

GENERAL NOTES:

1. THE BASIS OF BEARING IS WASHINGTON STATE PLANE NORTH ZONE NAD 83(91).
2. THE VERTICAL DATUM IS NAVD 88.
3. MONUMENTS SHOWN WERE VISITED AS NOTED.
4. ALL DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000084087686 TO DERIVE GROUND DISTANCES.
5. ALL DISTANCES ARE IN U.S. SURVEY FEET.
6. TRAVERSE AND TOPOGRAPHY WERE PERFORMED WITH THE TRIMBLE R8, R10 & R12I GPS EQUIPMENT AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090. TRAVERSE WAS NOT BALANCED.
7. COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED UNDER AFN 3271278.
8. PRIVATE ACCESS OPERATION AND MAINTENANCE AGREEMENT RECORDED UNDER AFN 3271278.
9. AT THE TIME OF BUILDING PERMIT SUBMITTALS FOR LOTS 1 THROUGH 17, A SITE PLAN SHALL BE SUBMITTED WHICH DEPICTS THE ON-SITE STORMWATER CONVEYANCE SYSTEM, THE SITE PLAN SHALL INCLUDE THE FOLLOWING INFORMATION: A) PIPE SIZE. B) MINIMUM PIPE SLOPE. C) INVERT ELEVATION AT THE CONNECTION TO THE STORMWATER STUB. D) FINISHED FLOOR ELEVATION OF THE STRUCTURE AND GARAGE SLAB.
10. ANY STORMWATER FACILITIES LOCATED ON TRACT A SHALL BE UNDER THE FUNCTIONAL CONTROL OF THE HOMEOWNERS' ASSOCIATION (HOA) WITH EACH LOT HAVING AN EQUAL AND UNDIVIDED INTEREST AND MAINTENANCE RESPONSIBILITY FOR ANY FACILITIES ON THE TRACT.
11. DOUGLAS COUNTY WILL NOT MAINTAIN THE PRIVATE ROADS AND ASSOCIATED 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 AFN 3267804, AND AS AMENDED UNDER AFN 3274277.
12. THE AREAS DESIGNATED FOR DRAINFIELDS MUST BE PROTECTED FROM COVER BY STRUCTURES OF IMPERVIOUS SURFACES, SURFACE DRAINAGE, SOIL COMPACTION, GRADE ALTERATION, EXCAVATION AND ANY OTHER ACTIVITY THAT MAY ADVERSELY AFFECT THE PERFORMANCE OF THE SEWAGE SYSTEM.
13. ONSITE SEWAGE SYSTEMS MEETING AT LEAST TREATMENT LEVEL B, AS DESCRIBED BY WAC 246-272A, WILL LIKELY BE REQUIRED FOR NEW OR REPAIRED SEPTIC SYSTEMS.
14. DRAINFIELD SIZE REDUCTIONS FOR USE OF GRAVELLESS DISTRIBUTION PRODUCTS MAY NOT BE AUTHORIZED FOR ONSITE SEWAGE SYSTEMS ON THESE LOTS.

MONUMENT NOTES:

