

Return document to:  
Surface and Stormwater Management Utility  
C/O Chelan County Public Works  
316 Washington Street, Suite 402  
Wenatchee, WA 98801

Document Title:	Declaration of Storm Water System Maintenance Covenants
Related Documents:	Storm Drainage Report Dated December 16th, 2020
Grantor:	Maritia Properties LLC
Grantee:	Chelan County through its Public Works Department
Legal Description:	See Exhibit C for Legal Discription
Parcel Numbers(s):	272217110800, 272217110810, 272217110820

**DECLARATION OF STORM WATER SYSTEM MAINTENANCE COVENANTS  
FOR P-2020-002**

**[Plat Name]**

The Grantors, Owners and Developers of Marita's Vineyard Estates,  
hereby declare and agree as follows:

1. The Grantors are the Owners and Developers of the following described real property located at Chelan County, Washington: **[Enter or attach]**  
See Exhibit C for Legal Discription

The Grantors intend to sell the lots created by approval of P-2020-002  
**(Plat Name)**

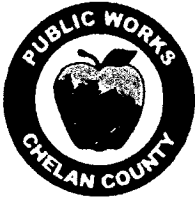
2. The Grantors have designed and constructed a private storm water drainage system to serve the above real property in accordance with the plans Grantors have filed with Chelan County. The approved plans are attached hereto as **Exhibit A.**
3. The Grantors agree to maintain the storm water drainage system as originally designed, and in accordance with the Chelan County Code and the specifications attached hereto as **Exhibit B.** The Grantors shall not reduce, expand or otherwise modify the design or



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operation of the storm water drainage system without first obtaining review by and written approval of Chelan County.

4. The Grantors agree to implement a long-term funding mechanism to support operation, maintenance, repairs and improvements required for proper functioning of the private storm water drainage system. Such funding mechanism shall be implemented by creation of an Owner's Association by further declarations and covenants binding upon the real property described above, all lots within the above development and Grantors' purchasers, successors and assigns.
5. The Grantors agree to maintain logs of inspection and maintenance activities for the storm water drainage system and to submit copies of the logs to Chelan County not less than once each calendar year.
6. All inspection and maintenance logs, and other documents and records pertaining to the storm water drainage system shall, upon request, be made available to Chelan County and any other agencies having jurisdiction for inspection and copying.
7. Chelan County shall have the right to enter the above-described real property for the purpose of inspecting the condition and/or maintenance of the storm water drainage system and/or to determine the Grantors' compliance with these Covenants. The Grantors agree to fully comply with all written notices of corrective action issued by Chelan County and other agencies having jurisdiction. If the Grantors fail to fully and timely comply as required by a written notice of corrective action, then Chelan County may enter the above-described property to perform all work necessary to fully complete repairs and maintenance to the storm water drainage system or otherwise bring the system into compliance with these Covenants. The Grantors agree to pay all costs and expenses incurred by Chelan County for such repairs and maintenance, including the cost of personnel, equipment and materials and Chelan County's contractors.
8. The Grantors hereby waive any and all claims for damages against Chelan County arising from the design, construction, inspection, repair and/or maintenance of the storm water drainage system. The Grantors agree to indemnify, defend and hold Chelan County harmless from any and all claims arising from the design, construction, inspection, repair and/or maintenance of the storm water drainage system.
9. These Covenants shall continue in perpetuity.
10. The covenants shall run with the land described above and shall be binding on all Grantors' purchasers, successors and assigns.



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DATED this 29<sup>th</sup> day of December, 2021.

Date: 12/29/2021

OWNERS  
Marita Properties, LLC  
Mark D. Babcock Managing Member

[Name/Title]  
M.D.B. LLC

Date: \_\_\_\_\_

\_\_\_\_\_  
[Name/Title]

Date: 12/29/2021

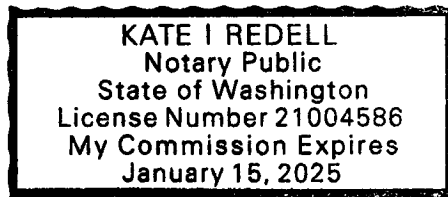
DEVELOPER  
Marita Properties, LLC  
Mark D. Babcock, Managing Member

[Name/Title]  
M.D.B. LLC

Date: \_\_\_\_\_

\_\_\_\_\_  
[Name/Title]

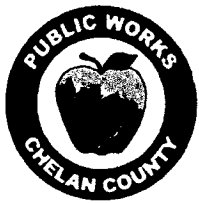
STATE OF WASHINGTON )  
County of \_\_\_\_\_ ) ss.



I certify that I know or have satisfactory evidence that MARY D. Babcock  
signed this instrument and acknowledged it to be their/his/her free and voluntary act for the uses  
and purposes mentioned in this instrument.

DATED this 29 day of December, 2021.

