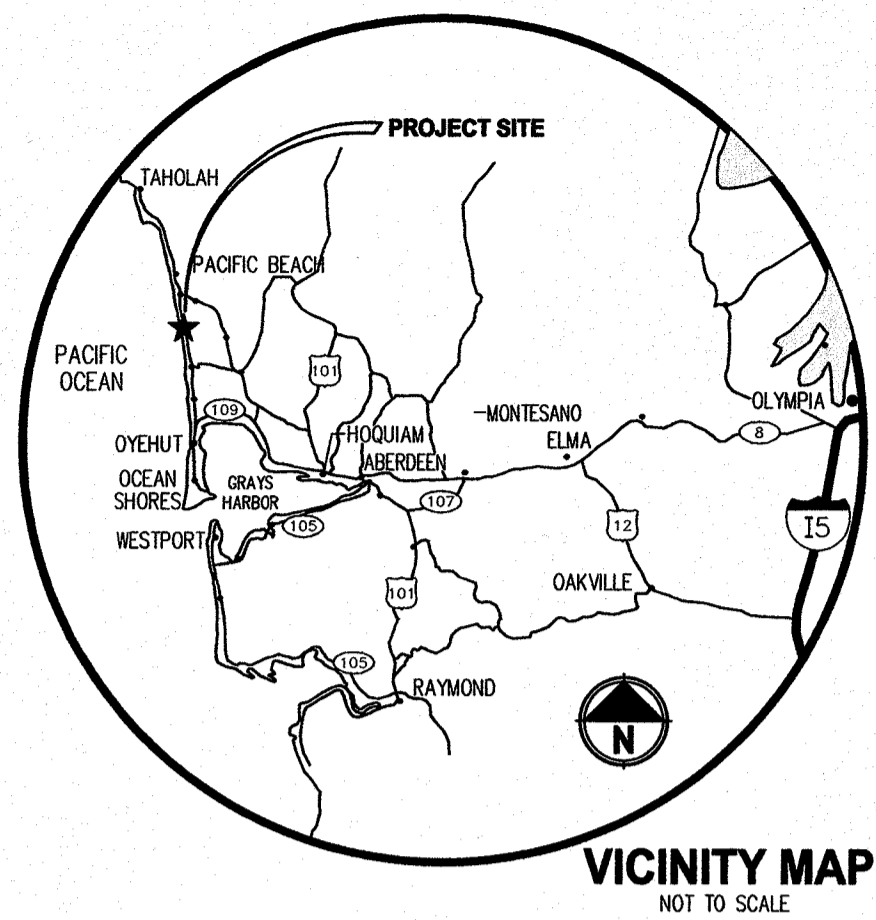


# SEABROOK

**A PLANNED UNIT DEVELOPMENT, DIVISION 7B2  
A PORTION OF THE NW 1/4 AND SW 1/4 SECTION 28,  
T. 20 N., RANGE 12 WEST, W.M., GRAYS HARBOR COUNTY, WASHINGTON  
GRAYS HARBOR COUNTY LONG SUBDIVISION CASE 2013-0040  
PTN OF APN: 201228230010, 201228320010 AND 201228310030**



