

SEABROOK

A PLANNED UNIT DEVELOPMENT
DIVISION 3C

PORTION OF GOVERNMENT LOT 2 OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 29,
TOWNSHIP 20 NORTH, RANGE 12 WEST, W.M.
GRAY HARBOR COUNTY, WASHINGTON
PARCEL NO. 201229130020
GRAY HARBOR COUNTY LONG SUBDIVISION CASE 2003-1000

RECORD DESCRIPTION

PLAT OF SEABROOK
DIVISION 3C
PER EXHIBIT "A" OF PLAT CERTIFICATE PROVIDED BY OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY, ORDER No. A-173608.

(PARCEL D)
THAT PORTION OF GOVERNMENT LOT 2 IN SECTION 29, TOWNSHIP 20
NORTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS
FOLLOWS:
BEGINNING AT A POINT 1,497.6 FEET WEST OF THE EAST ONE-QUARTER OF
SECTION 29, TOWNSHIP 20 NORTH, RANGE 12 WEST, SAID POINT BEING
70.47 FEET WEST OF THE CENTER LINE OF THE EXISTING HIGHWAY;
THENCE WEST ALONG THE CENTER LINE OF SAID SECTION 29, 227.8 FEET
TO THE MEANDER LINE;
THENCE NORTH 10°40' WEST ALONG THE MEANDER LINE 557.8 FEET TO THE
MOUTH OF A CREEK;
THENCE SOUTHEASTERLY ALONG SAID CREEK TO A POINT ON THE WEST
BOUNDARY OF SAID HIGHWAY;
THENCE SOUTHEASTERLY ALONG SAID BOUNDARY 530 FEET TO THE POINT
OF BEGINNING

ALSO, BEGINNING AT A POINT ON THE MEANDER LINE WHICH IS 557.8 FEET
NORTH 10°40' WEST FROM THE EAST-WEST CENTERLINE OF SECTION 29,
TOWNSHIP 20 NORTH, RANGE 12 WEST;
THENCE NORTH 10°40' WEST 369.6 FEET TO THE MOUTH OF A CREEK;
THENCE NORTHEASTERLY ALONG SAID CREEK TO A POINT ON THE WEST
BOUNDARY OF THE EXISTING HIGHWAY;
THENCE SOUTHWESTERLY ALONG SAID BOUNDARY 630 FEET TO THE
INTERSECTION OF A CREEK AND SAID HIGHWAY BOUNDARY;
THENCE NORTHWESTERLY ALONG SAID CREEK TO THE MEANDER LINE AND
POINT OF BEGINNING.

EXCEPT ALL OF AMENDED DIVISION 1A OF SEABROOK, A PLANNED UNIT
DEVELOPMENT, AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 117
THROUGH 120 (AUDITOR'S FILE NUMBER. 2011-08080047), RECORDS OF
GRAY HARBOR COUNTY.

AND EXCEPT THAT PORTION CONTAINED IN REAL ESTATE CONTRACT DATED
AUGUST 6, 2008, RECORDED UNDER AUDITOR'S FILE NUMBER
2008-08060085, BY AND BETWEEN STATE OF WASHINGTON (SELLER) AND
SEABROOK LAND COMPANY, LLC A WASHINGTON LIMITED LIABILITY COMPANY.