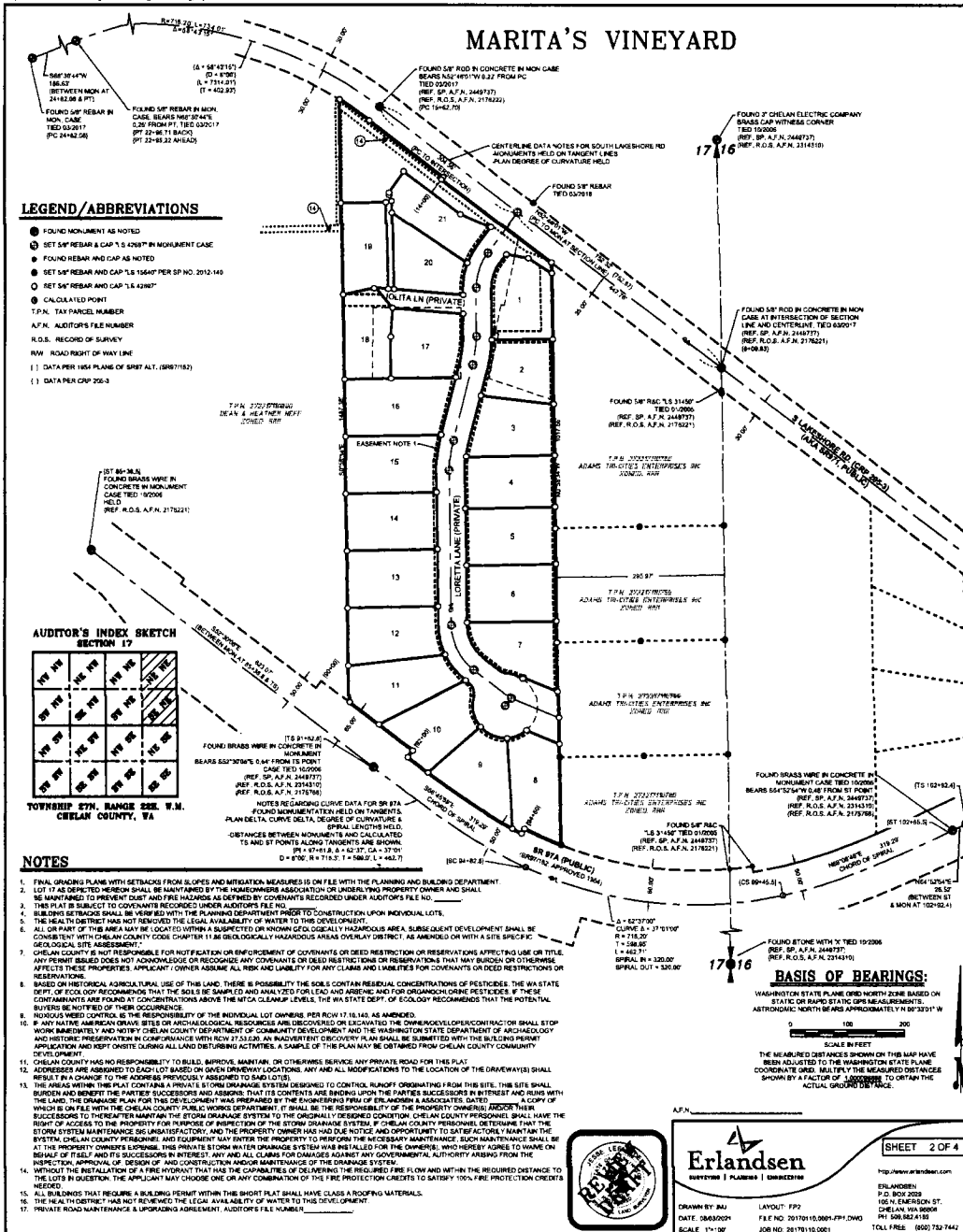
By: Kate I Redell

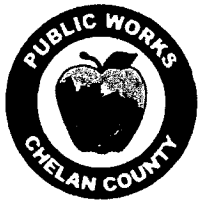


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Wenatchee, WA 98801

EXHIBIT A

System: 132721 4 01.m  
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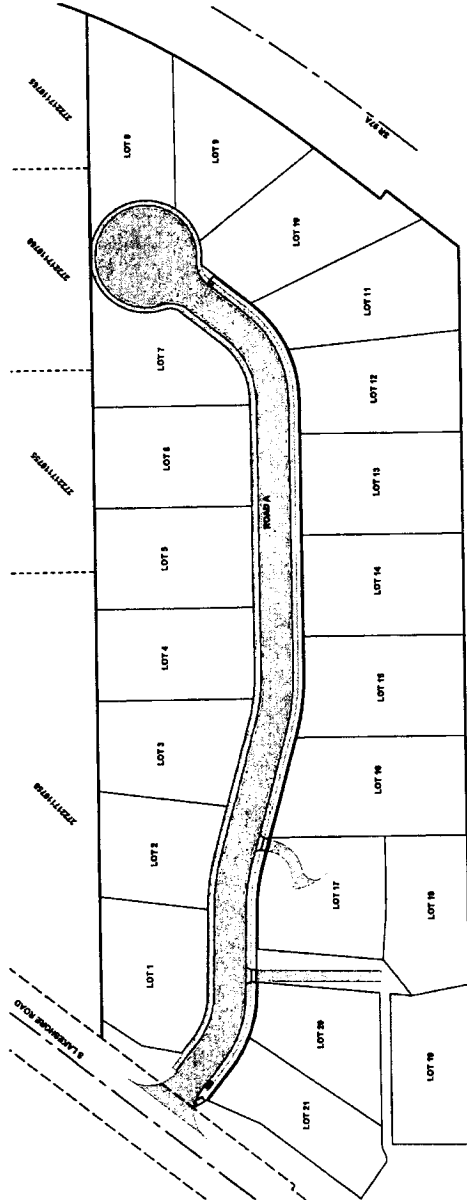




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EXHIBIT B

**MARITA'S VINEYARD**  
 SUB DIVISION P-2020-002  
 SECTION 17, T.27N. R. 22 E.W.M.  
 CHELAN COUNTY, WA



**CONTACT**  
 MARC JARROCK  
 MARITA'S PROPERTY, LLC  
 10000 W. 10TH AVE  
 CHELAN, WA 98818  
 PH: (509) 847-8888

**ENGINEER**  
 ERLANDSEN  
 JEFFERY SUTTON, PE  
 200 BACHAN STREET  
 EAST WENATCHEE, WA 98842  
 (509) 844-3082

SHEET NUMBER	DESCRIPTION
C-000	COVER
C-001	GENERAL NOTES
C-002	GENERAL NOTES
C-003	GENERAL NOTES
C-004	GENERAL NOTES
C-005	GENERAL NOTES
C-006	GENERAL NOTES
C-007	GENERAL NOTES
C-008	GENERAL NOTES
C-009	GENERAL NOTES
C-010	GENERAL NOTES
C-011	GENERAL NOTES
C-012	GENERAL NOTES
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C-043	GENERAL NOTES
C-044	GENERAL NOTES
C-045	GENERAL NOTES
C-046	GENERAL NOTES
C-047	GENERAL NOTES
C-048	GENERAL NOTES
C-049	GENERAL NOTES
C-050	GENERAL NOTES

**CONTRACTOR NOTICE OF WARNING**  
 PROPERTY THROUGH PROPERTY SHALL NOT BE PAID FOR

CHELAN COUNTY SHALL NOT BE RESPONSIBLE FOR THE IMPROVEMENTS OUTSIDE THE BOUNDARY OUTSIDE THE TOWN

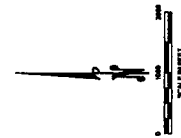
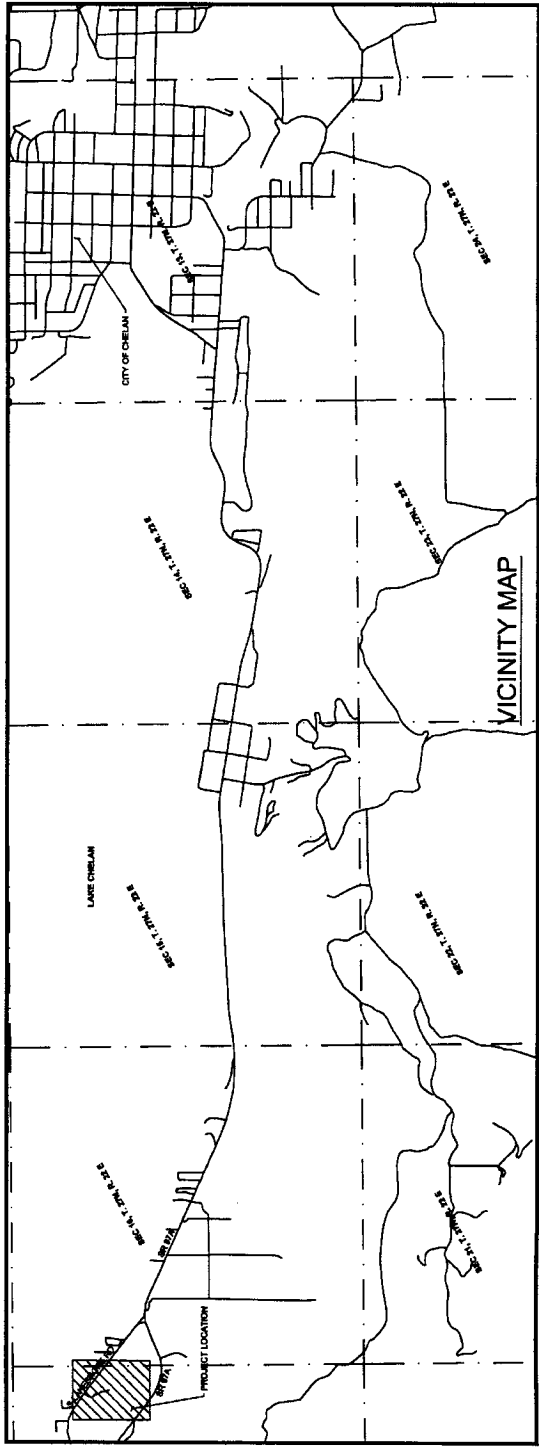
THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS OUTSIDE THE BOUNDARY OUTSIDE THE TOWN. THE COUNTY ENGINEER SHALL NOT BE RESPONSIBLE FOR THE IMPROVEMENTS OUTSIDE THE BOUNDARY OUTSIDE THE TOWN. THE COUNTY ENGINEER SHALL NOT BE RESPONSIBLE FOR THE IMPROVEMENTS OUTSIDE THE BOUNDARY OUTSIDE THE TOWN.