**VICINITY MAP**  
NOT TO SCALE

### 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, D AND E ANY ACCESS AND UTILITY 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 7B2 LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 28; TOWNSHIP 20 NORTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, GRAYS HARBOR COUNTY, WASHINGTON;  
SAID PORTION LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;  
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 02°04'43" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 28, A DISTANCE OF 256.32 FEET TO A POINT ON THE SOUTH LINE OF PLAT OF SEABROOK DIVISION 6 AS PER PLAT RECORDED IN VOLUME 11 PAGE 128-130, RECORDED UNDER RECORDING NUMBER 2012-07170003 AND THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;  
THENCE ALONG THE SAID SOUTH LINE THROUGH THE FOLLOWING FOUR (4) COURSES:  
(1) THENCE ALONG A 342.00 FOOT RADIUS CURVE TO THE RIGHT THE CENTER OF WHICH BEARS SOUTH 11°52'55" EAST THROUGH A CENTRAL ANGLE OF 43°23'39" FOR AN ARC LENGTH OF 259.02;  
(2) THENCE ALONG A 83.00 FOOT RADIUS REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 56°08'52" FOR AN ARC LENGTH OF 81.34 FEET;  
(3) THENCE NORTH 65°21'52" EAST A DISTANCE OF 134.00 FEET;  
(4) THENCE NORTH 90°00'00" EAST A DISTANCE OF 29.19 FEET;  
THENCE NORTH 90°00'00" EAST ALONG THE EASTERLY EXTENSION OF SAID SOUTH LINE A DISTANCE OF 158.36 FEET;  
THENCE NORTH 32°00'00" EAST A DISTANCE OF 39.20 FEET;  
THENCE SOUTH 58°00'00" EAST A DISTANCE OF 73.13 FEET;  
THENCE NORTH 31°54'30" EAST A DISTANCE OF 52.22 FEET;  
THENCE SOUTH 59°51'55" EAST A DISTANCE OF 60.74 FEET;  
THENCE NORTH 31°54'59" EAST A DISTANCE OF 124.92 FEET;  
THENCE NORTH 63°00'00" EAST A DISTANCE OF 278.40 FEET;  
THENCE SOUTH 27°00'00" EAST A DISTANCE OF 9.00 FEET;  
THENCE NORTH 63°00'00" EAST A DISTANCE OF 20.00 FEET;  
THENCE SOUTH 27°00'00" EAST A DISTANCE OF 91.00 FEET;  
THENCE NORTH 63°00'00" EAST A DISTANCE OF 82.97 FEET;  
THENCE NORTH 84°33'08" EAST A DISTANCE OF 10.29 FEET;  
THENCE NORTH 05°26'52" WEST A DISTANCE OF 44.61 FEET;  
THENCE NORTH 26°08'46" WEST A DISTANCE OF 59.18 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF SEABROOK DIVISION 7B1 AS PER PLAT RECORDED IN VOLUME 12, PAGES 37-38, RECORDED UNDER RECORDING NUMBER 2018-02270042, AND THE END OF THE HEREIN DESCRIBED LINE

EXCEPT,  
THE PLAT OF SEABROOK DIVISION 6 AS PER PLAT RECORDED IN VOLUME 11 PAGE 128-130, RECORDED UNDER RECORDING NUMBER 2012-07170003;  
AND THE PLAT OF SEABROOK DIVISION 5B AS PER PLAT RECORDED IN VOLUME 11 PAGE 105-106, RECORDED UNDER RECORDING NUMBER 2010-02190077;  
AND THE PLAT OF SEABROOK DIVISION 5A AS PER AMENDED PLAT RECORDED IN VOLUME 11 PAGE 96-98, RECORDED UNDER RECORDING NUMBER 2009-09290035;  
AND THE PLAT OF SEABROOK DIVISION 7A AS PER PLAT RECORDED IN VOLUME 12 PAGE 20-26, RECORDED UNDER RECORDING NUMBER 2015-10140046;  
AND THE PLAT OF SAID SEABROOK DIVISION 7B1.  
AS PER PLAT RECORDED IN VOLUME 12 PAGES 37-38, RECORDED UNDER APN 2018-02270042

### 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.

### SHEET INDEX

SHEET 1 - SIGNATURE PAGE, LEGAL DESCRIPTION AND NOTES.  
SHEET 2 - OVERALL PLAT LAYOUT  
SHEET 3 - LOT CONFIGURATIONS AND EASEMENTS

### 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 MARCH 2018 USING LEICA MS50 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 7B2 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 17<sup>th</sup> DAY OF April, 2018.