- [4] FOUND 4" BRASS CAP STAMPED: E1/4 SECTION 12 DOUGLAS CO. 1958 T26N R21 E WM HH-D. VISITED ON 09/11/00
- [5] FOUND BRASS CAP IN CONCRETE STAMPED: DOUGLAS CO. HH-192 1958 S12/S6/S7 T26N R 21E WM. VISITED ON 09/11/00
- [10] FOUND 1" IRON PIPE: VISITED 03/09/07
- [11] FOUND 5/8" REBAR & CAP: CAP UNREADABLE: VISITED 03/09/07
- [14] FOUND 5/8" BENT REBAR & CAP: CAP UNREADABLE: VISITED 03/09/07
- [15] FOUND 3 1/2" BRASS CAP IN CONCRETE CYLINDER STAMPED: WASHINGTON COUNTY REFERENCE MARK FOR INFORMATION CONTACT COUNTY ENGINEER T26N R21 EWM 1/4 S11/S12 HH-D 172 1958: VISITED 03/09/07
- [16] FOUND 5/8" REBAR & CAP STAMPED HORTON DENNIS 22964, 24228, 17680, 28240: VISITED 03/09/07
- [17] FOUND 5/8" REBAR & CAP STAMPED H. DENNIS 10819: VISITED 03/09/07
- [18] FOUND 5/8" REBAR & CAP STAMPED H. DENNIS 10819: VISITED 03/09/07
- [34] FOUND BRASS CAP IN MONUMENT CASE STAMPED: SURVEY MONUMENT WSDOT DO NOT DISTURB: VISITED 06/20/08
- [35] FOUND BRASS CAP IN MONUMENT CASE STAMPED: SURVEY MONUMENT WSDOT DO NOT DISTURB: VISITED 06/20/08
- [36] FOUND 1/2" IRON PIPE IN 4" CONCRETE CYLINDER: VISITED 06/20/08
- [82] FOUND 5/8" REBAR & CAP STAMPED: ERLANDSEN LS 30434. VISITED ON 05/02/12
- [103] FOUND 1.5" ALUMINUM CAP STAMPED: EMERSON 4768: VISITED 02/14/19
- [108] FOUND 5/8" REBAR & CAP STAMPED: ERLANDSEN LS 22964: VISITED 02/14/19
- [109] FOUND 5/8" REBAR & CAP STAMPED: ERLANDSEN LS 22964: VISITED 02/14/19
- [110] FOUND 5/8" REBAR & CAP: CAP UNREADABLE: VISITED 02/14/19
- [111] FOUND 5/8" BENT REBAR: VISITED 02/14/19
- [112] FOUND 5/8" REBAR & CAP STAMPED: H. DENNIS LS 10819: VISITED 02/14/19
- [113] FOUND BRASS STEM IN ROCK: VISITED 02/15/19
- [114] FOUND 1" IRON PIPE: VISITED 02/15/19
- [116] FOUND 5/8" REBAR & CAP STAMPED: REPASS 17680: VISITED 02/15/19
- [118] FOUND 5/8" REBAR & CAP STAMPED: HORTON DENNIS LS 10819: VISITED 02/14/19

EASEMENT NOTES:

- 1 (POND LN) ACCESS AND UTILITY EASEMENT AFN 3273167, SUPERSEDED BY AFN 3274275
- 2 STORM UTILITY EASEMENT AFN 3273166
- 3 UTILITY EASEMENT AFN 3253567
- 4 (MICA LN) ACCESS AND UTILITY EASEMENT HEREBY GRANTED THIS PLAT
- 5 UTILITY EASEMENT HEREBY GRANTED THIS PLAT FOR THE BENEFIT OF ALL PURVEYORS, PRESENT AND FUTURE
- 6 IRRIGATION EASEMENT HEREBY GRANTED THIS PLAT
- 7 ACCESS EASEMENT FOR LOT 1, MAINTENANCE AND USE AFN 3274276
- 8 UTILITY EASEMENT AFN 3273165
- 9 EASEMENT AFN 3269310
- 10 UTILITY EASEMENT AFN 3253566 & 3253569

LEGAL DESCRIPTION:

A PORTION OF THE GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 26 NORTH, RANGE 21 E. W.M., AND LOT 2 EDGEWATER ESTATES DIVISION 3 PHASE 1 SUBDIVISION P2021-02, RECORDED APRIL 1, 2022 UNDER AUDITOR'S FILE NO. 3254030, DOUGLAS COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

