

PLAT OF:
SUTTON 2 - PHASE 2

P-2020-08

A PORTION OF LOT 2, TOM MATHISON SHORT PLAT NO. 2000-01 AND LOTS 33, 49, 50 AND 51, EAST WENATCHEE LAND COMPANY'S PLAT OF SEC. 13,
WITHIN THE SE1/4 OF SEC. 13, T.22N., R.20E.W.M., DOUGLAS COUNTY, WA

BOUNDARY DESCRIPTION

A.P.N. 90700100000

PARCEL B, DOUGLAS COUNTY BOUNDARY LINE ADJUSTMENT NUMBER 2020-14, RECORDED JULY 16, 2020, UNDER AUDITOR'S FILE NUMBER 3232274, RECORDS OF DOUGLAS COUNTY, WASHINGTON; EXCEPT SUTTON 2 - PHASE 1, RECORDED SEPTEMBER 13, 2023, UNDER AUDITOR'S FILE NUMBER 3264372, RECORDS OF SAID COUNTY; AND EXCEPT RIGHT OF WAY FOR SOUTH KENTUCKY AVENUE AND 6TH STREET SE. DEDICATED BY SAID PLAT.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS,:

THE UNDERSIGNED, VINCENT G. STIMAC, PRESIDENT OF STIMAC CONSTRUCTION, INC., MANAGER OF FOURTH STREET DEVELOPMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY, HAS BEEN AUTHORIZED TO MAKE THIS DECLARATION ON ITS BEHALF. FOURTH STREET DEVELOPMENT LLC, IS THE OWNER OF THE REAL PROPERTY, WHICH IS THE SUBJECT OF THIS PLAT, AND HEREBY DECLARES THIS PLAT AS SUTTON 2 - PHASE 2, FOURTH STREET DEVELOPMENT 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 HEREUNTO SET MY SIGNATURE THIS 10th DAY OF

April, 2025



VINCENT G. STIMAC, PRESIDENT, STIMAC CONSTRUCTION, INC.,
MANAGER, FOURTH STREET DEVELOPMENT LLC

ACKNOWLEDGMENT (CORPORATE FORM - FOURTH STREET DEVELOPMENT LLC)

STATE OF Washington) ss

COUNTY OF Douglas

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VINCENT G. STIMAC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGE THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PRESIDENT OF STIMAC CONSTRUCTION, INC., MANAGER OF FOURTH STREET DEVELOPMENT LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

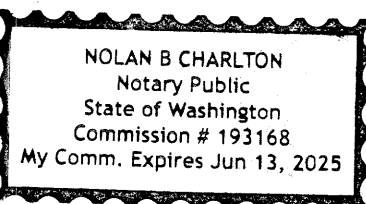
WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF April, 2025



NOTARY PUBLIC IN AND FOR
THE STATE OF Washington

RESIDING AT Douglas Co.

MY COMMISSION EXPIRATION DATE: JUNE 13th, 2025



EXAMINED AND APPROVED

TRANSPORTATION AND LAND SERVICES:


DOUGLAS COUNTY ENGINEER

5/6/2025
DATE


LAND SERVICES DIRECTOR

5/9/2025
DATE

CHELAN-DOUGLAS HEALTH DISTRICT:

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


for DIRECTOR OF ENVIRONMENTAL HEALTH

5/8/2025
DATE

NOTES

1. PROPERTY, RIGHT OF WAY, AND EASEMENT BOUNDARIES SHOWN ARE BASED UPON DOCUMENTS, PLATS, AND SURVEYS FOUND OF PUBLIC RECORD AND LISTED IN THE PLAT CERTIFICATE PREPARED AND ISSUED BY PIONEER TITLE INSURANCE COMPANY, WENATCHEE, WASHINGTON, UNDER ORDER NO. TO-11232, DATED JUNE 13, 2024. THIS PLAT MAY NOT SHOW ALL 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' PUBLIC UTILITY EASEMENTS GRANTED HEREBY, INCLUDING IRRIGATION UTILITIES, PRIVATE STORM WATER LINES, MAIL BOX STRUCTURES.

4. BASED ON HISTORICAL AGRICULTURAL USE OF THIS LAND, THERE IS A POSSIBILITY THE SOIL CONTAINS RESIDUAL CONCENTRATIONS OF PESTICIDES. THE WASHINGTON STATE DEPARTMENT 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 MODEL TOXICS CONTROL ACT CLEANUP LEVELS, THE WASHINGTON STATE DEPARTMENT OF ECOLOGY RECOMMENDS THAT POTENTIAL BUYERS BE NOTIFIED OF THEIR OCCURRENCE.

