

Plat AEN 2564866

184

3760

BOUNDARY DESCRIPTION

DESCRIPTION PER GUARANTEE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
GUARANTEE NO. 3762921
NAME OF ASSURED: MARITA PROPERTIES LLC
DATE OF GUARANTEE: MAY 18, 2021

PARCEL A.
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 22, E.W.M., CHELAN COUNTY, WASHINGTON WITHIN THAT PORTION OF THE FORMER RIGHT OF WAY OF STATE HIGHWAY ROUTE 97, AS SAID RIGHT OF WAY EXISTED PRIOR TO FEBRUARY 2, 1964, LYING NORTHEASTERLY OF THE FOLLOWING DESCRIBED RIGHT OF WAY LINE:
BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS H.E.S.) 87+00 ON THE CENTERLINE SURVEY OF SAID HIGHWAY AND 50 FEET NORTHEASTERLY THEREFROM;

TOGETHER WITH ALL THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 22, E.W.M., CHELAN COUNTY, WASHINGTON BOUNDED AS FOLLOWS:
E.W.M., CHELAN COUNTY, WASHINGTON BOUNDED AS FOLLOWS:
ON THE WEST BY A LINE DRAWN PARALLEL WITH AND 662.2 FEET WEST OF THE EAST LINE OF SAID SECTION;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF A LINE RUNNING PARALLEL WITH AND 802.2 FEET TO THE WEST OF THE EAST LINE OF SAID SECTION AND OF THE SOUTHERLY BOUNDARY OF TWENTY-FIVE MILE CREEK ROAD AND RUNNING THENCE SOUTH FOR A DISTANCE OF 295 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTINUING SOUTH FOR A DISTANCE OF 130 FEET;

AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 22, E.W.M., CHELAN COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF A LINE RUNNING PARALLEL WITH AND 802.2 FEET WEST OF THE EAST LINE OF SAID SECTION AND ON THE SOUTHERLY BOUNDARY OF COUNTY ROAD, KNOWN AS TWENTY-FIVE MILE CREEK ROAD, AND RUNNING THENCE SOUTH FOR A DISTANCE OF 295 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 27 NORTH, RANGE 22, E.W.M., CHELAN COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF A LINE RUNNING PARALLEL WITH AND 802.2 FEET WEST OF THE EAST LINE OF SAID SECTION AND ON THE SOUTHERLY BOUNDARY OF COUNTY ROAD, KNOWN AS TWENTY-FIVE MILE CREEK ROAD, AND RUNNING THENCE SOUTH FOR A DISTANCE OF 295 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

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BEGINNING AT THE INTERSECTION OF A LINE RUNNING PARALLEL WITH AND 802.2 FEET WEST OF THE EAST LINE OF SAID SECTION AND ON THE SOUTHERLY BOUNDARY OF COUNTY ROAD, KNOWN AS TWENTY-FIVE MILE CREEK ROAD, AND RUNNING THENCE SOUTH FOR A DISTANCE OF 295 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

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BEGINNING AT THE INTERSECTION OF A LINE RUNNING PARALLEL WITH AND 802.2 FEET WEST OF THE EAST LINE OF SAID SECTION AND ON THE SOUTHERLY BOUNDARY OF COUNTY ROAD, KNOWN AS TWENTY-FIVE MILE CREEK ROAD, AND RUNNING THENCE SOUTH FOR A DISTANCE OF 295 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

MARITA'S VINEYARD ESTATES

EXCEPTIONS:

SPECIAL EXCEPTIONS PER SCHEDULE B OF THE GUARANTEE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
GUARANTEE NO. 3762921
NAME OF ASSURED: MARITA PROPERTIES LLC
DATE OF GUARANTEE: MAY 18, 2021, UPDATED 1/18/2022

1. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFO: 776944
INGRESS AND EGRESS
PARCEL A

11. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
IN FAVOR OF: PUBLIC UTILITY DISTRICT 1 OF CHELAN COUNTY
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
RECORDED: APRIL 25, 1978
RECORDING NO.: 785801

12. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFO: 9203130088
INGRESS AND EGRESS FOR AGRICULTURAL PURPOSES
PARCELS C AND D

13. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION):
RECORDED: APRIL 08, 1992
RECORDING INFO: 9204080033
AFFECTS: PARCELS A, C AND D

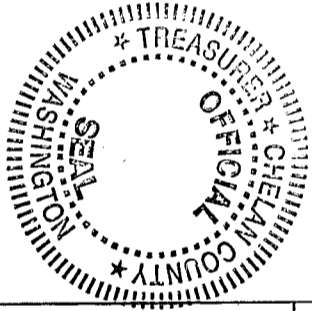
14. SEWER LINE EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BY AND BETWEEN: MARITA PROPERTIES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDING INFO: 2506806 AND 2521990