MARITA'S VINEYARD  
 P-2020-002  
 COVER



ERLANDSEN  
 200 BACHAN STREET  
 EAST WENATCHEE, WA 98842  
 (509) 844-3082

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 SHEET 1 OF 23

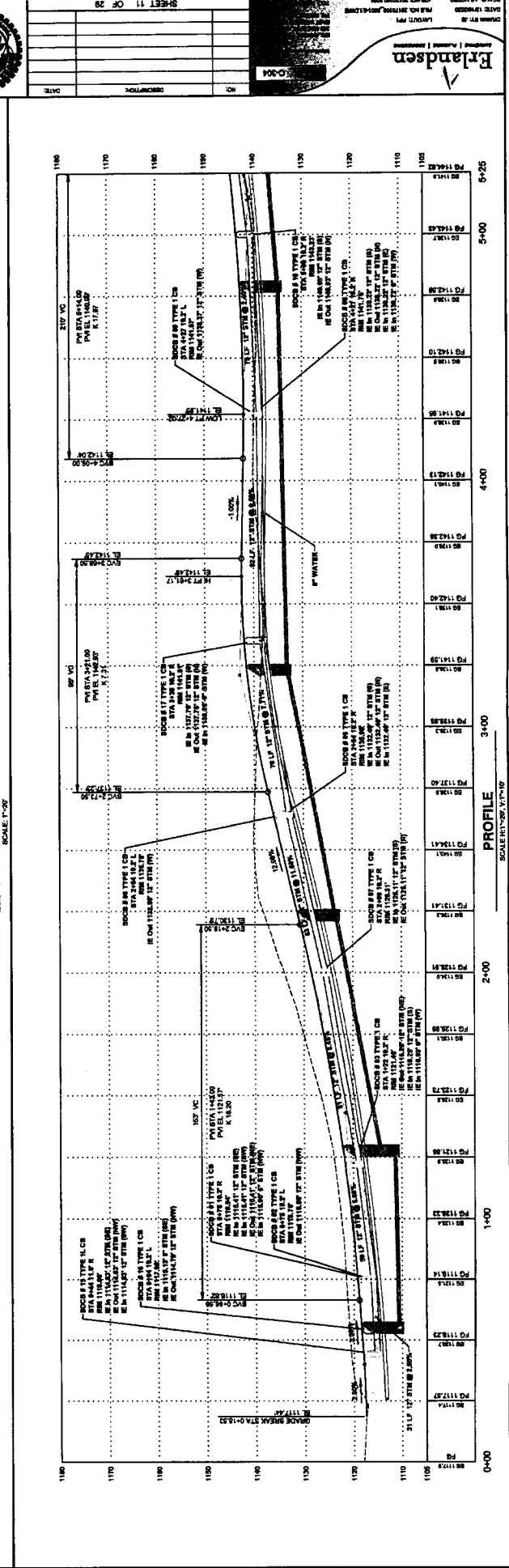
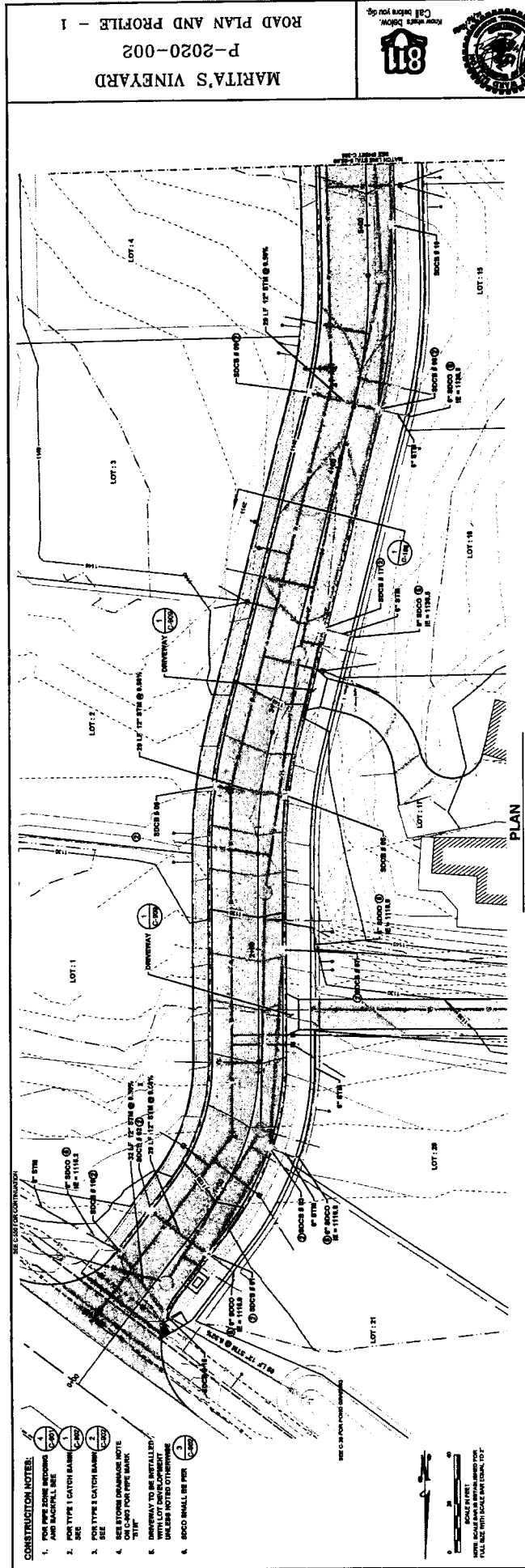


PROPERTY THROUGH PROPERTY SHALL NOT BE PAID FOR

CHELAN COUNTY SHALL NOT BE RESPONSIBLE FOR THE IMPROVEMENTS OUTSIDE THE BOUNDARY OUTSIDE THE TOWN

THE APPLICANT HAS BEEN ADVISED THAT THE APPLICANT SHALL BE RESPONSIBLE FOR THE IMPROVEMENTS OUTSIDE THE BOUNDARY OUTSIDE THE TOWN. THE COUNTY ENGINEER SHALL NOT BE RESPONSIBLE FOR THE IMPROVEMENTS OUTSIDE THE BOUNDARY OUTSIDE THE TOWN.