5. AT THE TIME OF BUILDING PERMIT SUBMITTAL FOR ALL LOTS 18, 19, 22-25, 27-31, 34-51, 54-59, AN ENGINEERED STORM WATER SITE PLAN SHALL BE SUBMITTED WHICH DEPICTS THE ON-SITE STORM WATER CONVEYANCE SYSTEM. THE SITE PLAN SHALL INCLUDE THE FOLLOWING INFORMATION:

- PIPE SIZE
- MINIMUM PIPE SLOPE
- INVERT ELEVATION AT THE CONNECTION TO THE STORM WATER STUB
- FINISHED FLOOR ELEVATION OF THE STRUCTURE AND GARAGE SLAB

6. DOUGLAS COUNTY WILL NOT MAINTAIN THE PRIVATE STORM WATER FACILITIES LOCATED WITHIN THIS SUBDIVISION. RESPONSIBILITY FOR THE LONG TERM MAINTENANCE OF THE PRIVATE STORM WATER FACILITIES IS DESCRIBED WITHIN THE DECLARATION OF STORM WATER SYSTEM MAINTENANCE COVENANTS RECORDED UNDER A.F.N. 3263280 AND AMENDED TO INCLUDE PHASE 2 A.F.N. 3274155.

7. CONSISTENT WITH FINDING OF FACT #12 AND CONDITION OF APPROVAL #44 OF THE HEARING EXAMINER NOTICE OF DECISION DATED MAY 21, 2021, THIS SUB-DIVISION SHALL PROVIDE 1.69 ACRES OF OPEN SPACE/RECREATION AREA. CONCURRENT WITH RECORDING OF DIVISIONS 1 & 2 THERE HAS BEEN AN ALLOCATION OF 0.98 ACRE SET ASIDE IN TRACTS FOR VARYING OPEN SPACE/RECREATION OPPORTUNITIES. LOT 70, DUE TO ITS LARGE SIZE AND RM ZONING REMAINS RESPONSIBLE FOR PROVIDING 0.71 ACRE OF OPEN SPACE/RECREATION AREA. CONCURRENT WITH BUILDING OR LAND USE PERMITTING OF LOT 70, THIS BALANCE OF OPEN SPACE/RECREATION AREA MUST BE IDENTIFIED AND PLANNED FOR INCLUSION CONCURRENT WITH DEVELOPMENT.

8. AT THE TIME OF BUILDING PERMIT SUBMITTAL FOR LOTS 52, 53, AND 63-69, AN ENGINEERED SITE SPECIFIC STORMWATER PLAN 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.

AGREEMENTS

DECLARATION REGARDING SHARED STORMWATER RETENTION POND RECORDED UNDER A.F.N. 3263281.

FIRST AMENDMENT TO DECLARATION REGARDING IRRIGATION SYSTEM OPERATION, MAINTENANCE AND COVENANTS RECORDED UNDER A.F.N. 3263229. ORIGINAL DECLARATION RECORDED UNDER A.F.N. 3222307.

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF SUTTON 2, PHASE 1, RECORDED UNDER A.F.N. 3264223. PHASE 2 A.F.N. 3275217

DEFERRED IMPROVEMENT AGREEMENTS A.F.N. 3261230; A.F.N. 3261231; A.F.N. 3261232.

IRRIGATION FRANCHISE AGREEMENT A.F.N. 3267189 (DOUGLAS COUNTY AS GRANTOR).

TRACT DEFINITIONS/USES

TRACT A - PRIVATE STORMWATER FACILITIES.

TRACT B - OPEN SPACE - SEE SHEET 2 & 3 OF 5.

TRACT C - SHARED PRIVATE STORMWATER FACILITIES.

TRACT D - IRRIGATION AND UTILITIES PER COVENANTS, CONDITIONS & RESTRICTIONS A.F.N. 3264223, AND OPEN SPACE.

TRACT E - EMERGENCY ACCESS & UTILITY CORRIDOR.

REFERENCE/PLATS/SURVEYS/DOCUMENTS

EAST WENATCHEE LAND COMPANY'S PLAT OF SEC. 13, T.22N., R.20E.W.M, VOLUME A OF PLATS, AT PAGE 200.
AMENDED J & E SUBDIVISION VOLUME C OF PLATS, AT PAGE 61.
FIRST ADDITION J & E SUBDIVISION VOLUME C OF PLATS, AT PAGE 73.
MOUNTAIN VIEW SUBDIVISION VOLUME G, AT PAGE 33, A.F.N. 242554.
TOM MATHISON SHORT PLAT NO. 2000-01 A.F.N. 3030110.
HULTEEN SUBDIVISION A.F.N. 3031372.
SKYVIEW RIDGE SUBDIVISION A.F.N. 3114852.
SUTTON PLACE A.F.N. 3222308 (LANDLINE SURVEYOR'S).
SUTTON 2, A.F.N. 3264372.
R.O.S. A.F.N. 3207130 (LANDLINE SURVEYORS).
R.O.S. A.F.N. 3214625 (LANDLINE SURVEYORS).
R.O.S. A.F.N. 3228926 (LANDLINE SURVEYORS).
R.O.S. A.F.N. 3233857 (LANDLINE SURVEYORS).
R.O.S. A.F.N. 3242644.
B.L.A. NO. 2007-26 A.F.N. 3113851 (ERLANDSEN).
B.L.A. NO. 2007-34 A.F.N. 3117392.
B.L.A. NO. 2017-21 A.F.N. 3206672 (LANDLINE SURVEYORS).
B.L.A. NO. 2017-34 A.F.N. 3208812 (LANDLINE SURVEYORS).
B.L.A. NO. 2018-15 A.F.N. 3213326 (LANDLINE SURVEYORS).
B.L.A. NO. 2020-14 A.F.N. 3232274 (LANDLINE SURVEYORS).
SUTTON 2 - PHASE 2 A.F.N. 3264372.