15. EASEMENT, AND THE TERMS AND PROVISIONS THEREOF:
GRANTEE: WASHINGTON PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON
PURPOSE: ELECTRIC TRANSMISSION AND/OR COMMUNICATION
AUDITOR FILE NO.: 2536816

16. EASEMENT, AND THE TERMS AND PROVISIONS THEREOF:
PURPOSE: PUMP AND PRELINE EASEMENT
RECORDING INFO: 2553045
AFFECTS: ALL PARCELS

17. EASEMENT, AND THE TERMS AND PROVISIONS THEREOF:
RECORDING INFO: 2553045
AFFECTS: ALL PARCELS
(EASEMENT FOR SEWER CONNECTION TO ADJACENT PARCELS SHOWN/HEREON)

KATE I REDELL
Notary Public
State of Washington
License Number 21004586
My Commission Expires January 15, 2025



CHELAN COUNTY BOARD OF COMMISSIONERS
CHAIRMAN
DATE 3/29/2022

DEPT OF FIRE PREVENTION & INVESTIGATION
DATE 2/22/22

TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR 2022 AND PRECEDING YEARS HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED, IN THE AMOUNT OF \$117,500.00 HAVE BEEN DEPOSITED WITH THE CHELAN COUNTY TREASURER THIS 31 DAY OF MARCH, 2022

Michelle Steil, deputy
CHELAN COUNTY TREASURER

CHELAN COUNTY PLAT NO. 2020-002

A PORTION OF THE NE1/4 NE1/4, & SE1/4NE 1/4, S.17 T.27N, R.22E W.M. ASSESSOR'S PARCEL NOS. (original tracts): 272217110800, 272217110810 & 272217110820

ORIGINAL TRACT OWNERS
MARITA PROPERTIES LLC
190 GRANDVIEW LN
CHELAN WA 98816

EXISTING ZONING: RRR WATER SOURCE: BAWD
NO. SHORT PLATTED LOTS: 21 SEWAGE SYSTEM: LCSD

CONSENT & WAIVER OF CLAIMS

I (we), THE OWNERS OF ALL THE PROPERTY INVOLVED IN THIS SUBDIVISION, HEREBY CONSENT TO THE DIVISION OF LAND AS PROPOSED IN THIS APPLICATION, DEDICATING TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF PUBLIC ROADS, IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURE

THIS 17th DAY OF Feb. 2022
M.D.B.
MARK BARBOCK, MARITA PROPERTIES, LLC

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF CHELAN) SS
THIS IS TO CERTIFY THAT ON THE 17th DAY OF Feb. 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED MARK BARBOCK

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING STATEMENT OF CONSENT AND WAIVER OF CLAIMS AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.
Katie Steil
Notary Public in and for the State of CHELAN COUNTY WASHINGTON

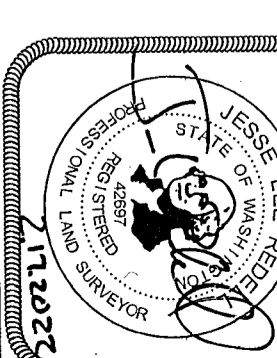
CHELAN CO. DEPT OF COMMUNITY DEVELOPMENT
ADMINISTRATOR
DATE 2/22/2022

CHELAN-DOUGLAS HEALTH DISTRICT
ON SITE INSPECTION OF THESE LOTS REVEAL PROBABLE SUITABLE PHYSICAL CONDITIONS FOR DOMESTIC WATER AND SEWAGE DISPOSAL. THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL AVAILABILITY OF WATER TO THIS PLAT.
Director of Environmental Health
DATE 3-22-22

PUBLIC WORKS DEPARTMENT
APPROVED IN CONFORMITY WITH ROW 53.17.160(1)
DATE 3/21/2022

AUDITOR'S CERTIFICATE A.F.# 2564866
FILED FOR RECORD THIS 31st DAY OF March 2022 AT 4:01 P.M. IN BOOK 37 OF CHELAN PLATS AT PAGE 60-63 AT THE REQUEST OF JESSE LEE REDELL
N. Moore
Katie Moore
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF MARITA VINEYARDS LLC. IN JANUARY, 2022.
JESSE LEE REDELL
CERTIFICATE NO. 42697
DATE 3/15/2022



