

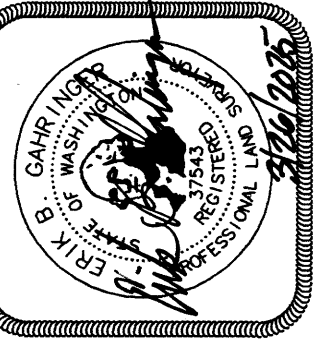
PLAT OF:
SUTTON 2 - PHASE 2

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

SHEET 5 OF 5

PROFESSIONAL LAND SURVEYING &
LAND USE CONSULTING
P.O. Box 4266 WENATCHEE, WA 98807-0426
Phone: (509) 436-1640
48dnorth.com



DATE: MARCH 26, 2025
DRAWING: 19-044 SUTTON 2 PLAT - PH 2.DWG
DRAWN BY: EBG
PROJECT: 19-044

ACCESS TO SOUTH KENTUCKY AVENUE FOR INDIVIDUAL LOTS 52 & 53 CREATED WITHIN THIS SUBDIVISION IS PROHIBITED. A 1' NON-VEHICULAR EASEMENT WITHIN, ALONG AND ADJOINING THE FRONTAGE OF LOTS 52 & 53 WITH SOUTH KENTUCKY AVENUE IS GRANTED HEREBY



SCALE: 1" = 60'
0 30' 60' 120' 180'

A.F.N.: 3275218

CURVE DATA					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	86.78'	82.02'	N 33°23'42" W	66°17'33"
C2	125.00'	144.63'	136.69'	N 33°23'41" W	66°17'33"
C3	225.00'	28.07'	28.05'	S 86°17'52" E	7°08'49"
C4	225.00'	63.55'	63.34'	N 74°37'58" W	16°10'59"
C5	175.00'	71.26'	70.77'	S 78°12'22" E	23°19'48"
C6	225.00'	29.46'	29.44'	S 70°17'06" E	7°30'10"
C7	225.00'	59.34'	59.16'	N 81°35'28" W	15°06'35"
C8	225.00'	4.45'	4.45'	N 89°42'44" W	1°07'57"
C9	175.00'	16.81'	16.81'	S 69°17'10" E	5°30'19"
C10	175.00'	55.71'	55.47'	S 81°09'31" E	18°14'23"
C11	75.00'	40.88'	40.38'	N 52°16'38" W	31°13'59"
C12	125.00'	68.14'	67.30'	S 52°16'38" E	31°13'59"
C13	175.00'	51.18'	51.00'	S 76°16'19" E	16°45'22"
C14	175.00'	16.39'	16.39'	N 87°20'00" W	5°22'00"
C15	125.00'	36.46'	36.33'	S 78°14'58" E	16°42'40"
C16	125.00'	11.81'	11.80'	N 87°18'32" W	5°24'42"
C17	20.00'	31.41'	28.28'	N 44°44'11" E	89°58'13"
C18	100.00'	117.07'	110.50'	S 34°21'21" E	67°04'34"

LEGEND/ABBREVIATIONS

- FOUND MONUMENT AS NOTED
- FOUND REBAR AND CAP LS 24228, LS 22963, OR ILLEGIBLE CAP
- COMPUTED POINT
- SET OR PREVIOUSLY SET PLASTIC CAP LS 37543 ON 5/8" REBAR AT LOT CORNER OR AT 10.00' OFFSET FROM TRUE LOT CORNER ON LOT LINE, OR AS NOTED
- SET OR PREVIOUSLY SET 5/8" REBAR AND 2" ALUMINUM CAP LS 37543 IN A MONUMENT CASE
- RECORD DATA PER LANDLINE SURVEYORS R.O.S., B.L.A. OR SUTTON PLACE REFERENCED HEREON. BEARING AND/OR DISTANCE SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY, OR ACCEPTED.
- RECORD DATA PER KENTUCKY COURT REFERENCED HEREON. BEARING AND/OR DISTANCE SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY, OR ACCEPTED.
- A.P.N. ASSESSOR'S PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- B.L.A. BOUNDARY LINE ADJUSTMENT
- R.O.S. RECORD OF SURVEY
- R.O.W. RIGHT OF WAY
- E.W.L.CO. EAST WENATCHEE LAND COMPANY
- XXXX LOT STREET ADDRESS

LINE TABLE

- L-1 S 83°15'33" E 32.73'
- L-2 N 89°43'18" E 10.00'
- L-3 N 68°18'31" E 10.96'

LOT 70
645792 S.F.
PARCEL B, B.L.A.-2017-34, A.F.N. 3268812
FUTURE DEVELOPMENT OF THIS LOT 70
SITE WILL REQUIRE CREATION OF OPEN
SPACE/RECREATION AREA. SEE NOTE 7
ON SHEET 1.

OWNER: SUTTON APARTMENTS LLC
A.P.N. 73400010204
FOUND REBAR AND CAP LS
24228 BEARS N 46°48'25" E
0.29' FROM COMPUTED POINT
[N 89° 43' 38" E 198.99']
[N 89° 44' 46" E 199.03']
[N 00° 06' 07" W 12.53']
[N 00° 08' 12" W 12.53']
[N 00° 44' 34" W 104.07']
[N 00° 43' 19" W 104.07']
[S 89° 49' 01" E 74.64']
[S 89° 51' 23" E 74.63']
RY SEWER
RING SUTTON
S - SEE A.F.N.
9141

LOT 40
6997 S.F.
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7002 S.F.
(1450)

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7001 S.F.
(1468)

LOT 43
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(1484)

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(1500)

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7000 S.F.
(1522)

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6556 S.F.
(1540)

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7499 S.F.
(1558)

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(1576)

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