



VICINITY MAP
NOT TO SCALE

SEABROOK

A PLANNED UNIT DEVELOPMENT, DIVISION 7B1
A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28,
T. 20 N., RANGE 12 WEST, W.M., GRAYS HARBOR COUNTY, WASHINGTON
GRAYS HARBOR COUNTY LONG SUBDIVISION CASE 2013-0040
ASSESSOR'S TAX PARCEL 20422930010 201228230010

SHEET INDEX

SHEET 1 - SIGNATURE PAGE, LEGAL DESCRIPTION AND NOTES.
SHEET 2 - OVERALL PLAT LAYOUT / LOT CONFIGURATIONS AND EASEMENT

BASIS OF BEARING

THE WEST LINE OF THE NW 1/4 OF SECTION 28, PER A PLAT OF SEABROOK A PLANNED UNIT DEVELOPMENT, DIVISION 7A, AUDITOR'S FILE NUMBER 2015-10140046, GRAYS HARBOR COUNTY, RESULTING IN A BEARING OF N02°09'05"E ALONG THE WEST LINE OF SECTION 28, BETWEEN MONUMENTS FOUND AT THE W 1/4 CORNER AND THE NW CORNER OF SECTION 28.

METHOD OF SURVEY

CONTROL SURVEY PERFORMED DURING FEBRUARY 2018 USING LEICA MSSD TOTAL STATION & TOPCON GR-5 GPS. THIS SURVEY CONFORMS TO THE MINIMUM SURVEY STANDARDS PER WAC 332-130-090.

OWNERS CERTIFICATION

KNOW ALL PEOPLE BY THESE PRESENTS, THAT I THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON DEPICTED, CERTIFY THAT THIS PLAT OF SEABROOK DIVISION 7B1 HAS BEEN CREATED BY MY FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

I HEREBY SET MY HAND AND SEAL THIS 21 DAY OF February 2018.

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

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF GRAYS HARBOR

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CASEY ROLOFF IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF SEABROOK LAND COMPANY, L.L.C., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: ON THIS 21 DAY OF February, 2018.

Notary Public
State of Washington
ALBERT ORDELHEIDE
MY COMMISSION EXPIRES
NOVEMBER 22, 2020

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE PLAT OF SEABROOK (A PLANNED UNIT DEVELOPMENT, DIVISION 7B1) IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 12 WEST, W.M.; THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT AND THAT THE MONUMENTS HAVE BEEN SET IN THE GROUND.

ROBERT W. PUSEY JR., PLS 41964

2-19-18
DATE



2-19-18

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 TRACTS A,B,C, AND D AND ANY ACCESS AND MAINTAIN EASEMENTS SHOWN HEREON 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.

SEABROOK DIVISION 7B1 LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, GRAYS HARBOR COUNTY, WASHINGTON LYING SOUTH OF THE SOUTH LINE OF THE PLAT OF SEABROOK DIVISION 7A AS PER PLAT RECORDED IN VOLUME 12 PAGE 20-26 OF PLATS, RECORDED UNDER RECORDING NUMBER 2015-10140046, RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON;

AND THAT PORTION LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 87°18'06" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, OF SECTION 28 A DISTANCE OF 1308.07 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28;

THENCE NORTH 02°13'42" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 28, A DISTANCE OF 96.30 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;

THENCE NORTH 87°46'18" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 02°13'42" EAST A DISTANCE OF 20.26 FEET;

THENCE SOUTH 84°33'08" WEST A DISTANCE OF 89.31 FEET; TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 54.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 20.31 FEET, THROUGH A CENTRAL ANGLE OF 21°33'08";

THENCE SOUTH 63°00'00" WEST A DISTANCE OF 58.49 FEET;

THENCE NORTH 27°00'00" WEST A DISTANCE OF 46.00 FEET; TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET THE CENTER OF WHICH BEARS NORTH 27°00'00" WEST;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 31.82 FEET, THROUGH A CENTRAL ANGLE OF 60°48'18";

THENCE NORTH 02°13'42" EAST A DISTANCE OF 22.15 FEET; TO A POINT ON A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 12.66 FEET, THROUGH A CENTRAL ANGLE OF 24°10'48";

THENCE NORTH 21°57'06" WEST A DISTANCE OF 45.56 FEET;

THENCE NORTH 32°18'38" WEST A DISTANCE OF 16.68 FEET;

THENCE NORTH 21°57'06" WEST A DISTANCE OF 24.72 FEET; TO A POINT ON A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 174.50 FEET;

THENCE ALONG SAID CURVE AN ARC DISTANCE OF 50.26 FEET, THROUGH A CENTRAL ANGLE OF 16°30'14";

THENCE NORTH 05°26'52" WEST A DISTANCE OF 144.86 FEET; TO THE SOUTHWEST CORNER OF ACCESS TRACT "A" OF SAID SEABROOK PLAT DIVISION 7A; SAID POINT BEING ON THE SOUTH LINE OF THE SAID PLAT OF SEABROOK DIVISION 7A, AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

COVENANTS AND RESTRICTIONS

THIS PLAT IS SUBJECT TO THE MASTER DEED RESTRICTIONS AND TO THE DECLARATION OF CHARTER, EASEMENTS, COVENANTS, AND RESTRICTIONS, AS SET FORTH IN AND AMENDED AND SUPPLEMENTED BY THE THIRD SUPPLEMENTAL AND AMENDED DECLARATION OF CHARTER, EASEMENTS, COVENANTS, AND RESTRICTIONS AS RECORDED IN AUDITOR'S FILE NO. 2015-10120064, RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.