DATE: \_\_\_\_\_  
 COUNTY ENGINEER: \_\_\_\_\_



**MARTA'S VINEYARD**  
P-2020-002  
ROAD PLAN AND PROFILE - 1

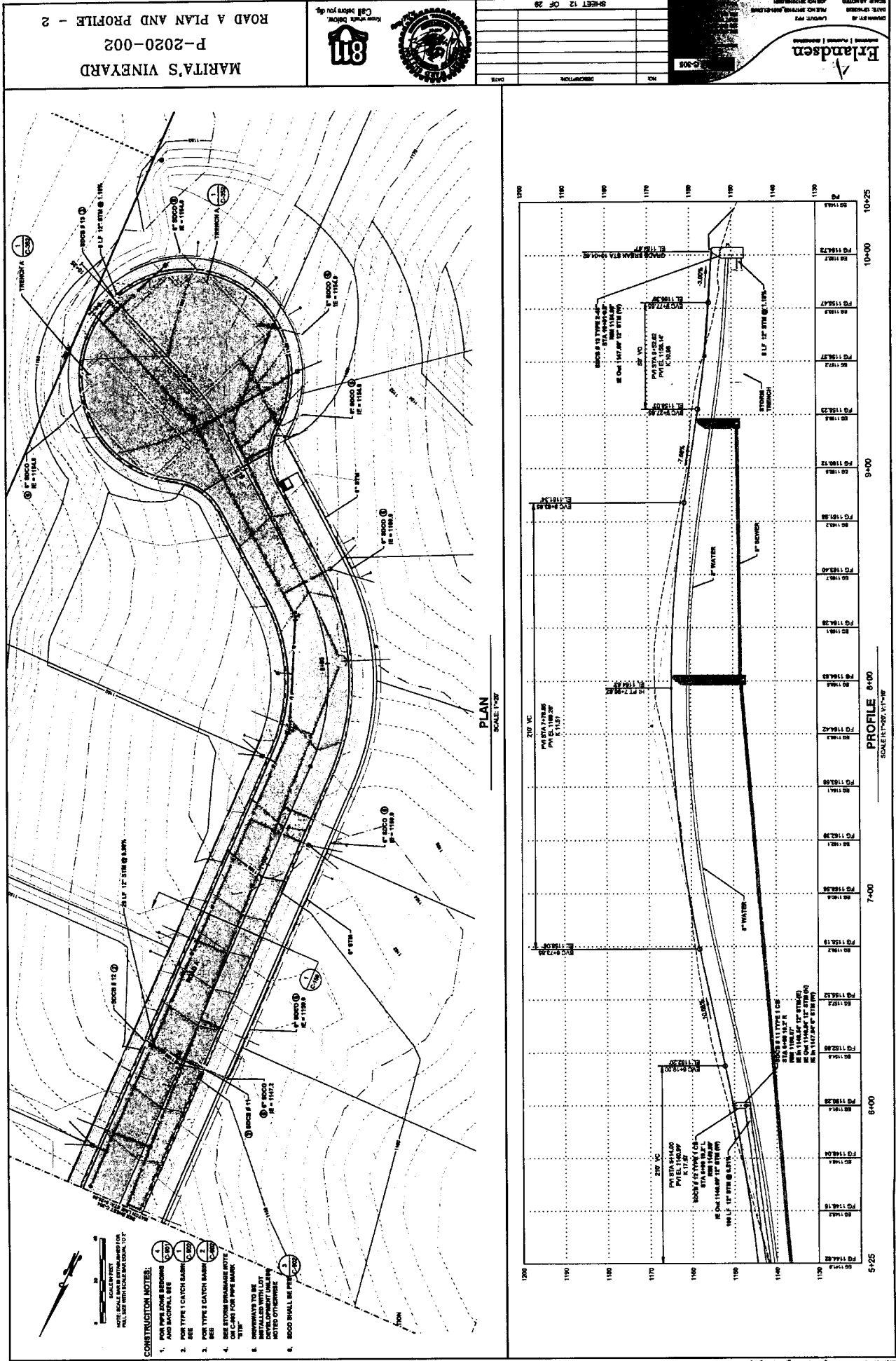
City of Portland  
Public Works Department

