
L58	50.00	N87°50'55"W
L59	36.00	S02°09'05"W
L60	50.00	N87°50'55"W
L61	36.00	S02°09'05"W
L62	5.50	S87°51'23"E
L63	8.00	N29°20'26"E
L64	2.01	N34°16'22"E
L65	62.18	N02°08'45"E
L66	27.57	N79°57'16"E
L67	15.06	S23°02'24"W
L68	5.00	N45°59'59"W
L69	4.99	S02°04'43"W
L70	5.49	S87°50'55"E
L71	14.14	S79°16'22"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	32.69	300.00	06°14'39"
C2	36.91	253.00	08°21'30"
C3	42.03	300.00	08°01'41"
C4	34.67	253.00	07°51'02"
C5	42.03	300.00	08°01'41"
C6	35.45	253.00	08°01'41"
C7	36.02	300.00	6°52'47"
C8	30.48	253.00	6°52'47"
C9	36.02	300.00	6°52'47"
C10	30.38	253.00	6°52'47"
C11	42.03	300.00	08°01'41"
C12	25.81	253.00	05°50'40"
C13	43.73	300.00	08°21'06"
C14	33.80	20.00	96°49'38"
C15	44.59	25.00	102°11'29"
C16	33.86	15.00	129°19'21"
C17	73.22	233.00	18°00'22"
C18	48.21	25.00	110°28'42"
C19	29.15	365.00	4°34'35"
C20	26.18	15.00	99°59'44"

**TYPICAL EASEMENT DETAIL**  
 NOT TO SCALE

UTILITY EASEMENT FOR UNDERGROUND POWER, CABLE, AND TELEVISION AND OTHER UTILITIES.



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.

**LOT INFORMATION**

LOT NO.	ADDRESS	S.F.
177	18 DAISY LANE	2,053
178	12 DAISY LANE	1,761
179	6 DAISY LANE	2,053
180	7 LILY LANE	3,201
181	13 LILY LANE	1,855
182	19 LILY LANE	1,802
183	25 LILY LANE	1,821
184	31 LILY LANE	1,560
185	37 LILY LANE	1,560
186	43 LILY LANE	1,774
187	49 LILY LANE	2,470
188	55 LILY LANE	1,887
189	61 LILY LANE	1,595
190	67 LILY LANE	1,600
191	73 LILY LANE	1,803
192	79 LILY LANE	2,489
193	171 COMPASS STREET	1,870
194	181 COMPASS STREET	1,800
195	191 COMPASS STREET	1,800
196	111 COMPASS STREET	6,016

**OPEN SPACE TRACTS**

TRACT	S.F.
AA	5,736
AC	35,686
AF	5,936

**STREET TRACT**

TRACT	S.F.
AA	19,982

**SEABROOK LAND CO. L.L.C.**  
 P.O. BOX 422  
 PACIFIC BEACH, WA 98571

SURVEYED	BY	DATE	SCALE	SEE MAP
DATE	DATE	DATE	DATE	DATE
1/2010	PMX	1/2010	1/28/2010	
DRAWN	AWB	1/2010	DRAWING NAME	
CHECKED	SAR	1/2010	052780025V-FINALPLAT	
APPROVED	-	-	JOB NO. 247-5279-002	
ACCEPTED	-	-	SHEET 2 OF 2	

**Parametrix**  
 8770 TALLON LANE N.E.  
 LACEY, WASHINGTON 98616  
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