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

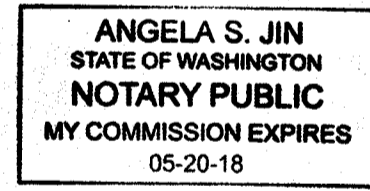
### ACKNOWLEDGMENT

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 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 17 DAY OF April, 2018,

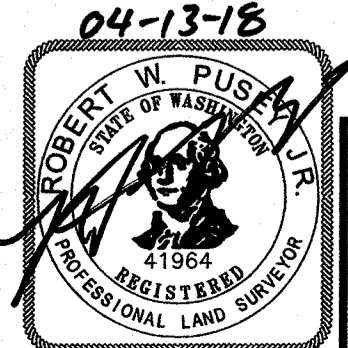
Angela S. Jin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 118 6th Ave N. #803 Seattle, WA 98109  
MY APPOINTMENT EXPIRES 05-20-18



### SURVEYOR'S CERTIFICATE

I CERTIFY THAT THE PLAT OF SEABROOK (A PLANNED UNIT DEVELOPMENT, DIVISION 7B2) IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF THE NW 1/4 AND THE SW 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.  
ROBERT W. PUSEY JR, PLS 41964  
DATE 04-13-18



### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SEABROOK LAND COMPANY, L.L.C. THIS 24 DAY OF April, 2018 AT 1:53 MINUTES PAST, 7 P.M., AND RECORDED IN VOLUME 12 OF PLATS, PAGE 39-41 RECORDS OF GRAYS HARBOR COUNTY, WASHINGTON.

Amanda Rodas  
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.

E. Gentile  
DEPUTY TREASURER  
DATE 4-18-18

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

Michael A. Berkman  
ENVIRONMENTAL HEALTH SPECIALIST  
DATE 4/19/18

Steve Johnson  
DIRECTOR OF ENVIRONMENTAL HEALTH  
DATE 4/20/18

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 20 DAY OF April, 2018.

Talbot Wilson  
GRAYS HARBOR COUNTY ENGINEER

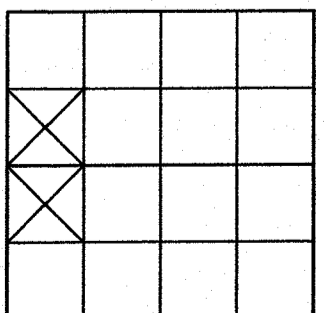
EXAMINED AND APPROVED THIS 18 DAY OF April, 2018.

Mark A. Cas  
GRAYS HARBOR PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 23 DAY OF April, 2018.

Arnold S. Less  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
GRAYS HARBOR COUNTY, WASHINGTON

ATTEST:  
Jenna Ausbury  
CLERK, BOARD OF COUNTY COMMISSIONERS  
GRAYS HARBOR COUNTY, WASHINGTON



SEC. 28, T. 20 N., R. 12 W., W.M.

**SEABROOK LAND CO. L.L.C.**

P.O. BOX 422  
PACIFIC BEACH, WA 98571

	BY	DATE	SCALE	N/A
SURVEYED	KLA	03/2018	DATE	03/26/2018
DRAWN	KLA	03/2018	DRAWING NAME	5279003-SV-DIV7B2-FP.dwg
CHECKED	RWP	04/2018	JOB NO.	217-5279-013
APPROVED	RWP	04/2018	SHEET	1 OF 3