**Erlandsen**  
Engineering & Architecture

DATE: 10/15/2020  
DRAWN BY: JLD  
LAYOUT: P11  
JOB NO.: 2020-002-002  
JOB DESCRIPTION: ROAD PLAN AND PROFILE

SHEET 11 OF 28



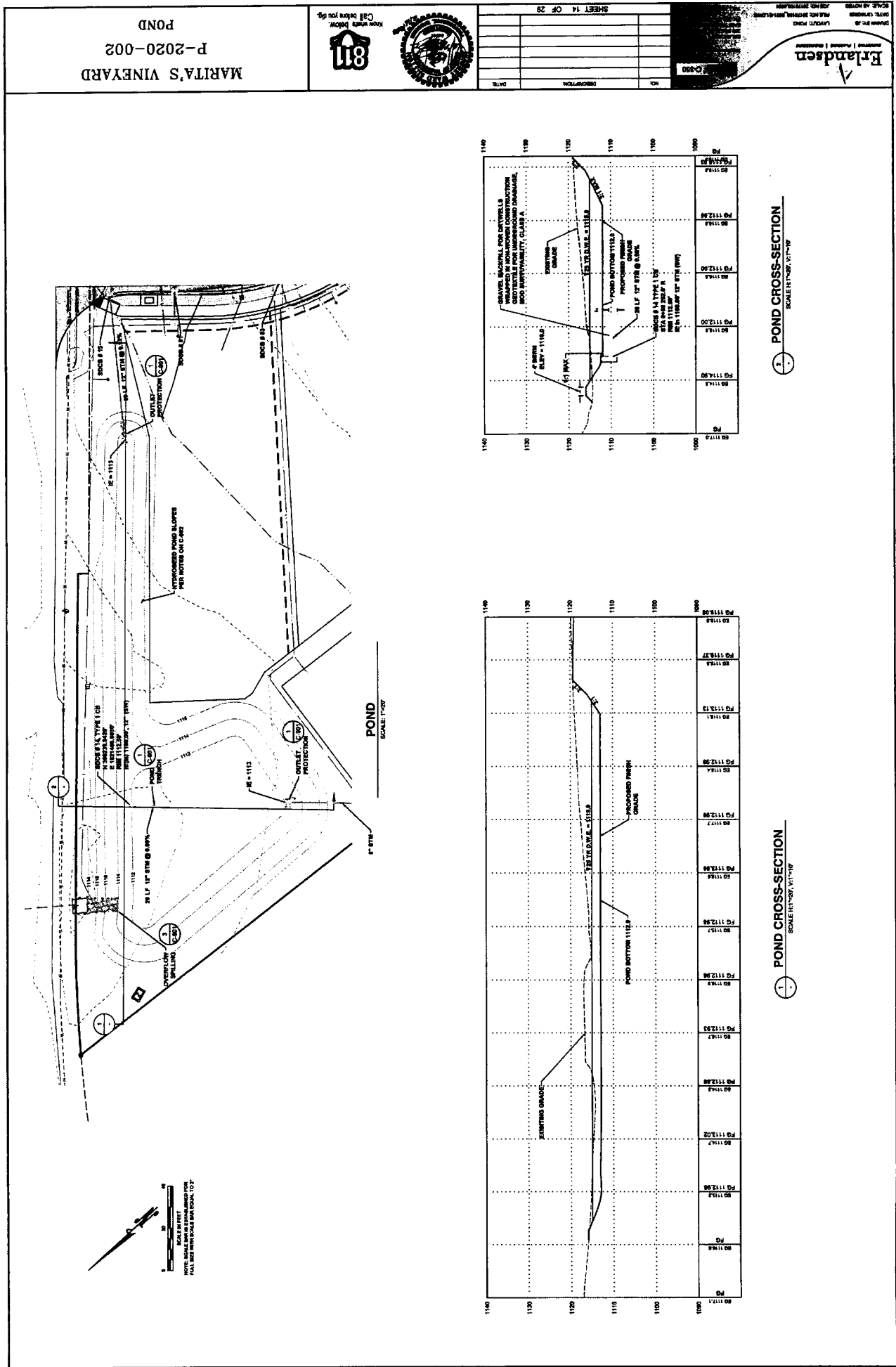


MARITA'S VINEYARD  
P-2020-002  
ROAD A PLAN AND PROFILE - 2



ERLANDSEN  
 ENGINEERS & ARCHITECTS  
 2005  
 SHEET 12 OF 28  
 DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 NO. \_\_\_\_\_

- CONSTRUCTION NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
  2. SEE NOTES TO THE PLAN FOR THE LOCATION OF THE ROAD
  3. SEE NOTES TO THE PLAN FOR THE LOCATION OF THE ROAD
  4. SEE NOTES TO THE PLAN FOR THE LOCATION OF THE ROAD
  5. SEE NOTES TO THE PLAN FOR THE LOCATION OF THE ROAD
  6. ROAD SHALL BE PAVED



MARTA'S VINEYARD  
P-2020-002  
POND



SHEET 14 OF 28

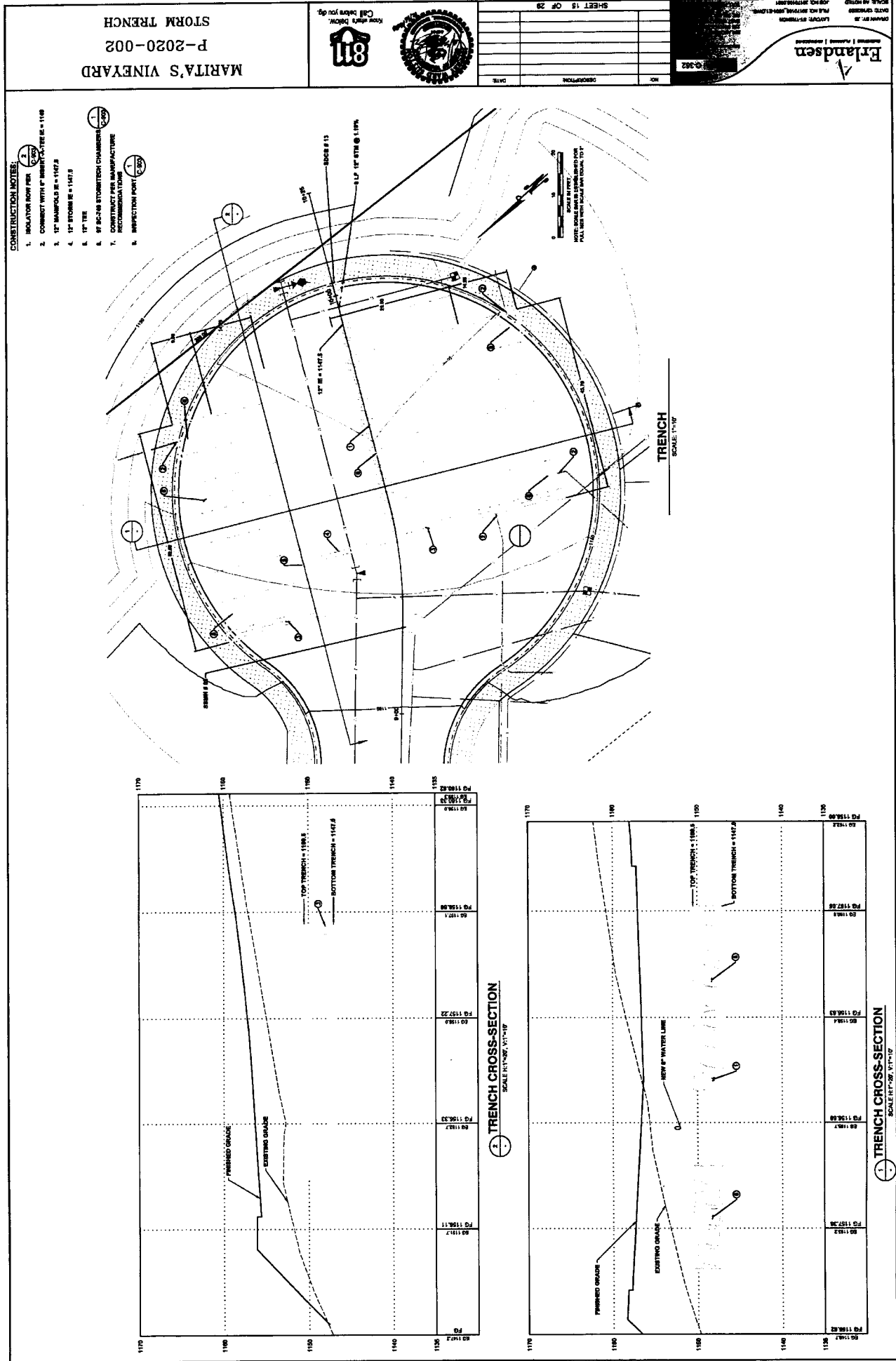
NO.	DESCRIPTION	DATE

**Erlandsen**  
LANDSCAPE ARCHITECTS & ENGINEERS  
10000 WILSON BOULEVARD, SUITE 100  
LOS ANGELES, CALIFORNIA 90024  
TEL: 310.440.1111 FAX: 310.440.1112  
WWW.ERLANDSEN.COM

