

PLAT CERTIFICATE:

CHICAGO TITLE INSURANCE COMPANY
GUARANTEE NO. 72156-234389005
DATE: JUNE 11, 2025
TITLE VESTED IN ORCHARD VISTA-WENATCHEE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION, OR CLAIMING POSSESSION, NOT SHOWN BY THE PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEE BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT YET PAYABLE OR WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
6. ANY LIEN FOR SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, TAP, CAPACITY, OR CONSTRUCTION OR SIMILAR CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES, OR FOR GARBAGE COLLECTION AND DISPOSAL NOT SHOWN BY THE PUBLIC RECORDS.
7. UNPATENTED MINING CLAIMS, AND ALL RIGHTS RELATING THERETO.
8. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
9. INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
10. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
11. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL THE SCHEDULE B, PART 1 REQUIREMENTS ARE MET.
12. GENERAL AND SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, FIRST HALF DELINQUENT IF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):
YEAR: 2025
TAX PARCEL NUMBER: 75000004701
ASSESSED VALUE - LAND: \$207,400
ASSESSED VALUE - IMPROVEMENTS: \$0.00
ASSESSED VALUE - TOTAL: \$207,400
GENERAL AND SPECIAL TAXES:
BILLED: \$1622.37
AMOUNT FIRST HALF: \$811.19
AMOUNT SECOND HALF: \$811.18
AMOUNT PAID: \$1622.37
nt First Half: \$811.19
Amount Second Half: \$811.18
Amount Paid: \$1622.37
Subdivision Guarantee w-WA MOD
OIC No. 04-010 (12-16-2021)
Amount Unpaid: \$0.00
Land Use Code: \$81
13. Upper Columbia Irrigation District assessments and charges, payable February 15, delinquent if unpaid on May 1, of the tax year (Amounts do not include interest and penalties):
Year: 2025
TAX PARCEL NUMBER: 75000004701
AMOUNT BILLED: \$2577.00
AMOUNT PAID: \$2577.00
AMOUNT UNPAID: \$0.00
14. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON:
NILE ORCHARD TRACTS NO. 1
RECORDED: 02/07/1934
AUDITOR'S FILE NO.: 86540
15. AN EASEMENT AS SET FORTH IN THE PUBLIC RECORD, TOGETHER WITH ALL TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, AND OTHER MATTERS CONTAINED THEREIN. REFERENCE IS DIRECTED TO THE RECORD FOR FULL PARTICULARS.
RECORDED: 03/29/1934
AUDITOR'S FILE NO.: 86826
16. THE RESERVATIONS, EXCEPTIONS, AND CONDITIONS AS SET FORTH AND DESCRIBED WITHIN THE PROVISIONS OF THE DEED REFERENCED HEREIN, RECORDED ON JUNE 29, 1946 UNDER AUDITOR'S FILE NO. 102233.
17. AN EASEMENT AS SET FORTH IN THE PUBLIC RECORD, TOGETHER WITH ALL TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, AND OTHER MATTERS CONTAINED THEREIN. REFERENCE IS DIRECTED TO THE RECORD FOR FULL PARTICULARS.
RECORDED: 03/22/1961
AUDITOR'S FILE NO.: 133337
VOLUME/PAGE: 147/16
18. THE RESERVATIONS, EXCEPTIONS, AND CONDITIONS AS SET FORTH AND DESCRIBED WITHIN THE PROVISIONS OF THE WARRANTY FULFILLMENT DEED REFERENCED HEREIN, RECORDED ON DECEMBER 21, 1983 UNDER AUDITOR'S FILE NO. 222928.
19. ALL TERMS, CONDITIONS, PROVISIONS, COVENANTS, AND STIPULATIONS SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED: DEVELOPER EXTENSION AGREEMENT
RECORDED: 12/30/2024
AUDITOR'S FILE NO.: 3272786
VOLUME/PAGE: N/A
20. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON:
BOUNDARY LINE ADJUSTMENT NO. 2025-13
RECORDED: 06/17/2025
AUDITOR'S FILE NO.: 3275955
21. AN EASEMENT AS SET FORTH IN THE PUBLIC RECORD, TOGETHER WITH ALL TERMS, CONDITIONS, PROVISIONS, RESTRICTIONS, AND OTHER MATTERS CONTAINED THEREIN. REFERENCE IS DIRECTED TO THE RECORD FOR FULL PARTICULARS.
RECORDED: 06/20/2025
AUDITOR'S FILE NO.: 3275992
VOLUME/PAGE: N/A

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

THIS SURVEY WAS PERFORMED BY TRIMBLE GNSS R12 OR R10 RTK AND TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130. ALL CORNERS NOTED AS FOUND WERE VISITED IN NOVEMBER 2024