THE DISTANCES OF THIS DESCRIPTION ARE IN GRID. MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00001387 TO DERIVE GROUND DISTANCES.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°07'24" EAST ALONG THE EAST / WEST CENTER OF SECTION LINE A DISTANCE OF 1308.66 FEET TO THE WEST LINE OF GOVERNMENT LOT 4; THENCE CONTINUING NORTH 89°07'07" EAST FOR A DISTANCE OF 1308.75 FEET TO THE CENTER OF SAID SECTION AND THE EAST LINE OF SAID GOVERNMENT LOT 4 TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 00°02'54" EAST ALONG THE NORTH / SOUTH CENTER OF SAID SECTION LINE FOR A DISTANCE OF 480.71 FEET; THENCE SOUTH 70°17'59" WEST A DISTANCE OF 298.23 FEET; THENCE SOUTH 01°18'09" EAST A DISTANCE OF 251.28 FEET; THENCE SOUTH 84°38'00" WEST A DISTANCE OF 173.78 FEET; THENCE SOUTH 58°30'34" WEST A DISTANCE OF 690.33 FEET; THENCE SOUTH 00°31'22" WEST A DISTANCE OF 293.80 FEET; THENCE NORTH 87°21'13" EAST A DISTANCE OF 57.39 FEET; THENCE 9.54 FEET THROUGH A TANGENT CURVE WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 21°52'05", WITH A CHORD BEARING OF SOUTH 81°42'45" EAST, FOR A CHORD DISTANCE OF 9.48 FEET; THENCE SOUTH 70°46'42" EAST A DISTANCE OF 183.27 FEET; THENCE NORTH 87°04'25" EAST A DISTANCE OF 57.88 FEET; THENCE 12.49 FEET THROUGH A TANGENT CURVE WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28°36'57", WITH A CHORD BEARING OF NORTH 72°45'57" EAST, FOR A CHORD DISTANCE OF 12.36 FEET; THENCE NORTH 58°27'28" EAST A DISTANCE OF 70.97 FEET; THENCE NORTH 00°28'11" EAST A DISTANCE OF 17.68 FEET; THENCE, 769.39 FEET THROUGH A NON-TANGENT CURVE HAVING A RADIUS OF 11574.16 FEET, A CENTRAL ANGLE OF 03°48'31", WITH A CHORD BEARING OF NORTH 80°24'20" EAST FOR A DISTANCE OF 769.25 FEET; THENCE NORTH 00°02'54" EAST A DISTANCE OF 159.42 FEET TO THE TRUE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL B BOUNDARY LINE ADJUSTMENT BLA 2022-027 RECORDED JULY 11, 2022 UNDER AUDITOR'S FILE NO. 3256507, DOUGLAS COUNTY, WASHINGTON.