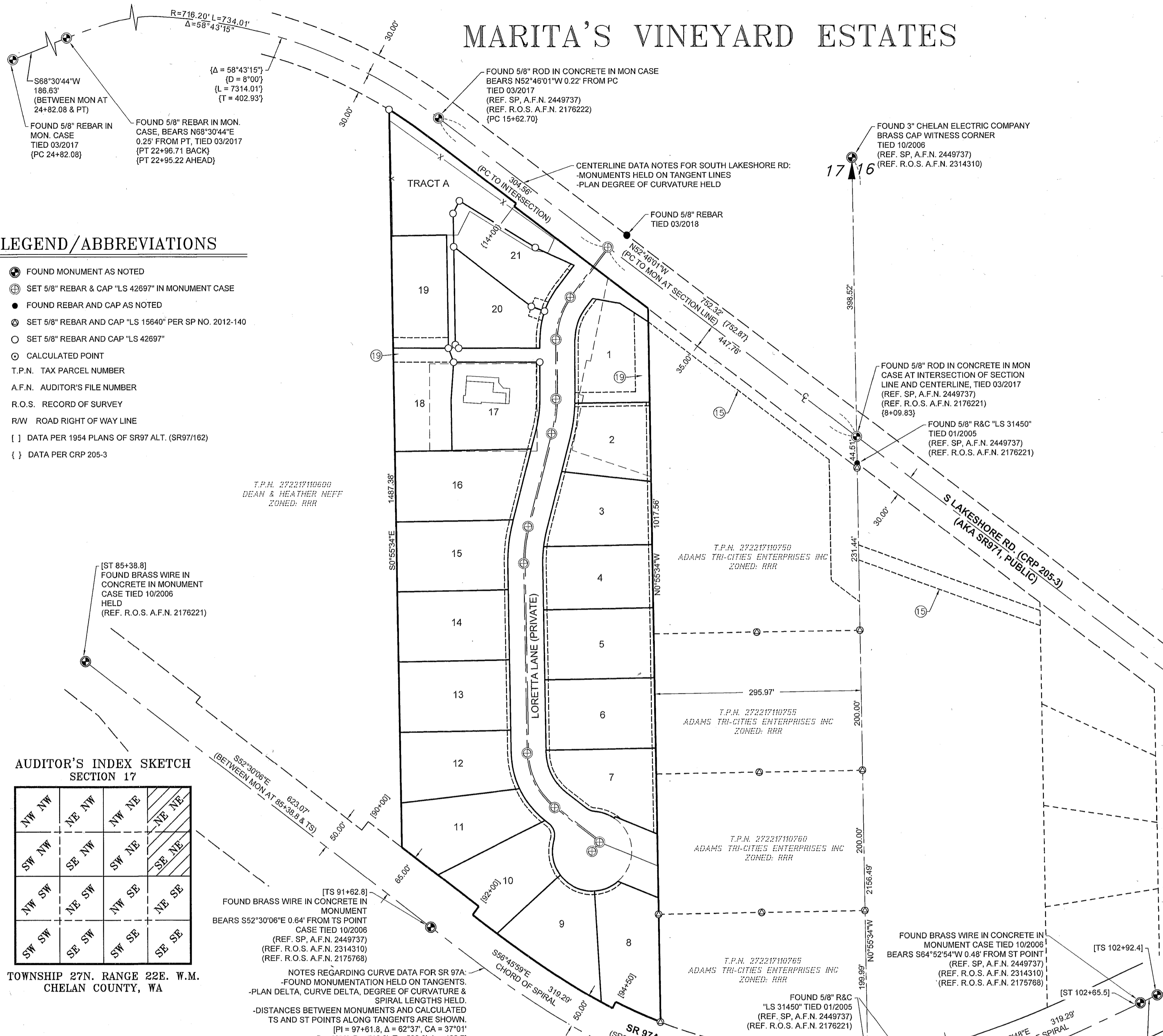
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P O BOX 2029
105 N. EMERSON ST.
CHELAN WA 98806
PH: 509.682.4189
TOLL FREE: (800) 732-7442

SCALE: N/A
JOB NO.: 20170100.0001
DATE: 02/16/2022
DRAWN BY: IMJ
LAYOUT: FP1
FILE NO.: 20170100.0001-FP1.DWG
TOLL FREE: (800) 732-7442

PLAN AEN 2564866

2054

MARITA'S VINEYARD ESTATES



LEGEND/ABBREVIATIONS

- ⊕ FOUND MONUMENT AS NOTED
- ⊕ SET 5/8" REBAR & CAP "LS 42697" IN MONUMENT CASE
- FOUND REBAR AND CAP AS NOTED
- ⊕ SET 5/8" REBAR AND CAP "LS 15640" PER SP NO. 2012-140
- SET 5/8" REBAR AND CAP "LS 42697"
- ⊙ CALCULATED POINT
- T.P.N. TAX PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- R.O.S. RECORD OF SURVEY
- R/W ROAD RIGHT OF WAY LINE
- [] DATA PER 1954 PLANS OF SR97 ALT. (SR97/162)
- { } DATA PER CRP 205-3

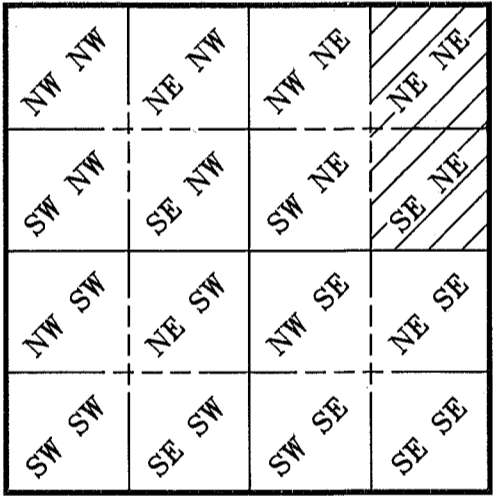
T.P.N. 27227110660
DEAN & HEATHER NEFF
ZONED: RRR