DATE: 08/11/20  
PROJECT: POND  
SHEET: 14 OF 28

1 POND CROSS-SECTION  
SCALE: 1"=20', N=114°40'

2 POND CROSS-SECTION  
SCALE: 1"=20', N=114°40'

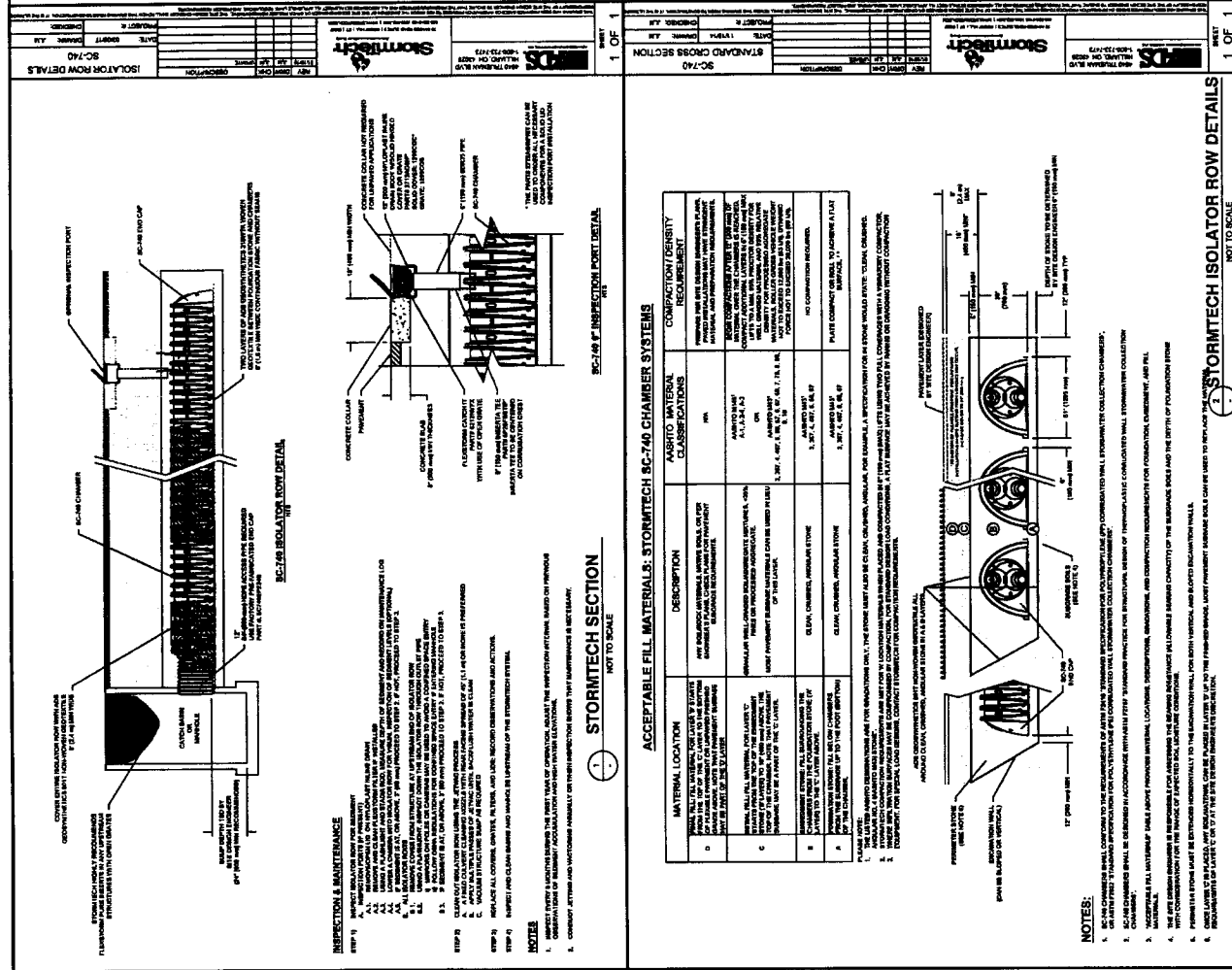
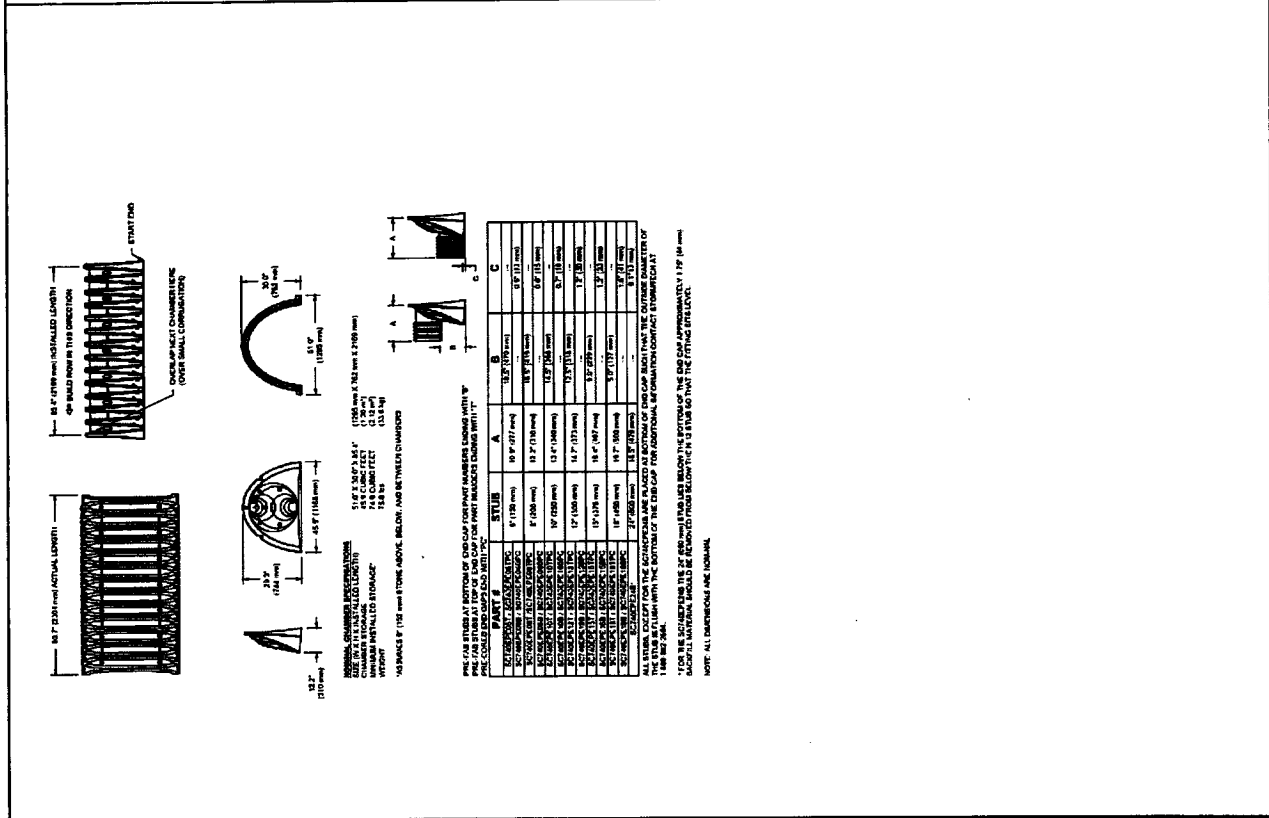


**Erlandsen**  
 Architects | Engineers | Interiors  
 200 N. 15th Street, Suite 100  
 Minneapolis, MN 55403  
 Phone: 612.338.1100  
 Fax: 612.338.1101  
 Email: info@erlandsen.com

SHEET 23 OF 29  
 DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**811**  
 Know What's Below.  
 Call Before You Dig.

