

GUERRA SHORT PLAT No. 1  
2-LOT SHORT PLAT

BOUNDARY DESCRIPTION

PER OLD REPUBLIC TITLE INSURANCE COMPANY GUARANTEE No. SGW-08007191

THE NORTH 10 ACRES OF THE WEST 40 ACRES OF THE EAST 76 ACRES OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 22 NORTH, RANGE 21, E.W.M., DOUGLAS COUNTY, WASHINGTON  
EXCEPT PORTIONS THEREOF CONVEYED TO DOUGLAS COUNTY FOR A ROADWAY, RECORDED JUNE 5, 1964 AND APRIL 21, 1965 UNDER AUDITOR'S NO. 140567 AND 142743.

EASEMENTS OF RECORD

PER OLD REPUBLIC TITLE INSURANCE COMPANY GUARANTEE No. SGW-08007191

10. EASEMENTS AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES FOR UNDERGROUND ELECTRIC SYSTEM RECORDED ON JUNE 14, 1971 AS DOCUMENT #160777, ON JUNE 14, 1971 AS DOCUMENT #160778.

(NOTE: NO UNDERGROUND UTILITIES WERE LOCATED THIS SURVEY. NOT PLOTTED.)

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES FOR ROAD AND UTILITY RECORDED ON JUNE 28, 1971 AS DOCUMENT #161118.

(NOTE: EASEMENT COINCIDES WITH THE COUNTY RIGHTS-OF-WAY FOR 8TH ST SE AND S WELLS AVENUE. NOT PLOTTED.)

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF AFFECTING A PORTION OF SAID PREMISES FOR RIGHT OF WAY RECORDED ON DECEMBER 7, 1992 AS DOCUMENT #281082.

(NOTE: NO UNDERGROUND UTILITIES WERE LOCATED THIS SURVEY. NOT PLOTTED.)

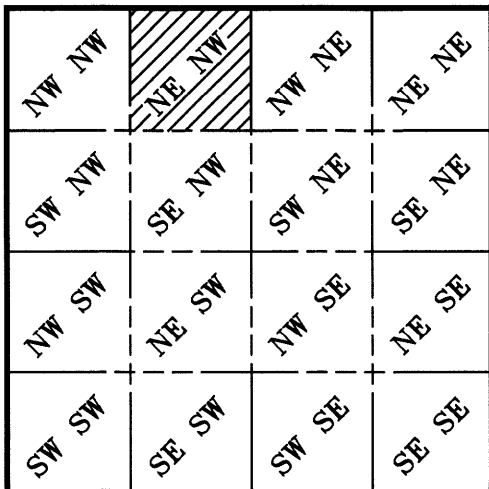
OTHER MATTERS LISTED ON TITLE REPORT ARE OMITTED FROM THIS SURVEY AS THEY EITHER DO NOT PERTAIN TO RECORDED EASEMENTS OR DO NOT AFFECT THIS PROPERTY.

PLAT NOTES

- THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL AVAILABILITY OF WATER TO THIS DEVELOPMENT.
- SINGLE-FAMILY, DETACHED DWELLINGS AND ACCESSORY DWELLINGS AND MANUFACTURED HOME PERMITS FOR MANUFACTURED HOMES NOT IN MANUFACTURED HOME PARKS, PROVIDED THE LOT IS AT LEAST ONE ACRE (FORTY-THREE THOUSAND FIVE HUNDRED SIXTY SQUARE FEET, NOT INCLUDING ANY SUBMERGED AREA BELOW THE ORDINARY HIGH WATER MARK) IN SIZE AND WHERE ADJACENT PROPERTY DWELLINGS ARE SEPARATED BY AT LEAST FIFTY FEET AS MEASURED IN THE MOST DIRECT MANNER, OR PROVIDED THE LOT, TRACT, OR PARCEL SHALL BE EXEMPT FROM FIRE FLOW.
- AT THE TIME OF BUILDING PERMIT SUBMITTAL, 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 DECLARATION OF STORMWATER SYSTEM MAINTENANCE COVENANTS, PREPARED WITH STANDARD DOUGLAS COUNTY FORMS, SHALL BE EXECUTED AND RECORDED WITH THE DOUGLAS COUNTY AUDITOR.
- ANY FUTURE DOMESTIC WATER SERVICE FACILITIES OR FIRE PROTECTION SERVICE FACILITIES FOR THIS PLAT WILL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER. THESE COSTS WILL INCLUDE, BUT NOT LIMITED TO, ALL ON-SITE AND OFF-SITE SYSTEM CONNECTIONS, MATERIALS, CONSTRUCTION, STREET RESTORATION AND ANY FEES FOR WATER METERS, PLANT INVESTMENT AND DEVELOPER EXTENSION PROCESS.

THE EAST WENATCHEE WATER DISTRICT'S WATER RIGHTS AND ABILITY TO SERVE WATER ARE SUBJECT TO SUBSEQUENT REGULATORY OR COURT ORDER WHICH MAY AFFECT THE AVAILABILITY OF WATER TO YOUR PROPERTY AND THE DISTRICT EXPRESSES NO OPINION OF ANY SUCH ASSURANCE TO YOU IN CONNECTION WITH ANY IMPACTS ANY SUCH ORDER.

AUDITOR'S INDEX SKETCH  
SECTION 23



TOWNSHIP 22N. RANGE 21E. W.M.  
DOUGLAS COUNTY, WA

EQUIPMENT & PROCEDURES

EQUIPMENT: LEICA AND/OR TOPCON GPS AND ROBOTIC TOTAL STATION.

