

Sumner, WA 98390

REAL ESTATE EXCISE TAX  
EXEMPT TRANSACTION  
RUEB D A STRABING, 1 PERSONER  
Liberty Harbor County, Monticello, ME  
J. Enstrom 9-2-16

**TWO-LOT SUBDIVISION # 2015-1119**

**SHORT-SUBDIVISION**

 **LARGE-LOT SUBDIVISION**

**Original Parcel Number:** 190914320050

**Legal:** Ptn S ½ NW ¼ in Sec.19, Twp09, Rge. 14 W. W.M., Grays Harbor County, WA.

**CERTIFICATION OF THOSE HAVING INTEREST IN THE PROPERTY BEING DIVIDED:** The creation of the two-lot subdivision herein illustrated is by the free will and consent of the undersigned:

Darrell E. Wood  
For Darrell E. Wood Trust

11/7/16  
Date

Date \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

**Administrator's Approval:**

James W. Hartz  
Planner

9/21/16  
Date

**Addresses:**

**Lot 1:** 122 West Wishkah Road

**Lot 2:** 120 West Wishkah Road

**Zoning:** General Development - 5 (GD-5)

**Proposed Water Source:** well

**Proposed Sewage System:** well

**Road-Access Permit(s):** #2016-0609

**Note:**

This division of land is not based on a survey. Grays Harbor County neither makes nor provides any assurance or warranty as to the size of the lots or the actual location of any lot, lot-lines, or easements. Grays Harbor County has no responsibility to build, improve, or maintain any private roads contained within, or otherwise provide service to the property described in this sketch-plan.

Approval of this subdivision by Grays Harbor County does not constitute verification of the validity of the information supplied by the applicant. The accuracy of such information remains the responsibility of the applicant(s).

☒ (check if applicable) The subject property is on or within 300 feet of lands designated agricultural, forest, or mineral-resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration (RCW 36.70A.060).

☐ (check if short-subdivision) These lots shall not be further divided in any manner within a period of five years without filing of a final long-plat, provided that this does not prohibit the exercise of those forms of division exempted by Grays Harbor County Code Title 16.

**FUTURE PERMITS:** The approval of this plat does not guarantee that future permits will be granted.

## ORIGINAL PARCEL

All that portion of Lots 1 and 2 of Grays Harbor County Large Lot No. 97-0136, recorded April 29, 1997 under Auditor's File No. 970429119, in Volume 1 of Large Lots, page 26, records of Grays Harbor County that lies West of the East line of the Northwest Quarter of the Southwest Quarter of Section 14, Township 19 North, Range 9 West of the Willamette Meridian;

RESERVING an easement 30.00 feet wide for ingress and egress and utilities the centerline of which is described as follows:

Commencing at the intersection of the South line of said South One-Half of the North One-Half with the Easterly right-of-way line of West Wishkah County Road;

Thence North 14°53'53" East along said right-of-way line a distance of 15.53 feet;

Thence North 89°55'00" East parallel to said South line of the South One-Half of the North One-Half a distance of 591.94 feet to a point of curve concave to the Northwest with as radius of 215.00 feet;

Thence Northeasterly 37.53 feet along said curve through a central angle of 10°00'06";

Thence North 79°54'54" East a distance of 172.93 feet to a point of curve concave to the Northwest with a radius of 215.00 feet;

Thence Northeasterly 124.99 feet along said curve through a central angle of 33°18'34";

Thence North 46°36'19" East a distance of 189.16 feet to the true point of beginning;

Thence continue North 46°46'19" East to the East line of the Northwest Quarter of the Southwest Quarter and the terminus of said line;

Situate in the County of Grays Harbor, State of Washington.