ARCHAEOLOGICAL NOTE:

THE LOT OWNER SHALL NOTIFY THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IF ANY POSSIBLE ARCHAEOLOGICAL DATA ARE UNCOVERED DURING EXCAVATION.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SEABROOK LAND COMPANY, L.L.C. THIS 21 DAY OF FEB 2018 AT 3:19 P.M. MINUTES PAST P.M. AND RECORDED IN VOLUME 12 OF PLATS, PAGE 37438 RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.

[Signature]
DEPUTY 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.

[Signature]
DEPUTY TREASURER

2-27-18
DATE

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

[Signature]
ENVIRONMENTAL HEALTH SPECIALIST

2/22/2018
DATE

[Signature]
DIRECTOR OF ENVIRONMENTAL HEALTH

2/22/2018
DATE

EXAMINED AND EVALUATED FOR CONFORMANCE WITH ORDINANCE NUMBER 354 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. EXAMINED AND APPROVED THIS 22 DAY OF Feb, 2018.

[Signature]
GRAYS HARBOR COUNTY DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 22 DAY OF Feb, 2018.

[Signature]
GRAYS HARBOR PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 26 DAY OF Feb, 2018.

[Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
GRAYS HARBOR COUNTY, WASHINGTON

ATTEST:
[Signature]

Deputy CLERK, BOARD OF COUNTY COMMISSIONERS
GRAYS HARBOR COUNTY, WASHINGTON

SEABROOK LAND CO. L.L.C.

P.O. BOX 422
PACIFIC BEACH, WA 98571

	BY	DATE	SCALE	N/A
SURVEYED	KLA	02/2018	DATE	02/19/2018
DRAWN	KLA	01/2018	DRAWING NAME	
CHECKED	RWP	02/2018	JOB NO.	217-5278-013
APPROVED	RWP	02/2018	SHEET	1 OF 2

Parametrix	
60 WASHINGTON AVE, SUITE 390 BREMERTON, WA 98537 P. 360.377.0014 F. 855.542.6353 WWW.PARAMETRIX.COM	

LONG PLAT Vol. 12 pg 37

2018-02-27 09:42 P. 05/27/2018 09:44 AM EPLT
CASEY ROLOFF
SEABROOK LAND COMPANY

2018-022708942 02/27/2018 03:14 PM PLAT
 Page 2 of 2
 R 182.00
 Grays Harbor Co., WA

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SEABROOK

A PLANNED UNIT DEVELOPMENT, DIVISION 7B1
 A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 28,
 T.20 N., RANGE 12 WEST, W.M., GRAYS HARBOR COUNTY, WASHINGTON
 GRAYS HARBOR COUNTY LONG SUBDIVISION CASE 2013-0040
 ASSESSOR'S TAX PARCEL 20122830010

WEST 1/4 CORNER OF SECTION 28 ALSO THE
 NORTHEAST CORNER OF GOVERNMENT LOT 3 FOUND
 3/4" IRON PIPE WITH PLUG AND TICK AND 60%
 PER APN 2002-0850032 VISITED AUGUST, 2006

NW CORNER OF SECTION 28
 FOUND 2" IRON PIPE WITH
 1" CAP WITH STAMPED ID
 AND 80% PER
 APN 2005-1028001
 VISITED AUGUST, 2006

(BASIS OF BEARING)
 S02°09'05"W 2642.84'

TRACTS	SQ. FT.
TRACT "A"	29127
TRACT "B"	3803
TRACT "C"	10082
TRACT "D"	2058

PARCEL #	ADDRESS	SQ. FT.
410	10 ROSEMARY LANE	3116
411	18 ROSEMARY LANE	2448
412	26 ROSEMARY LANE	2448
413	34 ROSEMARY LANE	2448
414	42 ROSEMARY LANE	2072
415	13 LAVENDER LANE	3549
416	19 LAVENDER LANE	2448
417	27 LAVENDER LANE	2448
418	35 LAVENDER LANE	2995
419	14 LAVENDER LANE	5116
420	26 LAVENDER LANE	3200
421	34 LAVENDER LANE	3193

LEGEND

- UTILITY EASEMENT LINE
- - - PLAT BOUNDARY LINE
- - - INTERIOR LOT LINE
- SET 5/8" REBAR AND CAP (LS 41984)
- 20 21 FOUND SECTION CORNER
- 29 28 FOUND QUARTER SECTION CORNER
- TPOB TRUE POINT OF BEGINNING



2-19-18



SCALE IN FEET
 0 30 60

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

BY	DATE	SCALE	1" = 30'
SURVEYED	KLA 02/2018	DATE	02/19/2018
DRAWN	KLA 01/2018	DRAWING NAME	5279003-SV-DIV7B1-FP.dwg
CHECKED	RWP 02/2018	JOB NO.	217-5278-013
APPROVED	RWP 02/2018	SHEET	2 OF 2

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