EQUIPMENT & PROCEDURES:

EQUIPMENT: TOPCON HIPER V & HR GNSS RECEIVERS (BASE/RTK)
TOPCON GT 603 3" ROBOTIC TOTAL STATION

PROCEDURES: BASE CONTROL ESTABLISHED BY STATIC GPS OBSERVATION AND POST PROCESSED BY OPUS. SITE SPECIFIC CONTROL ESTABLISHED/OBSERVED AND MONUMENTS OBSERVED USING GNSS RTK METHOD. PROCEDURES EXCEED W.A.C. 332-130-090.

DATES: BASE CONTROL ESTABLISHED NOVEMBER 13, 2018. FIELD SURVEY WORK PERFORMED AND MONUMENTS VISITED: MAY 2022. MONUMENTS SET JULY 2023.

MAP PROJECTION/BASIS OF BEARINGS:

UNITS: U.S. SURVEY FEET
HORIZONTAL DATUM: NAD 83/98 (SUTTON PLACE MONUMENT COORDINATES PROVIDED BY LANDLINE SURVEYORS) DERIVED FROM THE COMPUTED AVERAGE SHIFT OF TIES TO MULTIPLE EXISTING MONUMENTS ON NAD 83 (2011) EPOCH 2010 DATUM. AVERAGE SHIFT FROM NAD 83 (2011) TO NAD 83/98 WAS COMPUTED TO BE S 46°11'06" W 0.239'. THIS SHIFT WAS APPLIED TO 48° NORTH BASE CONTROL POINT C181113 TO CREATE BASE CONTROL POINT C181113LLAPT FOR NAD 83/98 DATUM USED FOR THE SURVEY.
VERTICAL DATUM: NAVD 88
GEOID: GEOID 12B (CONUS)
PROJECTION: WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE

META DATA AT 48 NORTH BASE CONTROL POINT C181113 (2" ALUMINUM CONTROL CAP):

LATITUDE: 47°24'01.82959" N
LONGITUDE: 120°15'41.11441" W
ELLIPSOID HEIGHT: 885.85'
ELEVATION: 950.44'
CONVERGENCE ANGLE: 0°25'33"
COMBINED SCALE FACTOR: 0.99997772

BEARINGS, DISTANCES AND AREAS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, DERIVED FROM GNSS OBSERVATIONS UTILIZING CORS STATIONS: BREW, SC00 AND LINH. DISTANCES AND AREAS SHOWN HEREIN ARE GRID VALUES. MULTIPLY DISTANCES AND AREAS BY A SITE SPECIFIC FACTOR OF 1.000019170 (RECIPROCAL OF THE PROJECT COMBINED SCALE FACTOR) TO OBTAIN GROUND VALUES.

DOUGLAS COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR 2025 AND PRECEDING YEARS HAVE BEEN PAID, SATISFIED AND DISCHARGED IN THE AMOUNT OF

\$ 88661.22, AND HAVE BEEN POSTED WITH THE DOUGLAS COUNTY TREASURER

THIS 14 DAY OF March, 2025

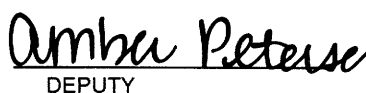

DOUGLAS COUNTY TREASURER

5/9/25
DATE

AUDITOR'S CERTIFICATE A.F.N. 3275218 (3275218)

FILED FOR RECORD THIS 9th DAY OF May, 2025 AT 3:02 P.M. IN

VOLUME n/a OF PLATS AT PAGE n/a, AT THE REQUEST OF FOURTH STREET DEVELOPMENT LLC

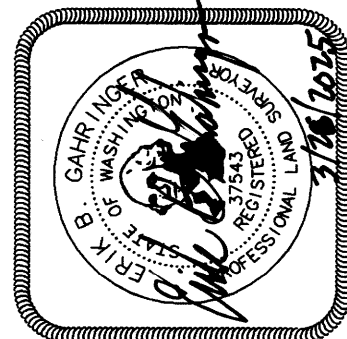

DEPUTY


COUNTY AUDITOR

\$443.50

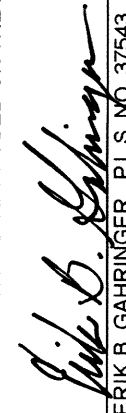
SHEET 1 OF 5

PROFESSIONAL LAND SURVEYING &
LAND USE CONSULTING
P.O. Box 4266 WENATCHEE, WA 98807-04266
Phone: (509) 436-1640
48dnorth.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 2021 THROUGH THE PRESENT. THAT THE DISTANCES, COUSERS, 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, 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

SECTION 13, T.22N., R.20E., W.M.,
DOUGLAS COUNTY, WA