(PORTION OF TRACT II)
TOGETHER WITH A STRIP OF LAND AS SURVEYED OVER AND ACROSS
GOVERNMENT LOT 2 AND THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 12 WEST OF THE
WILLAMETTE MERIDIAN, GRAYS HARBOR COUNTY, WASHINGTON, BEING THE
EASTERLY 30 FEET OF A STRIP OF LAND 70 FEET WIDE ON EACH SIDE OF
THE CENTER LINE SURVEY OF SECONDARY STATE HIGHWAY No. 9-C (NOW
SR 109), COPALIS TO PACIFIC BEACH DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF SAID CENTER LINE SURVEY WITH THE
SOUTH LINE OF SAID NORTHEAST QUARTER, SAID POINT BEARS SOUTH
89°54' WEST, A DISTANCE OF 1,472.5 FEET FROM THE SOUTHEAST CORNER
THEREOF;
THENCE NORTH 6°43' WEST, A DISTANCE OF 327.8 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF
477.5 FEET, A DISTANCE OF 265.0 FEET;
THENCE NORTH 25°05' EAST, A DISTANCE OF 415.0 FEET TO HIGHWAY
ENGINEER'S STATION (HEREAFTER HES) 11+24;
EXCEPT ANY PORTION OF SAID WESTERLY 30 FEET LYING BETWEEN HES
5+73.99 AND HES 7+08.64.

AND TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS,
CONDITIONS, AND RESTRICTIONS OF RECORD, IF ANY.
SITUATE IN THE COUNTY OF GRAYS HARBOR, STATE OF WASHINGTON.

BASIS OF BEARING

THE EAST LINE OF SECTION 29, PER A PLAT OF
SEABROOK A PLANNED UNIT DEVELOPMENT, DIVISION 6,
AUDITOR'S FILE NUMBER 2012-07170003, GRAYS
HARBOR COUNTY.

METHOD OF SURVEY

CONTROL SURVEY PERFORMED DURING AUGUST 2006 &
DECEMBER 2012
USING LEICA 1103 TOTAL STATION & TOPCON GR-3 GPS
THIS SURVEY CONFORMS TO THE MINIMUM SURVEY STANDARDS
PER WAC 332-130-090.

SHEET INDEX

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

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SEABROOK LAND COMPANY, L.L.C.
THIS 4th DAY OF Feb. 2014 AT 49 MINUTES PAST 3 P.M., AND
RECORDED IN VOLUME 12 OF PLATS, PAGE 7-3 RECORDS OF GRAYS
HARBOR COUNTY, WASHINGTON.

C. J. Currier
DEPUTY COUNTY AUDITOR
Y. J. J. J.
GRAY 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.

R. Walters
DEPUTY TREASURER

01/29/2014
DATE

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

Michael A. Burkman
ENVIRONMENTAL HEALTH SPECIALIST
Steph J. J.
DIRECTOR OF ENVIRONMENTAL HEALTH

1-29-14
DATE
1-29-2014
DATE

EXAMINED AND EVALUATED FOR CONFORMANCE WITH ORDINANCE NUMBER
354 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 29th DAY OF JAN, 2014.

Ken J. J.
GRAY HARBOR COUNTY DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 29th DAY OF JAN, 2014.
Ken J. J.
GRAY HARBOR PLANNING DIRECTOR

EXAMINED AND APPROVED THIS 4th DAY OF Feb. 2014.
Frank J. J.
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
GRAY HARBOR COUNTY, WASHINGTON

ATTEST:
Danna McCallum
CLERK, BOARD OF COUNTY COMMISSIONERS
GRAY HARBOR COUNTY, WASHINGTON

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 6 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 29th DAY OF January, 2014.

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

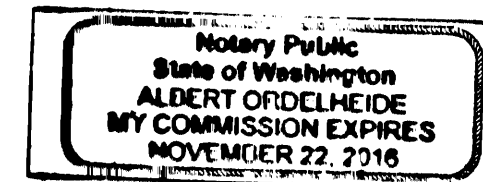
ACKNOWLEDGMENT

STATE OF Washington } SS.
COUNTY OF Grays Harbor }

THIS IS TO CERTIFY THAT ON THIS 29th DAY OF January, 2014, 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.

