

MARYHILL ESTATES EAST

DIVISION 1 - PHASES 1 - 4 (P-2019-06)

A PORTION OF LOT 1, GRANT ROAD SHORT PLAT; WITHIN A PORTION OF THE SE1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 OF SEC. 18, T.22N., R.21E.W.M., DOUGLAS COUNTY, WA

BOUNDARY DESCRIPTION (DEED: A.F.N. 3253753)

STEWART TITLE UPDATED COMMITMENT FOR TITLE INSURANCE ORDER NO. 26716, PREPARED BY CENTRAL WASHINGTON TITLE SERVICES, INC., WENATCHEE, WASHINGTON:

A.P.N.: 22211810012

LOT 1, GRANT ROAD ORCHARDS SHORT PLAT NO. 99-05, DOUGLAS COUNTY, WASHINGTON, RECORDED AUGUST 27, 1999, IN BOOK H OF PLATS, PAGES 630 ROUGH 633,

EXCEPT LOT 1, GREEDY SHORT PLAT NO. 03-37, DOUGLAS COUNTY, WASHINGTON, RECORDED APRIL 20, 2004, IN BOOK H OF PLATS, PAGES 903 THROUGH 905.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THE UNDERSIGNED, ADAM BRIZENDINE, IS THE MANAGING MEMBER OF MARYHILL EAST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND HAS BEEN AUTHORIZED TO MAKE THIS DECLARATION ON ITS BEHALF. MARYHILL EAST, LLC, IS THE OWNER OF THE REAL PROPERTY, WHICH IS THE SUBJECT OF THIS PLAT, AND HEREBY DECLARES THIS PLAT AS MARYHILL ESTATES EAST, DIVISION 1 - PHASES 1 - 4. MARYHILL EAST, LLC, AS GRANTOR, HEREBY DEDICATES, IN PERPETUITY, ALL DELINEATED RIGHTS-OF-WAY AND UTILITY EASEMENTS AND ALL AREAS DESCRIBED AS PUBLIC PROPERTY TO DOUGLAS COUNTY FOR PUBLIC USE AND PURPOSES, TOGETHER WITH THE RIGHT TO MAKE ANY AND ALL CUTS AND FILLS REASONABLE AND NECESSARY FOR CONSTRUCTION, MAINTENANCE AND IMPROVEMENTS. THE GRANTOR, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION OF, MAINTENANCE OF, AND IMPROVEMENTS TO PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN AND ADJACENT TO THE PLAT.

IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE THIS 27 DAY OF

October, 2022.

[Signature]

ADAM BRIZENDINE, MANAGING MEMBER OF MARYHILL EAST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT (CORPORATE FORM - MARYHILL EAST, LLC)

STATE OF WA)
COUNTY OF CHELAN) ss

THIS IS TO CERTIFY ON THE 27 DAY OF October, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED ADAM BRIZENDINE, MANAGING MEMBER OF MARYHILL EAST, LLC, THE WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING AT WENATCHEE
MY COMMISSION EXPIRATION DATE: 11-17-25



EXAMINED AND APPROVED

TRANSPORTATION AND LAND SERVICES:

Aaron Simmons November 7, 2022
DOUGLAS COUNTY ENGINEER DATE

[Signature] November 9, 2022
LAND SERVICES DIRECTOR DATE

CHELAN-DOUGLAS HEALTH DISTRICT:

THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL AVAILABILITY OF WATER TO THIS PLAT.

Sean Reynolds, For 11-7-22
DIRECTOR OF ENVIRONMENTAL HEALTH DATE

NOTE

1. PROPERTY, RIGHT OF WAY, AND EASEMENT BOUNDARIES SHOWN ARE BASED UPON DOCUMENTS, PLATS, AND SURVEYS FOUND OF PUBLIC RECORD AND LISTED IN STEWART TITLE GUARANTY COMPANY UPDATED COMMITMENT FOR TITLE INSURANCE ORDER NO. 26716, DATED AUGUST 1, 2019, ISSUED BY CENTRAL WASHINGTON TITLE SERVICES, INC., WENATCHEE, WASHINGTON. THIS PLAT MAY NOT SHOW WALL RIGHTS, RIGHTS OF WAYS, EASEMENTS, VACATIONS, COVENANTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD, OR APPARENT, THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY AND ADJOINING STREET RIGHT OF WAY.