T.P.N. 27227110750
ADAMS TRI-CITIES ENTERPRISES INC
ZONED: RRR

T.P.N. 27227110755
ADAMS TRI-CITIES ENTERPRISES INC
ZONED: RRR

T.P.N. 27227110765
ADAMS TRI-CITIES ENTERPRISES INC
ZONED: RRR

AUDITOR'S INDEX SKETCH SECTION 17



TOWNSHIP 27N. RANGE 22E. W.M.
CHELAN COUNTY, WA

[TS 91+62.8]
FOUND BRASS WIRE IN CONCRETE IN MONUMENT CASE TIED 10/2006 (REF. SP, A.F.N. 2449737) (REF. R.O.S. A.F.N. 2314310) (REF. R.O.S. A.F.N. 2175768)

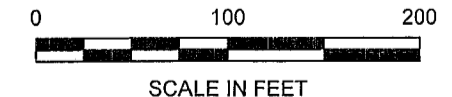
NOTES REGARDING CURVE DATA FOR SR 97A:
- FOUND MONUMENTATION HELD ON TANGENTS.
- PLAN DELTA, CURVE DELTA, DEGREE OF CURVATURE & SPIRAL LENGTHS HELD.
- DISTANCES BETWEEN MONUMENTS AND CALCULATED TS AND ST POINTS ALONG TANGENTS ARE SHOWN.
[PI = 97+61.8, Δ = 62°37', CA = 37°01' D = 8°00', R = 716.3', T = 599.0', L = 462.7]