**MARTA'S VINEYARD**  
 P-2020-002  
 DETAIL SHEET 4



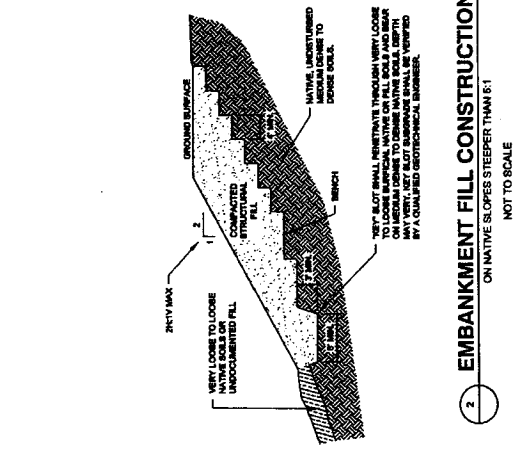
**STORMTECH SECTION**  
 NOT TO SCALE

**ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS**

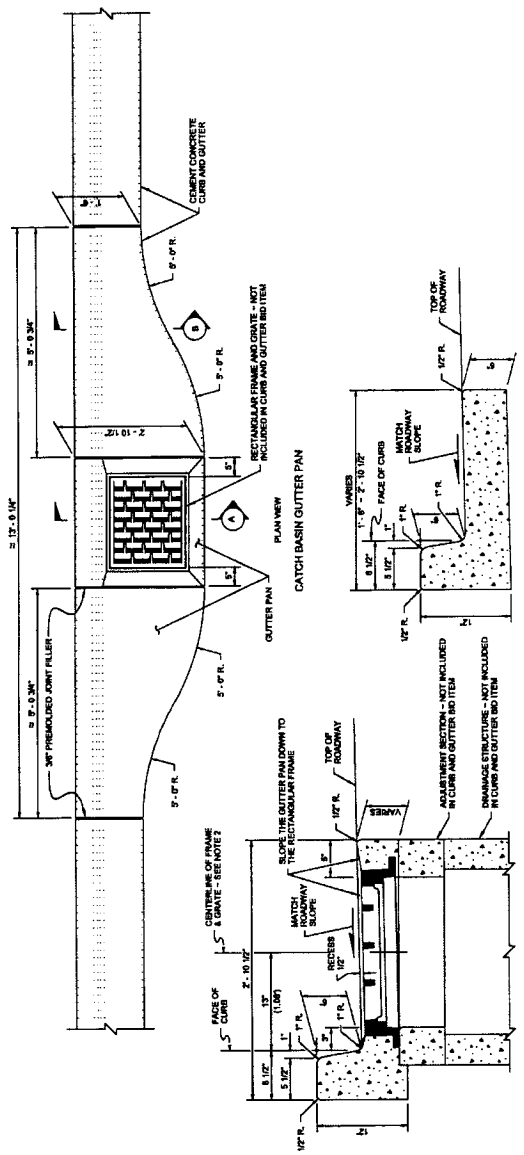
**STORMTECH ISOLATOR ROW DETAILS**  
 NOT TO SCALE

DRAWN BY: JL  
 DATE: 05/20/20  
 PROJECT: LINDSAY DRIVE - 20  
 SHEET NO. 25 OF 28  
 817  
 Call before you dig.  
 Erlandsen  
 10000 1st Avenue S.E. Everett, WA 98203  
 (425) 335-3333  
 www.erlandsen.com

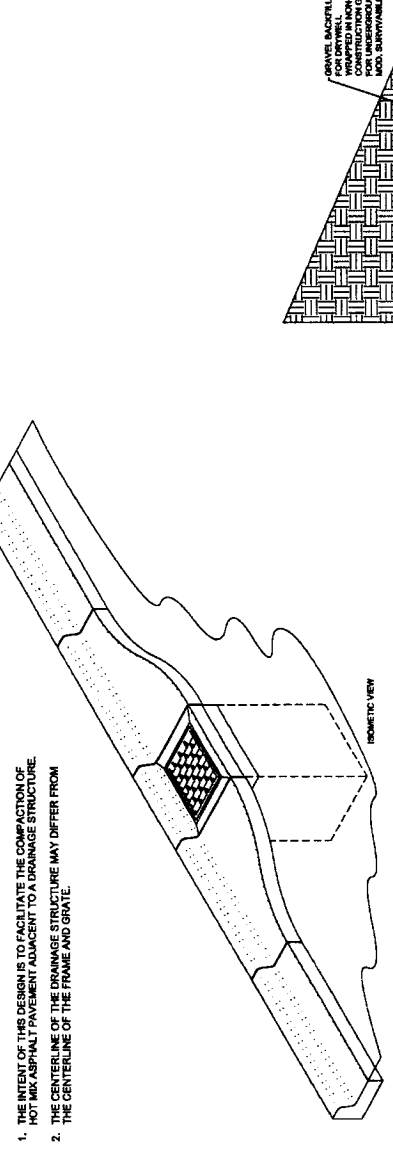
MARITA'S VINEYARD  
 P-2020-002  
 DETAIL SHEET 6



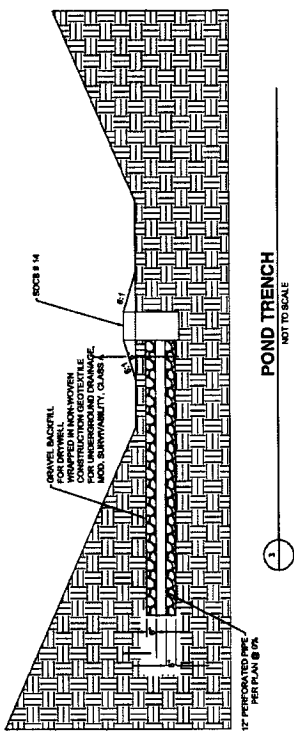
**2 EMBANKMENT FILL CONSTRUCTION**  
 ON NATIVE SLOPES STEEPER THAN 6:1  
 NOT TO SCALE



**1 CEMENT CONCRETE CURB and GUTTER PLAN**  
 NOT TO SCALE  
 W/800 STD PLAN F-05.16-00



**1 THE INTENT OF THIS DESIGN IS TO FACILITATE THE COMPACTION OF HOT MIX ASPHALT PAVEMENT ADJACENT TO A DRAINAGE STRUCTURE.**  
**2. THE CENTERLINE OF THE DRAINAGE STRUCTURE MAY DIFFER FROM THE CENTERLINE OF THE FRAME AND GRATE.**



**1 POND TRENCH**  
 NOT TO SCALE



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C/O Chelan County Public Works  
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Wenatchee, WA 98801

EXHIBIT C

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 THE NORTHEAST 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, 1954, 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;  
THENCE SOUTHEASTERLY PARALLEL WITH SAID CENTERLINE SURVEY TO A POINT OPPOSITE H.E.S. 90+00;  
THENCE NORTHEASTERLY TO A POINT OPPOSITE SAID H.E.S. 90+00 AND 65 FEET NORTHEASTERLY THEREFROM;  
THENCE SOUTHEASTERLY PARALLEL WITH SAID CENTERLINE SURVEY TO A POINT OPPOSITE H.E.S. 92+00;  
THENCE SOUTHWESTERLY TO A POINT OPPOSITE H.E.S. 92+00 AND 50 FEET NORTHEASTERLY THEREFROM;  
THENCE SOUTHEASTERLY PARALLEL WITH SAID CENTERLINE SURVEY TO A POINT OPPOSITE H.E.S. 94+50 AND THE END OF THE RIGHT OF WAY LINE DESCRIBED.