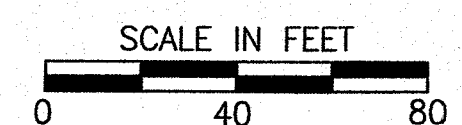
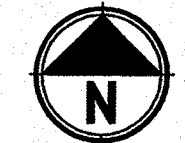
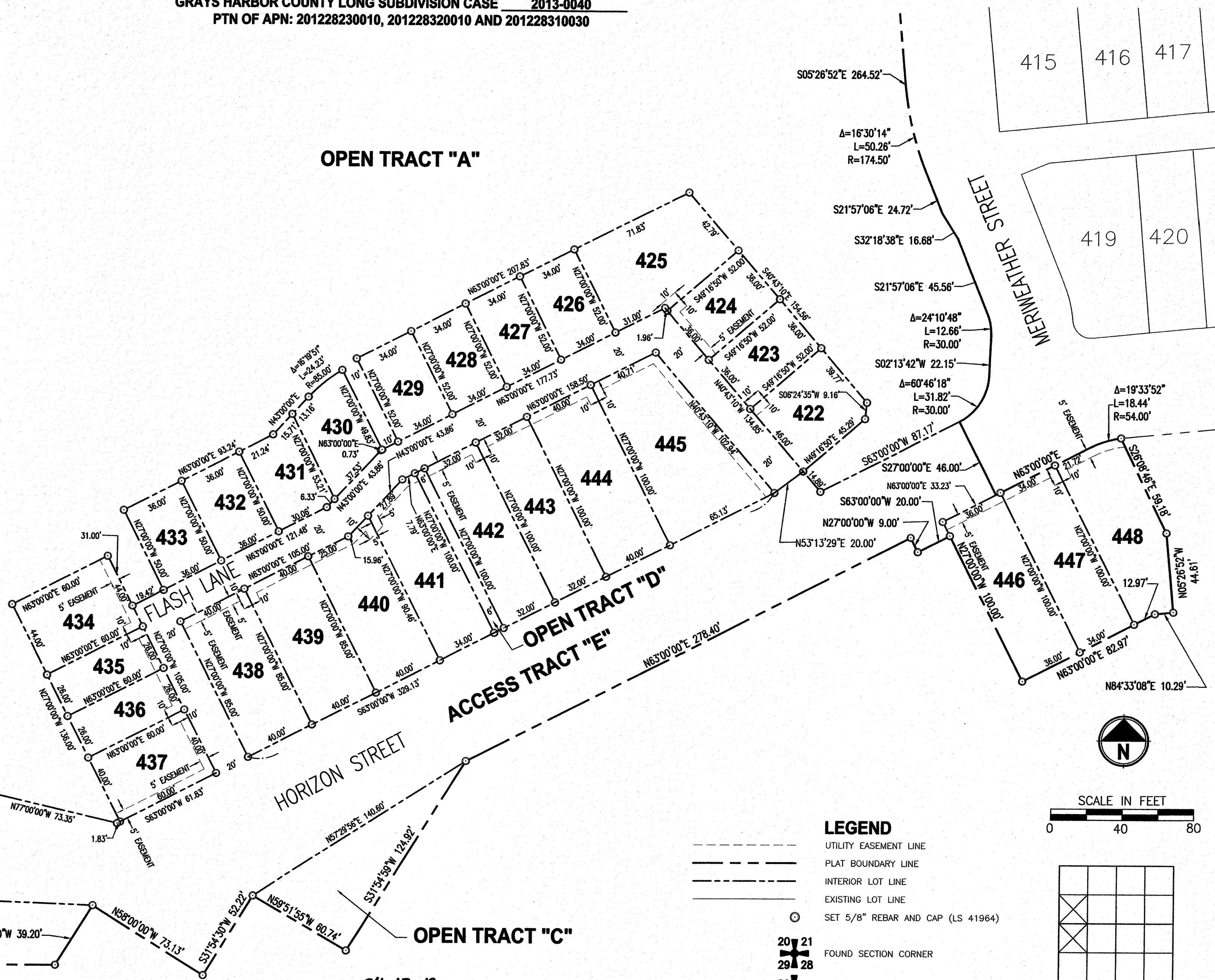
**Parametrix**  
60 WASHINGTON AVE, SUITE 390  
BREMERTON, WA 98337  
P. 360.377.0014 F. 855.542.6353  
WWW.PARAMETRIX.COM