2. ALL DISTANCES SHOWN ON THIS SURVEY ARE GRID DISTANCES. DISTANCES IN BOUNDARY DESCRIPTIONS/DEEDS ARE RECORD/GROUND DISTANCES, UNLESS OTHERWISE NOTED.

3. ALL 7" AND 10" PUBLIC UTILITY EASEMENT GRANTED HEREBY INCLUDE IRRIGATION UTILITIES.

4. S. NEWTON AVE., S. NEWARK LOOP, AND 3RD STREET SE WITHIN THIS PLAT ARE PUBLIC AND THE RIGHT OF WAY BEING DEDICATED HEREBY.

5. ALL DRIVEWAYS SHALL BE CONSTRUCTED USING WSDOT TYPE 1 DRIVEWAY APPROACH.

6. AT THE TIME OF BUILDING PERMIT SUBMITTAL FOR LOT 106, AN ENGINEERED SITE SPECIFIC STORMWATER PLAN AND REPORT SHALL BE SUBMITTED THAT CONFORMS TO DOUGLAS COUNTY CODE AND THE CURRENT EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON. THE ENGINEER OF RECORD SHALL PROVIDE CERTIFICATION THAT THE PRIVATE ON-SITE STORMWATER SYSTEM HAS BEEN COMPLETED IN ACCORDANCE WITH THE ACCEPTED PLANS. A PRIVATE STORMWATER OPERATION AND MAINTENANCE AGREEMENT, PREPARED WITH STANDARD DOUGLAS COUNTY FORMS, SHALL BE EXECUTED AND RECORDED WITH THE DOUGLAS COUNTY AUDITOR'S OFFICE.

7. DOUGLAS COUNTY WILL NOT MAINTAIN THE PRIVATE STORMWATER FACILITIES LOCATED WITHIN THIS SUBDIVISION. RESPONSIBILITY FOR THE LONG TERM MAINTENANCE OF THE PRIVATE STORMWATER FACILITIES IS DESCRIBED WITHIN THE DECLARATION OF STORMWATER SYSTEM MAINTENANCE COVENANTS RECORDED UNDER A.F.N. 3259152.

8. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED UNDER A.F.N. 3259153.

AGREEMENTS

DEFERRED IMPROVEMENTS AGREEMENT - GRANT ROAD & NILE AVENUE INTERSECTION A.F.N. 3242409

DEFERRED IMPROVEMENTS AGREEMENT - GRANT ROAD & NEVADA AVENUE INTERSECTION A.F.N. 3242407

DEFERRED IMPROVEMENTS AGREEMENT - GRANT ROAD & MARY AVENUE INTERSECTION A.F.N. 3242408

PRIVATE SHARED ACCESS, OPERATION AND MAINTENANCE AGREEMENT A.F.N. 3259151 APPURTENANT TO LOTS 106 & 107.

PRIVATE STORMWATER OPERATION AND MAINTENANCE AGREEMENT A.F.N. 3259152

DOUGLAS COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LIEVED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR 2022, AND PRECEDING YEARS HAVE BEEN PAID, SATISFIED AND DISCHARGED IN THE AMOUNT OF

\$ 12,205.28 AND HAVE BEEN POSTED WITH THE CHELAN COUNTY TREASURER

THIS 26 DAY OF October, 2022

Rocky Duke 11/1/2022
DOUGLAS COUNTY TREASURER DATE

REFERENCE/PLATS/SURVEYS/DOCUMENTS

GRANT ROADS ORCHARDS SHORT PLAT NO. 99-05, A.F.N. 3024171.
GREEDY SHORT PLAT NO 03-37, A.F.N. 3072722.
SOLORIO SHORT PLAT NO. 05-0009, A.F.N. 3090916.
MARYHILL ESTATES, DIVISION 1, A.F.N. 3197720.
MARYHILL ESTATES, DIVISION 2, A.F.N. 3200465.
MARYHILL ESTATES, DIVISION 3, A.F.N. 3204085.
MARYHILL PLAZA, A.F.N. 3207958.
MARYHILL ESTATES, DIVISION 4, A.F.N. 3211809.