PROCEDURES: INITIAL CONTROL ESTABLISHED BY RAPID-STATIC GPS OBSERVATIONS, WITH A PRECISION OF  $\pm 2$ CM. CONVENTIONAL TRAVERSES WERE PERFORMED BETWEEN THIS CONTROL TO OBTAIN ADDITIONAL SITE SPECIFIC DATA AND FOR CORNER MONUMENTATION. POSITIONAL ERROR ADJUSTMENTS WERE MADE USING LEAST SQUARES ANALYSIS. PROCEDURES MEET OR EXCEED W.A.C. 332-130-090.

DATES OF SURVEY: INITIAL CONTROL PERFORMED: 01/2008, 12/2020, 08/2024  
CORNERS SET: 04/2025

BASIS OF BEARINGS

WASHINGTON STATE PLANE GRID NORTH ZONE BASED ON  
STATIC OR RAPID STATIC GPS MEASUREMENTS.  
ASTRONOMIC NORTH BEARS APPROXIMATELY N 00°29'44" W

THE MEASURED DISTANCES SHOWN ON THIS MAP HAVE BEEN ADJUSTED TO THE WASHINGTON STATE PLANE COORDINATE GRID. MULTIPLY THE MEASURED DISTANCES SHOWN BY A FACTOR OF 1.0000349 TO OBTAIN THE ACTUAL GROUND DISTANCE.

DOUGLAS COUNTY SHORT PLAT  
NO. SS-2024-09

PORTION OF NE1/4 NW1/4 SECTION 23  
TOWNSHIP 22 NORTH RANGE 21 EAST W.M.

ASSESSOR'S PARCEL NO(s). (ORIGINAL TRACT): 22212320008

ORIGINAL TRACT OWNERS

JESUS A. & MARIA G. GUERRA

950 S WELLS AVE

EAST WENATCHEE, WA 98802

EXISTING ZONING AC-10 WATER SOURCE EWWD

NO. SHORT PLATTED LOTS 2 SEWAGE SYSTEM ON-SITE

NOTICE FOR A PERIOD OF FIVE (5) YEARS AFTER APPROVAL OF THIS SHORT PLAT, NO MORE THAN FOUR (4) LOTS MAY BE CREATED ON THIS PROPERTY THROUGH THE SHORT SUBDIVISION PROCESS.

CONSENT & WAIVER OF CLAIMS

WE, THE OWNERS OF ALL THE PROPERTY INVOLVED IN THIS SHORT SUBDIVISION, HEREBY CONSENT TO THE DIVISION OF LAND AS PROPOSED IN THIS APPLICATION, DEDICATING TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC PROPERTY THERE IS SHOWN ON THE SHORTPLAT, AND HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF PUBLIC ROADS. IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURE

THIS 26 DAY OF June, 2025

JESUS A. GUERRA MARIA G. GUERRA

ACKNOWLEDGEMENT

STATE OF Washington COUNTY OF Chelan

THIS IS TO CERTIFY THAT ON THE 26 DAY OF June, 2025

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

JESUS A. & MARIA G. GUERRA

TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING STATEMENT OF CONSENT AND WAIVER OF CLAIMS AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND SEAL OF THE STATE OF WASHINGTON THIS 26 DAY OF June, 2025.

Litali Zindjas

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT Wenatchee Washington

CHELAN-DOUGLAS HEALTH DISTRICT

ON SITE INSPECTION OF THESE LOTS REVEAL PROBABLE SUITABLE PHYSICAL CONDITIONS FOR DOMESTIC WATER AND SEWAGE DISPOSAL. THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL AVAILABILITY OF WATER TO THIS PLAT.

R. BRY LEMS 7/1/25

DIRECTOR OF ENVIRONMENTAL HEALTH DATE

DEPARTMENT OF TRANSPORTATION  
AND LAND SERVICES

Tara Simmons July 2, 2025

COUNTY TRANSPORTATION DEPARTMENT DATE

Tiffany Brzen 7-1-25

SHORT PLAT ADMINISTRATOR DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 3rd DAY OF July, 2025

AT 3:50 P.M., UNDER AUDITOR'S FILE NUMBER 3276297

AT THE REQUEST OF ERLANDSEN

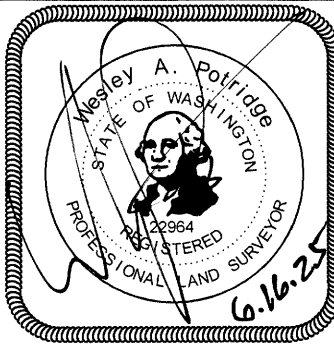
Amber Petersen Thad Duval 4413.50

DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MARIA GUERRA, IN APRIL, 2025.

WESLEY A. POTRIDGE  
CERTIFICATE NO. 22964



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 DULY PAID, SATISFIED AND DISCHARGED, IN THE AMOUNT OF 7074.77 AND HAVE BEEN DEPOSITED WITH THE DOUGLAS COUNTY TREASURER THIS 3rd DAY OF July, 2025.

DOUGLAS COUNTY TREASURER

Erlandsen  
SURVEYING | PLANNING | ENGINEERING

SHEET 1 of 2

DRAWN BY: AS LAYOUT: FINAL-SHORT-PLAT  
DATE: 6/10/2025 FILE NO: 20240112-FSP-NORTH  
SCALE: SCALE JOB NO: 20240112.0000 TOLL FREE (800) 732-7442

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