2018-04240018 04/24/2018 01:53 PM PLAT  
 SEABROOK LAND COMPANY  
 CONFIRMED COPY

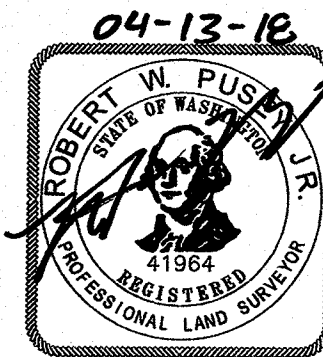
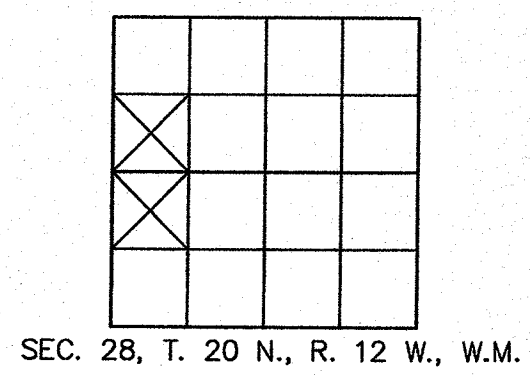
# SEABROOK

A PLANNED UNIT DEVELOPMENT, DIVISION 7B2  
 A PORTION OF THE NW 1/4 AND SW 1/4 SECTION 28,  
 T. 20 N., RANGE 12 WEST, W.M., GRAYS HARBOR COUNTY, WASHINGTON  
 GRAYS HARBOR COUNTY LONG SUBDIVISION CASE 2013-0040  
 PTN OF APN: 201228230010, 201228320010 AND 201228310030

LOT INFORMATION		
LOT NO.	ADDRESS	SQ.FT.
422	10 FLASH LN	2371
423	18 FLASH LN	1872
424	26 FLASH LN	1872
425	34 FLASH LN	3837
426	42 FLASH LN	1768
427	50 FLASH LN	1768
428	58 FLASH LN	1768
429	66 FLASH LN	1768
430	74 FLASH LN	1886
431	82 FLASH LN	1833
432	90 FLASH LN	1800
433	98 FLASH LN	1800
434	106 FLASH LN	2640
435	114 FLASH LN	1560
436	122 FLASH LN	1560
437	130 FLASH LN	2400
438	114 HORIZON ST	3400
439	104 HORIZON ST	3400
440	94 HORIZON ST	3441
441	84 HORIZON ST	3275
442	74 HORIZON ST	3200
443	64 HORIZON ST	3200
444	54 HORIZON ST	4000
445	44 HORIZON ST	5292
446	27 HORIZON ST	3600
447	19 HORIZON ST	3400
448	11 HORIZON ST	3643



- LEGEND**
- UTILITY EASEMENT LINE
  - PLAT BOUNDARY LINE
  - INTERIOR LOT LINE
  - EXISTING LOT LINE
  - SET 5/8" REBAR AND CAP (LS 41964)
  - ⊕ FOUND SECTION CORNER
  - ⊕ FOUND QUARTER SECTION CORNER



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

BY	DATE	SCALE 1" = 40'
SURVEYED	KLA 03/2018	DATE 03/26/2018
DRAWN	KLA 03/2018	DRAWING NAME 5279003-SV-DIV7B2-FP.dwg
CHECKED	RWP 04/2018	JOB NO. 217-5279-013
APPROVED	RWP 04/2018	SHEET 3 OF 3