NOTES

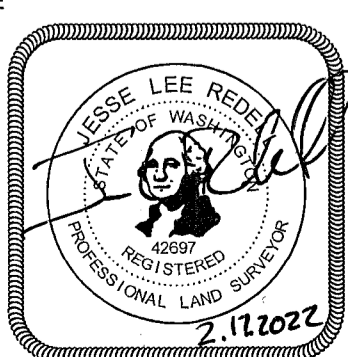
1. FINAL GRADING PLANS WITH SETBACKS FROM SLOPES AND MITIGATION MEASURES IS ON FILE WITH THE PLANNING AND BUILDING DEPARTMENT.
2. TRACT A IS DEPICTED HEREON AS OPEN SPACE ON THE FINAL PLAT MAP AND SHALL NOT BE DEVELOPED AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR UNDERLYING PROPERTY OWNER AND SHALL BE MAINTAINED TO PREVENT DUST AND FIRE HAZARDS AS DEFINED BY COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 2564867
3. THIS PLAT IS SUBJECT TO COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 2564867
4. BUILDING SETBACKS SHALL BE VERIFIED WITH THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION UPON INDIVIDUAL LOTS.
5. THE HEALTH DISTRICT HAS NOT REMOVED THE LEGAL AVAILABILITY OF WATER TO THIS DEVELOPMENT.
6. ALL OR PART OF THIS AREA MAY BE LOCATED WITHIN A SUSPECTED OR KNOWN GEOLOGICALLY HAZARDOUS AREA. SUBSEQUENT DEVELOPMENT SHALL BE CONSISTENT WITH CHELAN COUNTY CODE CHAPTER 11.86 GEOLOGICALLY HAZARDOUS AREAS OVERLAY DISTRICT, AS AMENDED OR WITH A SITE SPECIFIC GEOLOGICAL SITE ASSESSMENT.
7. CHELAN COUNTY IS NOT RESPONSIBLE FOR NOTIFICATION OR ENFORCEMENT OF COVENANTS OR DEED RESTRICTION OR RESERVATIONS AFFECTING USE OR TITLE. ANY PERMIT ISSUED DOES NOT ACKNOWLEDGE OR RECOGNIZE ANY COVENANTS OR DEED RESTRICTIONS OR RESERVATIONS THAT MAY BURDEN OR OTHERWISE AFFECTS THESE PROPERTIES. APPLICANT / OWNER ASSUME ALL RISK AND LIABILITY FOR ANY CLAIMS AND LIABILITIES FOR COVENANTS OR DEED RESTRICTIONS OR RESERVATIONS.
8. BASED ON HISTORICAL AGRICULTURAL USE OF THIS LAND, THERE IS POSSIBILITY THE SOILS CONTAIN RESIDUAL CONCENTRATIONS OF PESTICIDES. THE WA STATE DEPT. OF ECOLOGY RECOMMENDS THAT THE SOILS BE SAMPLED AND ANALYZED FOR LEAD AND ARSENIC AND FOR ORGANOCHLORINE PESTICIDES. IF THESE CONTAMINANTS ARE FOUND AT CONCENTRATIONS ABOVE THE MTCA CLEANUP LEVELS, THE WA STATE DEPT. OF ECOLOGY RECOMMENDS THAT THE POTENTIAL BUYERS BE NOTIFIED OF THEIR OCCURRENCE.
9. NOXIOUS WEED CONTROL IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS, PER RCW 17.10.140, AS AMENDED.
10. IF ANY NATIVE AMERICAN GRAVE SITES OR ARCHAEOLOGICAL RESOURCES ARE DISCOVERED OR EXCAVATED THE OWNER/DEVELOPER/CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY CHELAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN CONFORMANCE WITH RCW 27.53.020. AN INADVERTENT DISCOVERY PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION AND KEPT ON SITE DURING ALL LAND DISTURBING ACTIVITIES. A SAMPLE OF THIS PLAN MAY BE OBTAINED FROM CHELAN COUNTY COMMUNITY DEVELOPMENT.
11. CHELAN COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE ANY PRIVATE ROAD FOR THIS PLAT
12. ADDRESSES ARE ASSIGNED TO EACH LOT BASED ON GIVEN DRIVEWAY LOCATIONS. ANY AND ALL MODIFICATIONS TO THE LOCATION OF THE DRIVEWAY(S) SHALL RESULT IN A CHANGE TO THE ADDRESS PREVIOUSLY ASSIGNED TO SAID LOT(S).
13. THE AREAS WITHIN THIS PLAT CONTAINS A PRIVATE STORM DRAINAGE SYSTEM DESIGNED TO CONTROL RUNOFF ORIGINATING FROM THIS SITE. THIS SITE SHALL BURDEN AND BENEFIT THE PARTIES' SUCCESSORS AND ASSIGNS; THAT ITS CONTENTS ARE BINDING UPON THE PARTIES SUCCESSORS IN INTEREST AND RUNS WITH THE LAND. THE DRAINAGE PLAN FOR THIS DEVELOPMENT WAS PREPARED BY THE ENGINEERING FIRM OF ERLANDSEN & ASSOCIATES, DATED _____, A COPY OF WHICH IS ON FILE WITH THE CHELAN COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) AND/OR THEIR SUCCESSORS TO THEREAFTER MAINTAIN THE STORM DRAINAGE SYSTEM TO THE ORIGINALLY DESIGNED CONDITION. CHELAN COUNTY PERSONNEL SHALL HAVE THE RIGHT OF ACCESS TO THE PROPERTY FOR PURPOSE OF INSPECTION OF THE STORM DRAINAGE SYSTEM. IF CHELAN COUNTY PERSONNEL DETERMINE THAT THE STORM SYSTEM MAINTENANCE IS UNSATISFACTORY, AND THE PROPERTY OWNER HAS HAD DUE NOTICE AND OPPORTUNITY TO SATISFACTORILY MAINTAIN THE SYSTEM, CHELAN COUNTY PERSONNEL AND EQUIPMENT MAY ENTER THE PROPERTY TO PERFORM THE NECESSARY MAINTENANCE. SUCH MAINTENANCE SHALL BE AT THE PROPERTY OWNER'S EXPENSE. THIS PRIVATE STORM WATER DRAINAGE SYSTEM WAS INSTALLED FOR THE OWNER(S), WHO HEREBY AGREE TO WAIVE ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST, ANY AND ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE INSPECTION, APPROVAL OF, DESIGN OF, AND CONSTRUCTION AND/OR MAINTENANCE OF THE DRAINAGE SYSTEM.
14. WITHOUT THE INSTALLATION OF A FIRE HYDRANT THAT HAS THE CAPABILITIES OF DELIVERING THE REQUIRED FIRE FLOW AND WITHIN THE REQUIRED DISTANCE TO THE LOTS IN QUESTION, THE APPLICANT MAY CHOOSE ONE OR ANY COMBINATION OF THE FIRE PROTECTION CREDITS TO SATISFY 100% FIRE PROTECTION CREDITS NEEDED.
15. ALL BUILDINGS THAT REQUIRE A BUILDING PERMIT WITHIN THIS SHORT PLAT SHALL HAVE CLASS A ROOFING MATERIALS.
16. THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL AVAILABILITY OF WATER TO THIS DEVELOPMENT.
17. PRIVATE ROAD MAINTENANCE & UPGRADING AGREEMENT, AUDITOR'S FILE NUMBER 2564867

BASIS OF BEARINGS:

WASHINGTON STATE PLANE GRID NORTH ZONE BASED ON STATIC OR RAPID STATIC GPS MEASUREMENTS. ASTRONOMIC NORTH BEARS APPROXIMATELY N 00°33'01" W



THE MEASURED DISTANCES SHOWN ON THIS MAP HAVE BEEN ADJUSTED TO THE WASHINGTON STATE PLANE COORDINATE GRID. MULTIPLY THE MEASURED DISTANCES SHOWN BY A FACTOR OF 1.000096888 TO OBTAIN THE ACTUAL GROUND DISTANCE.