## LOT 1

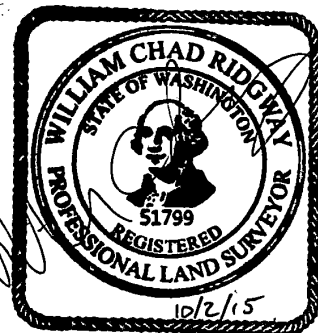
That portion of the South Half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 19 North, Range 9 West of the Willamette Meridian lying East of West Wishkah County Road described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 14 and the point of beginning;  
Thence Westerly along the South line of said Northwest Quarter of the Southwest Quarter a bearing of North 87°21'01" West, a distance of 375.01 feet;  
Thence North parallel to the East line of the Northwest Quarter of the Southwest Quarter a bearing of North 3°07'40" East, a distance of 436.30 feet;  
Thence North 87°25'41" West, a distance of 185.62 feet;  
Thence North 17°51'36" East, a distance of 226.05 feet to the North line of the South Half of said Northwest Quarter of the Southwest Quarter;  
Thence along said North line a bearing of South 87°28'02" East, a distance of 503.15 feet to the East line of said Northwest Quarter of the Southwest Quarter;  
Thence South along said East line a bearing of South 3°07'40" West, a distance of 655.21 feet to the point of beginning.

RESERVING an easement 30.00 feet wide for ingress and egress and utilities the centerline of which is described as follows:

Commencing at the intersection of the South line of said South One-Half of the North One-Half with the Easterly right-of-way line of West Wishkah County Road;  
Thence North 14°53'53" East along said right-of-way line a distance of 15.53 feet;  
Thence North 89°55'00" East parallel to said South line of the South One-Half of the North One-Half a distance of 591.94 feet to a point of curve concave to the Northwest with as radius of 215.00 feet;  
Thence Northeasterly 37.53 feet along said curve through a central angle of 10°00'06";  
Thence North 79°54'54" East a distance of 172.93 feet to a point of curve concave to the Northwest with a radius of 215.00 feet;  
Thence Northeasterly 124.99 feet along said curve through a central angle of 33°18'34";  
Thence North 46°36'19" East a distance of 189.16 feet to the true point of beginning;  
Thence continue North 46°46'19" East to the East line of the Northwest Quarter of the Southwest Quarter and the terminus of said line;

Situate in the County of Grays Harbor, State of Washington.



## LOT 2

That portion of the South Half of the Northwest Quarter of the Southwest Quarter of Section 14, Township 19 North, Range 9 West of the Willamette Meridian lying East of West Wishkah County Road described as follows:

Commencing at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of said Section 14;  
Thence Westerly along the South line of said Northwest Quarter of the Southwest Quarter a bearing of North 87°21'01" West, a distance of 375.01 feet to the point of beginning;  
Thence North parallel to the East line of the Northwest Quarter of the Southwest Quarter a bearing of North 3°07'40" East, a distance of 436.30 feet;  
Thence North 87°25'41" West, a distance of 585.62 feet to the Easterly right-of-way line of the West Wishkah County Road;  
Thence Southwesterly along said Easterly right-of-way line a bearing of South 17°51'36" West, a distance of 451.29 feet to the South line of said Northwest Quarter of the Southwest Quarter;  
Thence along said South line a bearing of South 87°21'01" East, a distance of 700.38 feet to the point of beginning.

RESERVING an easement 30.00 feet wide for ingress and egress and utilities the centerline of which is described as follows:

Commencing at the intersection of the South line of said South One-Half of the North One-Half with the Easterly right-of-way line of West Wishkah County Road;  
Thence North 14°53'53" East along said right-of-way line a distance of 15.53 feet;  
Thence North 89°55'00" East parallel to said South line of the South One-Half of the North One-Half a distance of 591.94 feet to a point of curve concave to the Northwest with as radius of 215.00 feet;  
Thence Northeasterly 37.53 feet along said curve through a central angle of 10°00'06";  
Thence North 79°54'54" East a distance of 172.93 feet to a point of curve concave to the Northwest with a radius of 215.00 feet;  
Thence Northeasterly 124.99 feet along said curve through a central angle of 33°18'34";  
Thence North 46°36'19" East a distance of 189.16 feet to the true point of beginning;  
Thence continue North 46°46'19" East to the East line of the Northwest Quarter of the Southwest Quarter and the terminus of said line;

Situate in the County of Grays Harbor, State of Washington.



# EXHIBIT "C"

GRAYS HARBOR COUNTY LARGE-LOT SUBDIVISION 2015-1119

SKETCH PLAN PREPARED FOR:  
DARRELL WOOD

LOCATED IN:  
NW 1/4 OF SW 1/4, SECTION 14  
TOWNSHIP 19 NORTH, RANGE 9 WEST, W.M.,  
GRAYS HARBOR COUNTY