**Parametrix**  
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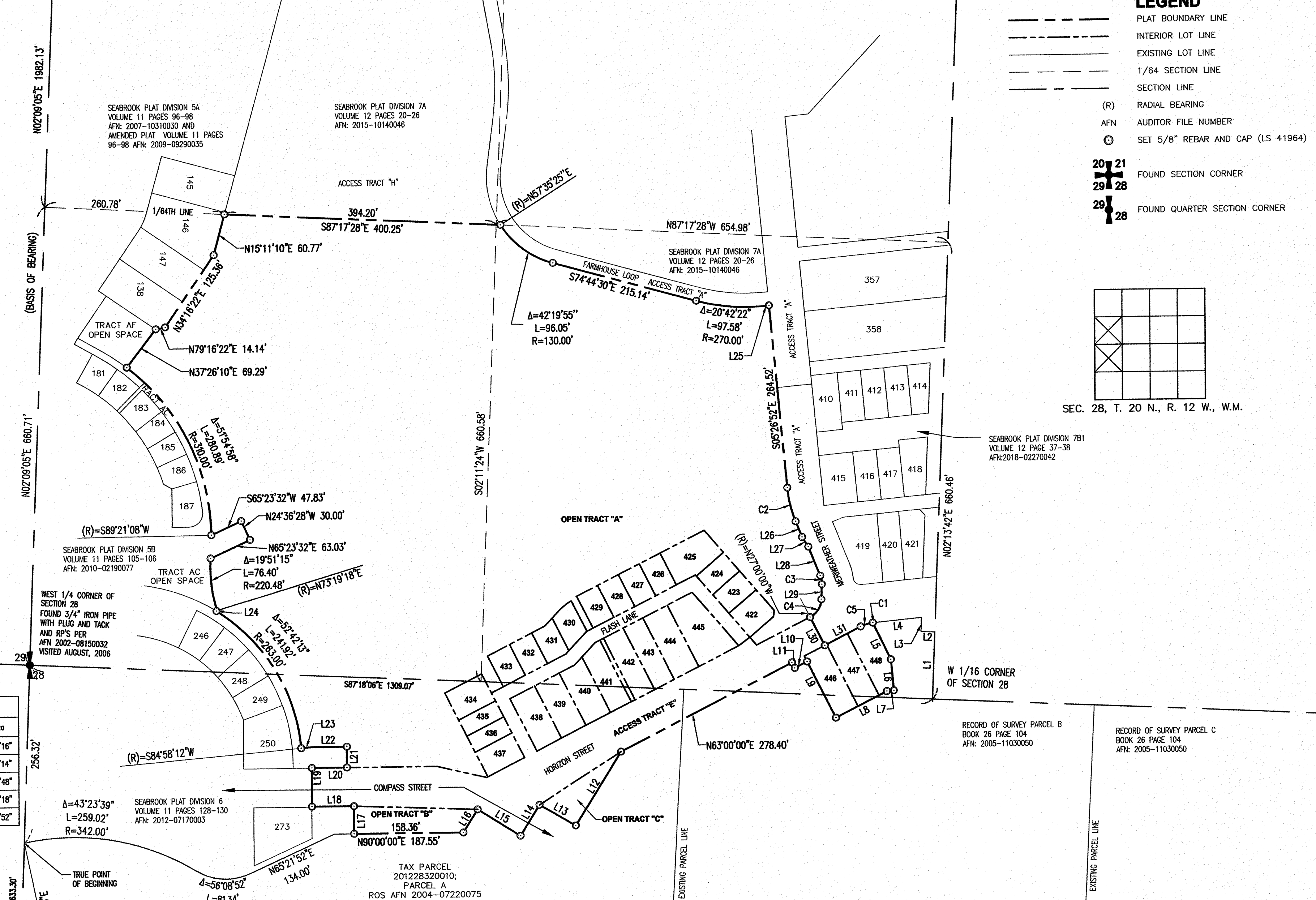
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 PTN OF APN: 201228230010, 201228320010 AND 201228310030