A.F.N. _____

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DRAWN BY: IMJ LAYOUT: FP2
DATE: 02/16/2022 FILE NO: 20170110.0001-FP1.DWG
SCALE: 1"=100' JOB NO: 20170110.0001

SHEET 2 OF 4

19/45

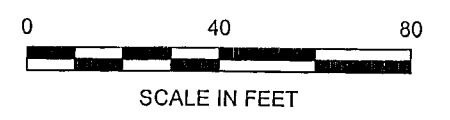
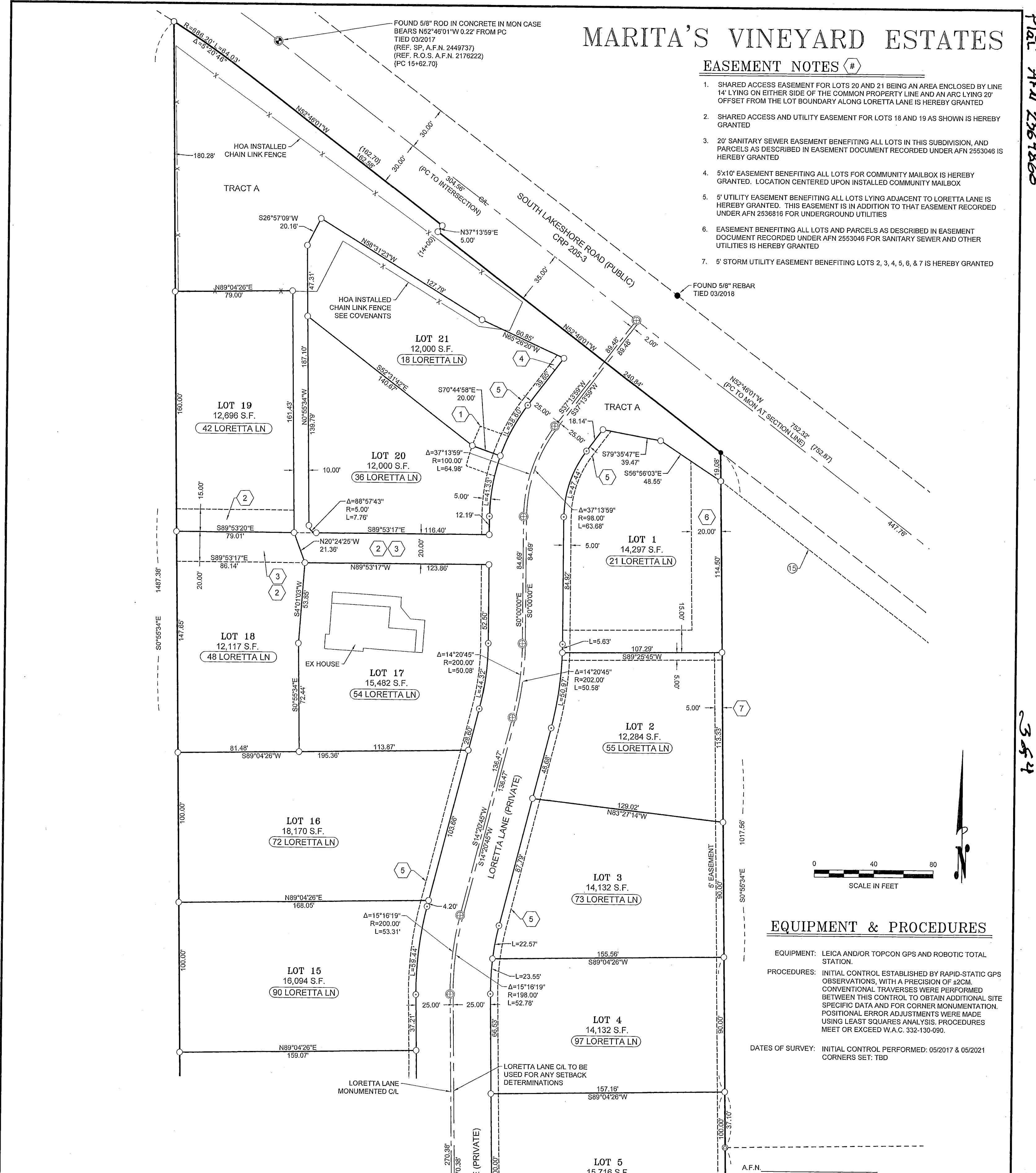
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JesseR, 2/16/22 2:27pm
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MARITA'S VINEYARD ESTATES