Robert Ordelheide
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT Pacific Beach, WA



COVENANTS AND RESTRICTIONS

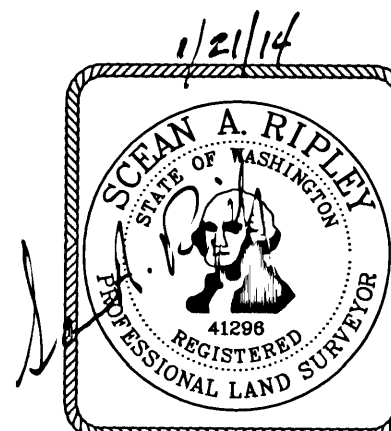
THIS PLAT IS SUBJECT TO THE MASTER DEED RESTRICTION AS
RECORDED IN AUDITOR'S FILE NO. 2005-01270120, RECORDS OF
GRAY HARBOR COUNTY, WASHINGTON.

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 3C 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
CORNERS STAKED ON THE GROUND AS SHOWN ON THE PLAT. THIS MAP
CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE
REQUEST OF SEABROOK LAND COMPANY, L.L.C. IN DECEMBER, 2013."

Scean A. Ripley 1/21/14
SCEAN A. RIPLEY, PLS 41296 DATE



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

	BY	DATE	SCALE	SEE MAP
SURVEYED	PMX		DATE	01/17/2014
DRAWN	SAR	12/2013	DRAWING NAME	PUS279003V-FinalPlat_Div3C
CHECKED			JOB NO.	217-5279-003
APPROVED			SHEET	1 OF 3

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SEABROOK

A PLANNED UNIT DEVELOPMENT
DIVISION 3C

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 AR', AND THE INGRESS/EGRESS EASEMENT SHOWN HEREON (DETAIL ON SHEET 3 OF THIS PLAT) 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.

SHARED SANITARY SEWER SERVICES

THE FOLLOWING LOTS WILL SHARE A COMBINED SANITARY SEWER CONNECTIONS AND GRINDER PUMP:
275/276, 277/278, 279/280, 281/282, 284/285, 286/287, AND 288/275.
FOR DETAILS ON THE SHARED RESPONSIBILITY, MAINTENANCE, AND ACCESS REFER TO THE CHARTER EASEMENTS, COVENANTS AND RESTRICTIONS AS NOTED IN THE CONVENTS AND RESTRICTIONS NOTE ON SHEET 1 OF THIS PLAT.

NOTES

TRACT 'AR' PRIVATE TRACT, HEREBY DEDICATED TO SEABROOK LAND COMPANY, OR ITS SUCCESSORS. TRACT IS ALSO SUBJECT TO FUTURE SR-109 ROAD, TRAFFIC IMPROVEMENT, AND CONSTRUCTION.

TRACT 'AS' OPEN SPACE TRACT FOR TRAIL AND PEDESTRIAN PURPOSES HEREBY DEDICATED TO SEABROOK LAND COMPANY, OR ITS SUCCESSORS. TRACT IS ALSO EASEMENT FOR PUBLIC ACCESS TO BEACH ACCESS EASEMENT.

TRACT 'AT' OPEN SPACE TRACT FOR STORM WATER AND OPEN SPACE HEREBY DEDICATED TO SEABROOK LAND COMPANY, OR ITS SUCCESSORS, SUBJECT TO BEACH ACCESS EASEMENT AS SHOWN.

THE LOTS AND TRACTS CONTAINED WITHIN THE PLAT ARE SUBJECT TO ALL REGULATIONS AND RESTRICTIONS AS DETAILED IN THE SEABROOK DIVISION 3C GEOTECHNICAL INVESTIGATION LETTER BY H.G. SCHLICKER AND ASSOCIATES AS RECORDED UNDER GRAYS HARBOR COUNTY AUDITOR'S FILE NO. 2014-01230008.