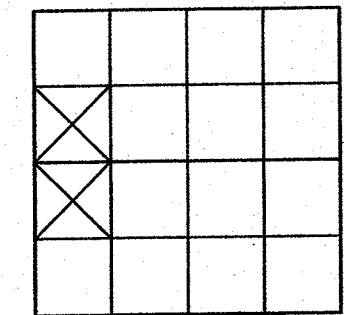
NW CORNER OF SECTION 28  
 FOUND 2" IRON PIPE WITH  
 3" CAP WITH STAMPED ID  
 AND RP'S PER  
 AFN 2005-10280001  
 VISITED AUGUST, 2006

Line #	Length	Direction
L1	96.29	N02°13'43"E
L2	20.00	N87°46'18"W
L3	20.26	N02°13'42"E
L4	69.31	S84°33'08"W
L5	59.18	N26°08'46"W
L6	44.61	N05°26'52"W
L7	10.29	N84°33'08"E
L8	82.97	N63°00'00"E
L9	91.00	S27°00'00"E
L10	20.00	N63°00'00"E
L11	9.00	S27°00'00"E
L12	124.92	N31°54'58"E
L13	60.74	S59°51'55"E
L14	52.22	N31°54'30"E
L15	73.13	S58°00'00"E
L16	39.20	N32°00'00"E
L17	40.00	N00°00'00"E
L18	60.92	N90°00'00"W
L19	55.50	N00°00'00"W
L20	50.92	N80°00'00"E
L21	30.00	N00°00'00"E
L22	51.07	N90°00'00"W
L23	15.00	S84°58'12"W
L24	1.08	N37°33'54"E
L25	8.84	N84°33'08"E
L26	24.72	S21°57'06"E
L27	16.68	S32°18'38"E
L28	45.56	S21°57'06"E
L29	22.15	S02°13'42"W
L30	46.00	S27°00'00"E
L31	58.49	N63°00'00"E

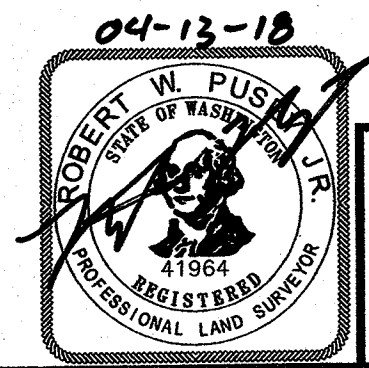
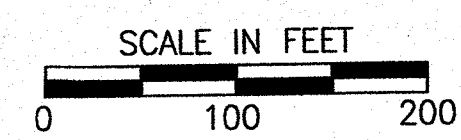
Curve #	Length	Radius	Delta
C1	1.87	54.00	01°59'16"
C2	50.26	174.50	16°30'14"
C3	12.66	30.00	24°10'48"
C4	31.82	30.00	60°46'18"
C5	18.44	54.00	19°33'52"



- LEGEND**
- PLAT BOUNDARY LINE
  - INTERIOR LOT LINE
  - EXISTING LOT LINE
  - 1/64 SECTION LINE
  - SECTION LINE
  - (R) RADIAL BEARING
  - AFN AUDITOR FILE NUMBER
  - ⊙ SET 5/8" REBAR AND CAP (LS 41964)
  - ⊕ FOUND SECTION CORNER
  - ⊕ FOUND QUARTER SECTION CORNER



SEC. 28, T. 20 N., R. 12 W., W.M.



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	BY	DATE	SCALE 1" = 100'
SURVEYED	KLA	03/2018	DATE 03/26/2018
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CHECKED	RWP	04/2018	JOB NO. 217-5279-013
APPROVED	RWP	04/2018	SHEET 2 OF 3

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 60 WASHINGTON AVE, SUITE 390  
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 WWW.PARAMETRIX.COM

RECORD OF SURVEY PARCEL B  
 BOOK 26 PAGE 104  
 AFN: 2005-11030050

RECORD OF SURVEY PARCEL C  
 BOOK 26 PAGE 104  
 AFN: 2005-11030050

TAX PARCEL  
 201228320010;  
 PARCEL A  
 ROS AFN 2004-07220075

04-13-18