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:  
ON THE WEST BY A LINE DRAWN PARALLEL WITH AND 662.2 FEET WEST OF THE EAST LINE OF SAID SECTION;  
ON THE EAST BY A LINE DRAWN PARALLEL WITH AND 296 FEET WEST OF THE SAID EAST LINE OF SAID SECTION;  
ON THE NORTH BY THE RIGHT OF WAY FOR THE COUNTY ROAD KNOWN AS TWENTY-FIVE MILE CREEK ROAD RUNNING ALONG OR NEAR THE SOUTHERLY OR WESTERLY SHORE OF LAKE CHELAN, AS SAID ROAD IS LOCATED AND USED IN 1956;  
AND ON THE SOUTH RIGHT OF WAY FOR STATE HIGHWAY NO. 10 (U.S. NO. 97) AS SAID HIGHWAY WAS LOCATED AND IN USE IN 1942.

EXCEPTING THAT PART THEREOF GRANTED THE STATE OF WASHINGTON FOR CHANGING ITS HIGHWAY, AS FULLY DESCRIBED IN DEED RECORDED IN BOOK 522, PAGE 303, UNDER AUDITOR'S NO. 487337, AND EXCEPT THAT PORTION THEREOF CONVEYED TO CHELAN COUNTY FOR ROAD BY DEED UNDER AUDITOR'S NO. 570546 IN BOOK 611, PAGE 346.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF A LINE RUNNING PARALLEL WITH AND 602.2 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;  
THENCE EAST FOR A DISTANCE OF 150 FEET;  
THENCE NORTH FOR A DISTANCE OF 130 FEET;  
THENCE WEST FOR A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH SHORE COUNTY ROAD AS THE SAME WAS LOCATED AND USED IN 1956 AND A LINE THAT IS 296 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION;  
THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF SAID ROAD A DISTANCE OF 72 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 72 FEET TO A LINE THAT IS 296 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION;  
THENCE SOUTH ALONG SAID LINE A DISTANCE OF 240 FEET;  
THENCE IN A WESTERLY DIRECTION A DISTANCE OF 119 FEET TO A POINT THAT IS 251 FEET SOUTHERLY OF THE POINT OF BEGINNING;

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:  
COMMENCING AT THE SOUTH RIGHT OF WAY LINE OF SOUTH SHORE COUNTY ROAD, AS THE SAME WAS LOCATED AND USED IN 1956; AND A LINE THAT IS 296 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION;  
THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF SAID ROAD A DISTANCE OF 72 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";  
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 72 FEET TO A LINE THAT IS 296 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION;  
THENCE SOUTH ALONG SAID LINE A DISTANCE OF 240 FEET;  
THENCE IN A WESTERLY DIRECTION A DISTANCE OF 119 FEET TO A POINT THAT IS 251 FEET SOUTHERLY OF POINT "A";  
THENCE NORTHERLY ALONG A LINE, HEREINAFTER REFERRED TO AS LINE "A", THAT INTERSECTS SAID POINT "A", A DISTANCE OF 80 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE WEST, AT RIGHT ANGLES, A DISTANCE OF 6 FEET;  
THENCE NORTH, PARALLEL WITH LINE "A" A DISTANCE OF 50 FEET;  
THENCE EAST, AT RIGHT ANGLES A DISTANCE OF 6 FEET TO A POINT ON THE AFOREDESCRIBED LINE "A";  
THENCE SOUTH TO THE POINT OF BEGINNING.  
ALSO KNOWN AS PARCEL A OF CHELAN COUNTY BOUNDARY LINE ADJUSTMENT NO. 2546 RECORDED APRIL 08, 1992 UNDER AUDITOR'S FILE NO. 9204080033.

PARCEL B:

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER, 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 602.2 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;  
THENCE CONTINUING SOUTH FOR A DISTANCE OF 130 FEET;  
THENCE EAST FOR A DISTANCE OF 150 FEET;  
THENCE NORTH FOR A DISTANCE OF 130 FEET;  
THENCE WEST FOR A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING;  
ALSO DESCRIBED AS A PORTION OF EASLEY SHORT PLAT NO. 265, RECORDED SEPTEMBER 9, 1977, UNDER AUDITOR'S NO. 777305.

PARCEL C:

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:



COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH SHORE COUNTY ROAD, AS THE SAME WAS LOCATED AND USED IN 1956, AND A LINE THAT IS 296 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION;  
THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF SAID ROAD A DISTANCE OF 72 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 72 FEET TO A LINE THAT IS 296 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION;  
THENCE SOUTH ALONG SAID LINE A DISTANCE OF 240 FEET;  
THENCE IN A WESTERLY DIRECTION A DISTANCE OF 119 FEET TO A POINT THAT IS 251 FEET SOUTHERLY OF THE POINT OF BEGINNING;  
THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 251 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO CHELAN COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 570546.

PARCEL D:

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:  
COMMENCING AT THE SOUTH RIGHT OF WAY LINE OF SOUTH SHORE COUNTY ROAD, AS THE SAME WAS LOCATED AND USED IN 1956; AND A LINE THAT IS 296 FEET WEST OF AND PARALLEL TO THE EAST LIEN OF SAID SECTION;  
THENCE IN A NORTHWESTERLY DIRECTION ALONG THE SOUTH RIGHT OF WAY OF SAID ROAD A DISTANCE OF 72 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";  
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 72 FEET TO A LINE THAT IS 296 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION;  
THENCE SOUTH ALONG SAID LINE A DISTANCE OF 240 FEET;  
THENCE IN A WESTERLY DIRECTION A DISTANCE OF 119 FEET TO A POINT THAT IS 251 FEET SOUTHERLY OF POINT "A";  
THENC NORTHERLY ALONG A LINE , HEREINAFTER REFERRED TO A LINE "A", THAT INTERSECTS SAID POINT "A", A DISTANCE OF 80 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE WEST, AT RIGHT ANGLES A DISTANCE OF 6 FEET;  
THENCE NORTH, PARALLEL WITH LINE "A" A DISTANCE OF 50 FEET;  
THENCE EAST, AT RIGHT ANGLES A DISTANCE OF 6 FEET TO A POINT ON THE AFORE DESCRIBED LINE "A";  
THENCE SOUTH TO THE POINT OF BEGINNING.