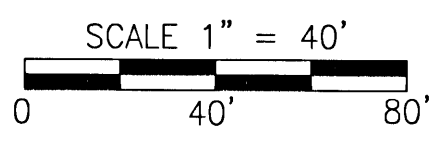
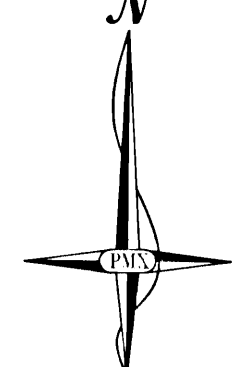
SECTION CORNER COMMON TO SECTIONS 20, 21, 28 & 29.
FOUND 3" CAP IN 2" IRON PIPE WITH STAMPED ID.
FOUND RP'S PER AFN 2005-10280001, VISITED AUGUST, 2006.

QUARTER CORNER COMMON TO SECTIONS 20, 21, 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.

THE LINE OF MEAN HIGH TIDE.
THE TIDELAND BOUNDARY LINE OF GOVERNMENT LOT 2 IS THE LINE OF MEAN HIGH TIDE.
THE PATENT IS POST STATEHOOD, THEREFORE THE TIDELAND BOUNDARY LINE IS BASED ON NOAA TIDAL BENCHMARK DESIGNATION "TIDAL 3", TIDAL EPOCH 1983-2001.
THE SUBJECT PROPERTY WAS PATENTED IN JULY 1903. THE MEAN HIGH TIDE ELEVATION IS BASED ON NOAA TIDAL BENCHMARK DESIGNATION "TIDAL 3", TIDAL EPOCH 1983-2001.
THE CONVERSION FROM MLW DATUM TO NAVD88 IS AS FOLLOWS:
THE LINE OF MEAN HIGH TIDE IS ALONG THE 7.77' (NAVD88) ELEVATION LINE. THE MEAN HIGH TIDE ELEVATION IS 1.64' = NAVD88 ELEVATION
MLW ELEVATION - 1.64' = NAVD88 ELEVATION

LEGEND

- UTILITY EASEMENT LINE
 - - - PLAT BOUNDARY LINE
 - INTERIOR LOT LINE
 - ADJOINING LOT LINE
- FOUND SECTION CORNER
 FOUND QUARTER SECTION CORNER
 SET REBAR WITH CAP "LS 41296"



AMENDED PLAT OF SEABROOK DIVISION 1A
AS RECORDED UNDER AUDITOR'S
FILE NO. 2011-08080047

SOUTH BOUNDARY LINE OF AMENDED PLAT OF SEABROOK DIVISION 1A
N87°19'11"W 357.12'