EASEMENT NOTES

1. SHARED ACCESS EASEMENT FOR LOTS 20 AND 21 BEING AN AREA ENCLOSED BY LINE 14' LYING ON EITHER SIDE OF THE COMMON PROPERTY LINE AND AN ARC LYING 20' OFFSET FROM THE LOT BOUNDARY ALONG LORETTA LANE IS HEREBY GRANTED
2. SHARED ACCESS AND UTILITY EASEMENT FOR LOTS 18 AND 19 AS SHOWN IS HEREBY GRANTED
3. 20' SANITARY SEWER EASEMENT BENEFITING ALL LOTS IN THIS SUBDIVISION, AND PARCELS AS DESCRIBED IN EASEMENT DOCUMENT RECORDED UNDER AFN 2553046 IS HEREBY GRANTED
4. 5'x10' EASEMENT BENEFITING ALL LOTS FOR COMMUNITY MAILBOX IS HEREBY GRANTED. LOCATION CENTERED UPON INSTALLED COMMUNITY MAILBOX
5. 5' UTILITY EASEMENT BENEFITING ALL LOTS LYING ADJACENT TO LORETTA LANE IS HEREBY GRANTED. THIS EASEMENT IS IN ADDITION TO THAT EASEMENT RECORDED UNDER AFN 2536816 FOR UNDERGROUND UTILITIES
6. EASEMENT BENEFITING ALL LOTS AND PARCELS AS DESCRIBED IN EASEMENT DOCUMENT RECORDED UNDER AFN 2553046 FOR SANITARY SEWER AND OTHER UTILITIES IS HEREBY GRANTED
7. 5' STORM UTILITY EASEMENT BENEFITING LOTS 2, 3, 4, 5, 6, & 7 IS HEREBY GRANTED



EQUIPMENT & PROCEDURES

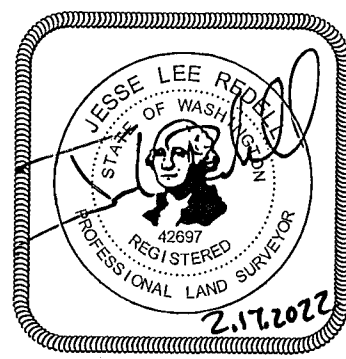
EQUIPMENT: LEICA AND/OR TOPCON GPS AND ROBOTIC TOTAL STATION.

PROCEDURES: INITIAL CONTROL ESTABLISHED BY RAPID-STATIC GPS OBSERVATIONS, WITH A PRECISION OF ±2CM. CONVENTIONAL TRAVERSES WERE PERFORMED BETWEEN THIS CONTROL TO OBTAIN ADDITIONAL SITE SPECIFIC DATA AND FOR CORNER MONUMENTATION. POSITIONAL ERROR ADJUSTMENTS WERE MADE USING LEAST SQUARES ANALYSIS. PROCEDURES MEET OR EXCEED W.A.C. 332-130-090.

DATES OF SURVEY: INITIAL CONTROL PERFORMED: 05/2017 & 05/2021
CORNERS SET: TBD

REFERENCE PLATS/SURVEYS

1. CHELAN COUNTY SHORT PLAT NO. 2012-140, VOLUME 28 OF SHORT PLATS, PAGE 75, AUDITOR FILE NUMBER 2449737
2. COUNTY ROAD PROJECT NO. 205-3, FEDERAL AID PROJECT NO. 5-1422(2), SHEET 4 OF 6
3. STATE ROUTE 97 ALTERNATE RIGHT OF WAY PLANS, APPROVED FEBRUARY 2, 1954, FEDERAL AID PROJECT NO. F-029-1
4. RECORD OF SURVEY FOR RANDY CLARK, VOLUME 45 OF SURVEYS, PAGE 73, AUDITOR FILE NUMBER 2176221
5. RECORD OF SURVEY FOR RANDY CLARK, VOLUME 45 OF SURVEYS, PAGE 74, AUDITOR FILE NUMBER 2176222
6. RECORD OF SURVEY FOR GREG AND ANNE Scea, VOLUME 65 OF SURVEYS, PAGE 83, AUDITOR FILE NUMBER 2454979
7. CHELAN COUNTY SHORT PLAT NO. 3592, VOLUME 19 OF SHORT PLATS, PAGE 36, AUDITOR FILE NUMBER 2175768
8. CLARK SHORT PLAT, VOLUME 22 OF SHORT PLATS, PAGE 64, AUDITOR FILE NUMBER 2293110



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SHEET 3 OF 4

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DATE: 02/16/2022 FILE NO: 20170110.0001-FP1.DWG
SCALE: 1"=40' JOB NO: 20170110.0001