FIRST AMERICAN TITLE INSURANCE COMPANY

ORDER NO.: 4449-4195361

DATE: MARCH 04, 2024

- 18 EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY (TRANSFERRED TO PUGET SOUND POWER AND LIGHT COMPANY AFN: 80666 FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AFN: 80502 UNABLE TO LOCATE
- 24 EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF: OTTO W. ROSS AND SAMARIA ROSS, HIS WIFE, THEIR SUCCESSORS AND ASSIGNS FOR: RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, IMPROVE, REPAIR AND MAINTAIN AND USE A ROAD AFN: 162696 EASEMENT FALLS UNDER EXISTING ROAD EASEMENT FOR EDGEWATER DRIVE. REFER TO P2021-02 FOR DETAILS. DOES NOT AFFECT THIS PLAT.
- 33 PERFORMANCE ASSURANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF: IN FAVOR OF: DOUGLAS COUNTY & ORONDO CIDER WORKS FOR: LANDSCAPING AFN: 3064651 DOES NOT AFFECT THIS PLAT
- 38 EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN IN FAVOR OF: AFC RANCH 3, LLC FOR: PERPETUAL RIGHT TO FARM AFN: 3209183 THIS PLAT IS A PORTION OF PARCEL B, BLA 2017-35, WHICH WAS GRANTED A PERPETUAL RIGHT TO FARM PARCEL A, BLA 2017-35
- 50 ACCESS AND STORM FACILITIES EASEMENT AFN: 3242952 THIS PLAT IS A PORTION OF PARCEL B, BLA 2020-03 AND PARCEL A, BLA 2021-08, WHICH IS PART OF A MUTUAL ACCESS AND UTILITY EASEMENT. EASEMENT IS NOT LOCATED ON PROPERTY BEING PLATTED.
- 51 ACCESS AND STORM FACILITIES EASEMENT AFN: 3242953 / 3257056 THIS PLAT IS A PORTION OF PARCEL B, BLA 2020-03 AND PARCEL A, BLA 2021-08, WHICH IS PART OF A MUTUAL UTILITY EASEMENT. EASEMENT IS NOT LOCATED ON PROPERTY BEING PLATTED.
- 54 DECLARATION OF STORM WATER SYSTEM MAINTENANCE COVENANTS FOR EDGEWATER ESTATES DIVISION 2; P-2020-02 AFN: 3243635 THIS PLAT IS A PORTION OF PARCELS B AND D, BLA 2020-03 AND SUBJECT TO MAINTENANCE COVENANTS PER THIS DOCUMENT. EASEMENT IS NOT LOCATED ON PROPERTY BEING PLATTED.
- 70 COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AFN: 3254029 THIS PLAT IS A PORTION OF LOT 2, P2021-02 AND THEREFORE SUBJECT TO THIS DOCUMENT.

REFERENCE SURVEYS:

- () RECORD OF SURVEY: AFC RANCH 3, LLC RECORDED FEBRUARY 21, 2018 AFN: 3210535.
- (()) RECORD OF SURVEY RECORDED NOVEMBER 29, 1984 AFN: 228126
- { } RECORD OF SURVEY RECORDED MARCH 11, 1981 AFN: 209876
- {{ }} RECORD OF SURVEY: FRANK SCHWANTES RECORDED AUGUST 3, 1984 AFN: 226671
- RECORD OF SURVEY: RESOURCE LAND HOLDING, LLC RECORDED DECEMBER 27, 2002 AFN: 3055393
- EDGEWATER ESTATES DIVISION 2 SUBDIVISION P2020-02 RECORDED MAY 25, 2021 AFN: 3244004
- EDGEWATER ESTATES DIVISION 3 PHASE 1 SUBDIVISION P2021-02 RECORDED APRIL 1, 2022 AFN: 3254030

Sheet 2 OF 8	Job No : 20122	
	Issue	Drawn Date
	FINAL MYLAR	3.25.2025 JLR

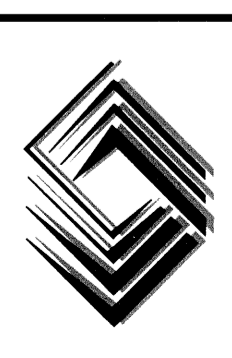
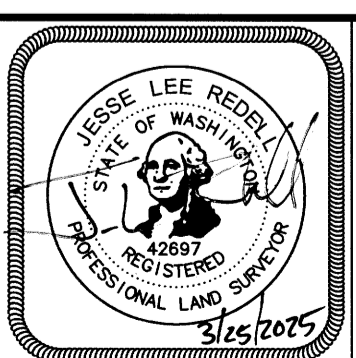
Rocky Pond Resort Residences LLC
116 Orchard Place
Orondo, Wa. 98843

20122_V_FP-S.DWG

ROCKY POND RESORT RESIDENCES
SUBDIVISION P-2022-08
A COMMON INTEREST PLAT COMMUNITY
T. 26 N. R. 21 E.W.M.
PORTION OF GOVERNMENT LOT 4
SECTION 12
DOUGLAS COUNTY, WASHINGTON

\$458.50

A.F.N. 3274353



COMPLETE DESIGN INC.
"Construction Design Specialists"
PO Box 1914
Wenatchee, WA. 98807
www.completedesign.cc
contact@completedesign.cc
509.662.3699