200' SHORELINE BUFFER

200' SHORELINE BUFFER

GLO MEANDER LINE
SHORELINE BUFFER
EDGE OF VEGETATION & EDGE OF BLUFF

TRACT AT OPEN SPACE

TRACT AT OPEN SPACE

TRACT AR

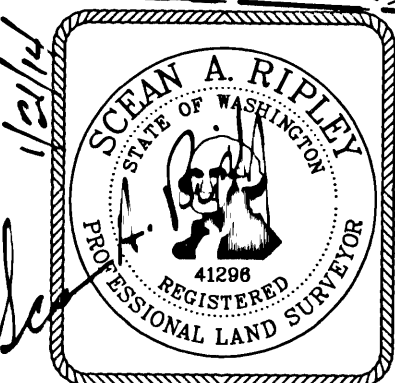
TRACT AR

TRACT AT OPEN SPACE

TRACT AS

TRACT AT OPEN SPACE

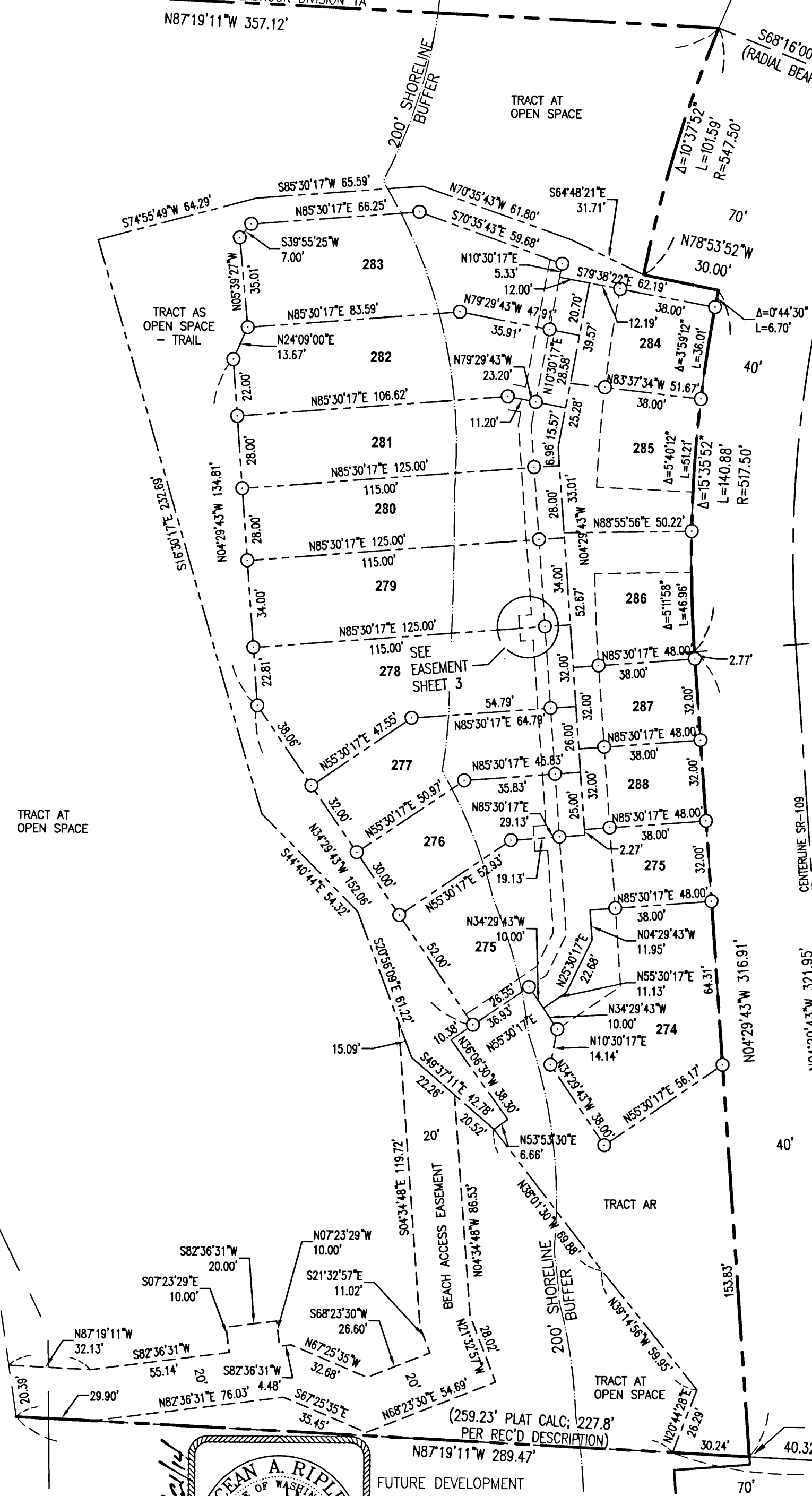
SEABROOK LAND CO. L.L.C.
P.O. BOX 422
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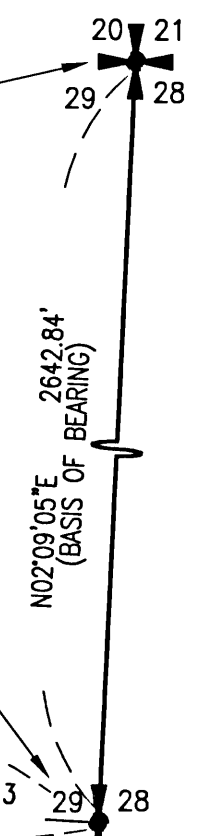
		BY	DATE	SCALE 1" = 40'	
SURVEYED	PMX			DATE 01/17/2014	
DRAWN	SAR	12/2013		DRAWING NAME	
CHECKED				PUS279003V-FinalPlat_Div3C	
APPROVED				JOB NO. 217-5279-003	
				SHEET	
				2 OF 3	