PLAT AFN 2564866

354

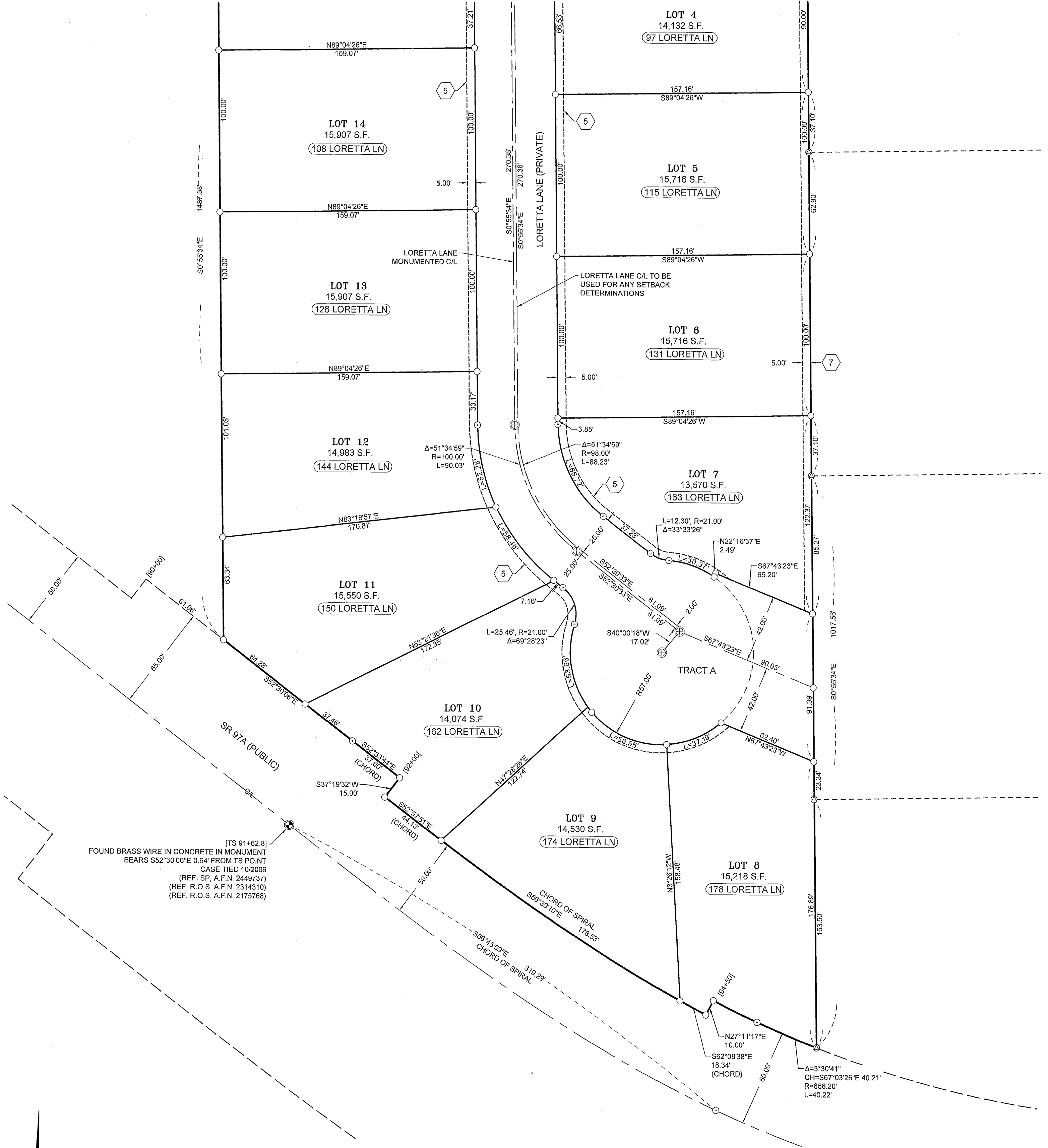
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JesseR, 2/16/22 2:27pm
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MARITA'S VINEYARD ESTATES

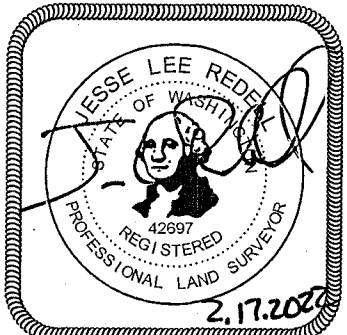
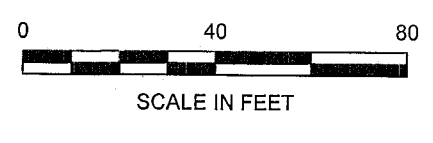
PLAN A.F.N. 2564866

4 of 4



[TS 91+62.8]
FOUND BRASS WIRE IN CONCRETE IN MONUMENT
BEARS S52°30'06"E 0.64' FROM TS POINT
CASE TIED 10/2006
(REF. SP. A.F.N. 2449737)
(REF. R.O.S. A.F.N. 2314310)
(REF. R.O.S. A.F.N. 2175768)

A.F.N.



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DATE: 02/16/2022 FILE NO: 20170110.0001-FP1.DWG
SCALE: 1"=40' JOB NO: 20170110.0001

SHEET 4 OF 4

5/2/15

37/163