LEGEND/ABBREVIATIONS

- FOUND REBAR & CAP LS 24228, OR ILLEGIBLE, IN MONUMENT CASE, OR AS NOTED
- FOUND REBAR OR REBAR & PLASTIC CAP LS22963 OR 24228, OR AS NOTED
- COMPUTED POINT
- SET PLASTIC CAP LS 37543 ON 5/8" REBAR AT LOT CORNER OR AT 10.00' OFFSET FROM TRUE LOT CORNER ON LOT LINE
- SET 2" ALUMINUM CAP LS 37543 ON 5/8" REBAR IN A MONUMENT CASE
- RECORD DATA PER GREEDY SHORT PLAT NO. 03-37, A.F.N. 3072722 DESCRIPTION SHOWN IN COMPARISON WITH DATA COMPILED BY THIS SURVEY, OR ACCEPTED.
- RECORD DATA PER GRANT ROADS ORCHARDS SHORT PLAT NO. 99-05, A.F.N. 3024171 DESCRIPTION SHOWN IN COMPARISON WITH DATA COMPILED BY THIS SURVEY.
- RECORD DATA PER SOLORIO SHORT PLAT NO. 05-0009, A.F.N. 3090916 SHOWN IN COMPARISON WITH DATA COMPILED BY THIS SURVEY.

A.P.N. ASSESSOR'S PARCEL NUMBER

A.F.N. AUDITOR'S FILE NUMBER

R.O.S. RECORD OF SURVEY

S.F. SQUARE FEET

XXXX STREET ADDRESS

EQUIPMENT & PROCEDURES:

EQUIPMENT: TOPCON HIPER V BASE/RTK
TOPCON GT 503 3" ROBOTIC TOTAL STATION

PROCEDURES: CONTROL ESTABLISHED BY STATIC GNSS OBSERVATIONS AND MONUMENTS LOCATED BY RTK OBSERVATION OR CONVENTIONAL METHODS WHEN NEEDED. NO ADJUSTMENT WERE MADE FOR THIS SURVEY. PROCEDURES EXCEED W.A.C. 332-130-090.

DATES: PRIMARY BASE CONTROL ESTABLISHED AUGUST 2019.
MONUMENTS OBSERVED/VISITED DECEMBER 2018, JANUARY 2019, AND AUGUST AND SEPTEMBER, 2020. MONUMENTS SET JULY-OCTOBER 2022.

MAP PROJECTION/BASIS OF BEARINGS:

UNITS: U.S. SURVEY FEET
HORIZONTAL DATUM: NAD 83 (2011) EPOCH 2010 (OPUS SOLUTION)
VERTICAL DATUM: NAVD 88
GEOID: GEOID 12B (CONUS)
PROJECTION: WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, GRID

META DATA ON PRIMARY BASE CONTROL POINT C190806 (CON 3-1/2" BC):

LATITUDE: 47°24'21.70703" N
LONGITUDE: 120°14'4.01554" W
ELLIPSOID HEIGHT: 1098.34'
ORTHO ELEVATION: 1162.92'
CONVERGENCE ANGLE: 0°26'45"
COMBINED FACTOR: 0.99996638

BEARINGS, DISTANCES AND AREAS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, GRID, DERIVED FROM GNSS OBSERVATIONS UTILIZING CORS STATIONS DESIGNATED: BREW, LINH, & SC00, OBSERVING P 260 RESET. DISTANCES AND AREAS SHOWN HEREIN ARE GRID VALUES. MULTIPLY DISTANCES AND AREAS BY SITE SPECIFIC FACTOR OF 1.000033621 (RECIPROCAL OF THE COMBINED SCALE FACTOR) TO OBTAIN GROUND VALUES.

AUDITOR'S CERTIFICATE A.F.N. 3259150

FILED FOR RECORD THIS 9 DAY OF NOV 2022 AT 3:57 PM IN

VOLUME N/A OF PLATS AT PAGE N/A, AT THE REQUEST OF PRIME PROPERTIES, LLC \$302.50

Nancy J. J. J. THADL. DAVALL
DEPUTY COUNTY AUDITOR

PROFESSIONAL LAND SURVEYING & LAND USE CONSULTING
P.O. Box 4266 WENATCHEE, WA 98807-4266
Phone: (509) 438-1640
480north.com



SURVEYOR'S CERTIFICATE

I, ERIK B. GAHRINGER, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF DECEMBER 2018 THROUGH THE PRESENT, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DESCRIBED ON THE PLAT.

Erik B. Gahringer
ERIK B. GAHRINGER, P.L.S. NO. 37543

AUDITOR'S INDEX SKETCH

NW	NE	NW	NE
NW	NW	NE	NE
SW	SE	SW	SE
NW	NW	NE	NE
NW	NE	NW	NE
SW	SW	SE	SE
SW	SE	SW	SE
SW	SW	SE	SE