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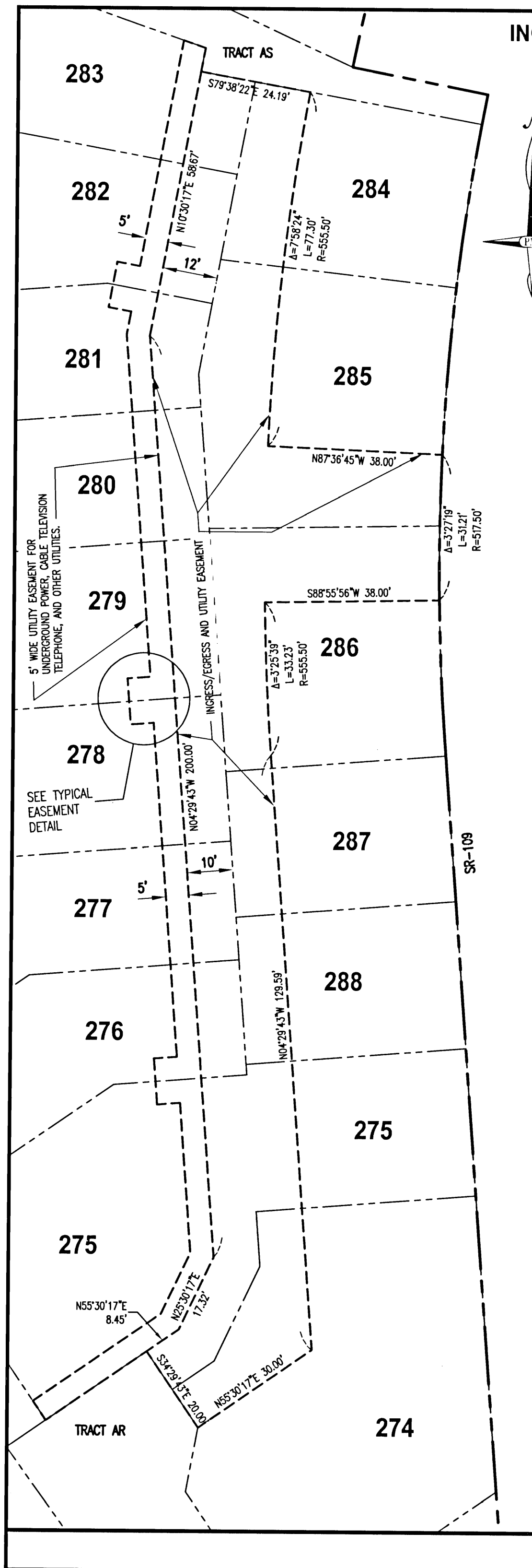


CENTERLINE SR-109
SR 109
PER STATE OF WASHINGTON RIGHT-OF-WAY PLANS FOR
SR-109, COPALIS TO PACIFIC BEACH, GRAYS HARBOR COUNTY, DATED FEB. 27, 1951



POB
40.32'
N87°19'11"W 1418.53' PLAT CALC;
N89°54'W 1472.5' WSDOT PLAN & REC'D DESCRIPTION
SOUTH LINE OF NE 1/4 & NORTH LINE GOVT LOT 3
1489.09' PLAT CALC; 1497.6' REC'D DESCRIPTION

SEABROOK
 A PLANNED UNIT DEVELOPMENT
 DIVISION 3C



INGRESS/EGRESS AND UTILITY EASEMENT

AN INGRESS/EGRESS AND UTILITY EASEMENT IS HEREBY RESERVED AND GRANTED, IN, THROUGH, OVER, AND ACROSS LOTS 274 THRU 288, FOR A PRIVATE ROAD, PARKING, PEDESTRIAN PURPOSES, AND UTILITIES AS NOTED IN THE "UTILITY EASEMENT PROVISIONS" ON SHEET 2 OF THIS PLAT. IT IS FURTHER GRANTED TO SEABROOK LAND COMPANY, OR ITS SUCCESSORS, TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN THE PRIVATE ROAD AND PARKING AREAS AS NECESSARY. THIS EASEMENT ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION.

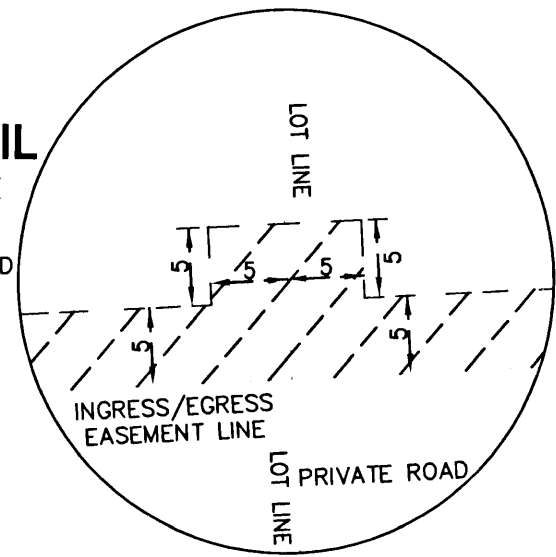
SCALE 1" = 20'

LEGEND

- UTILITY EASEMENT LINE
- PLAT BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING LOT LINE
- 20+21
29+28
29+28
○ FOUND SECTION CORNER
- FOUND QUARTER SECTION CORNER
- SET REBAR WITH CAP "LS 41296"

TYPICAL EASEMENT DETAIL
 NOT TO SCALE

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



LOT INFORMATION

LOT NO.	ADDRESS	S.F.
274	28 PACIFICA LANE	4,690
275	35 PACIFICA LANE	5,209
276	41 PACIFICA LANE	2,496
277	47 PACIFICA LANE	3,014
278	53 PACIFICA LANE	4,628
279	59 PACIFICA LANE	4,250
280	65 PACIFICA LANE	3,500
281	71 PACIFICA LANE	3,487
282	77 PACIFICA LANE	4,322
283	83 PACIFICA LANE	4,732
284	78 PACIFICA LANE	1,915
285	72 PACIFICA LANE	2,857
286	56 PACIFICA LANE	2,492
287	48 PACIFICA LANE	1,536
288	42 PACIFICA LANE	1,536

STREET TRACTS

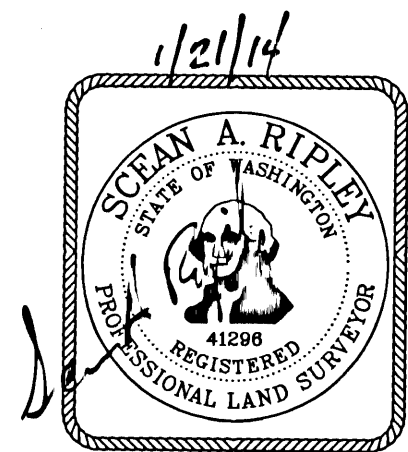
TRACT	S.F.
AR	8,389

OPEN SPACE

TRACT	S.F.
AS	11,276
AT	*104,173

DIVISION 3C AREA = *4.01 ACRES MORE OR LESS

*=AREA BASED ON MEANDER LINE AND DOES NOT INCLUDE THE AREA BETWEEN THE MEANDER LINE AND THE MEAN HIGH TIDE.



SEABROOK LAND CO. L.L.C.
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APPROVED			SHEET 3 OF 3

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