NOTES:

- 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 AFN. ~~3277359~~
- AT THE TIME OF BUILDING PERMIT SUBMITTAL LOTS 1-45, A DRAINAGE CONSTRUCTION PLAN SHALL BE SUBMITTED WHICH DEPICTS THE ON-SITE STORMWATER CONVEYANCE SYSTEM. THE SITE PLAN SHALL INCLUDE THE FOLLOWING INFORMATION:

PIPE SIZE
MINIMUM PIPE SLOPE
INVERT ELEVATION AT THE CONNECTION TO THE STORMWATER STUB
FINISHED FLOOR ELEVATION OF THE STRUCTURE AND GARAGE SLAB
- THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL AVAILABILITY OF WATER TO THIS PLAT DEVELOPMENT.
- DEFERRED IMPROVEMENT AGREEMENT FOR GRANT ROAD & NILE AVE INTERSECTION
AFN. 3276076
- LOTS 28-39 AND 17-20 ARE ENTERED INTO A PRIVATE ACCESS OPERATION AND MAINTENANCE AGREEMENT AFN. ~~3277246 & 3277247~~
- FILL SOILS THAT SUPPORT FOOTINGS AND FOUNDATIONS SHALL BE DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE SOILS, COMPRESSIBLE SOILS, SHIFTING SOILS OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE DONE BY AN APPROVED AGENCY USING AN APPROVED METHOD.

LEGAL DESCRIPTION TPN 75000004701 PER TITLE COMMITMENT 72156-234389005, BY CHICAGO TITLE INSURANCE COMPANY

TRACT 47, NILE ORCHARD TRACTS NO. 1, DOUGLAS COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME B2 OF PLATS, PAGE 10, EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°32'54" EAST ALONG THE SOUTH LINE, A DISTANCE OF 86.16 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°33'18" WEST A DISTANCE OF 158.55 FEET; THENCE SOUTH 83°47'00" EAST A DISTANCE OF 171.65 FEET; THENCE SOUTH 0°21'43" EAST A DISTANCE OF 158.55 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE SOUTH 88°32'54" WEST ALONG SAID SOUTH LINE A DISTANCE OF 171.11 FEET TO THE TRUE POINT OF BEGINNING. ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. 2025-13, RECORDED JUNE 17, 2025 UNDER AUDITOR'S FILE NO. 3275955.

DEDICATION:

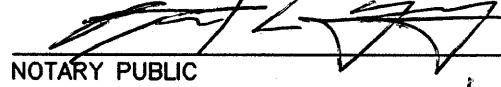
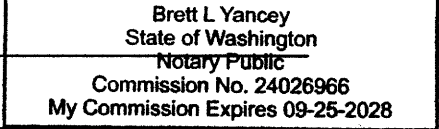
KNOWN ALL MEN BY THESE PRESENTS:
I UNDERSIGNED, JARED CURTIS AS THE MANAGER OF ORCHARD VISTA-WENATCHEE LLC, A WASHINGTON LIMITED LIABILITY COMPANY AND AM AUTHORIZED TO MAKE THIS DECLARATION IN ITS BEHALF AND ORCHARD VISTA-WENATCHEE LLC ARE THE OWNERS OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT AND HEREBY DECLARE THIS PLAT AS "ORCHARD VISTA", ORCHARD VISTA-WENATCHEE 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.

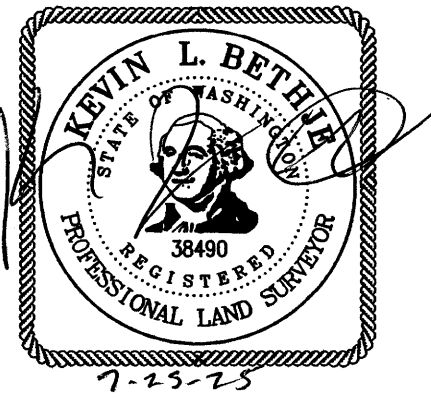

BRANDON BERNARD, MANAGER ORCHARD VISTA-WENATCHEE LLC

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF BENTON


I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRANDON BERNARD IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS INSTRUMENT.


NOTARY PUBLIC
MY APPOINTMENT EXPIRES 09/25/2028
RESIDING FRANKLIN COUNTY




SURVEYOR'S CERTIFICATE:

I, KEVIN L. BETHJE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "ORCHARD VISTA" AS SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT SAID PLAT IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON. I FURTHER CERTIFY THAT THIS MAP IS TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF RCW 58.17 LAWS OF WASHINGTON.


KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
PLS NO. 38490
DATE: 7-25-2025

PLAT OF ORCHARD VISTA

OF A PORTION OF TRACT 47 "NILE ORCHARD TRACTS NO. 1" (B-10) LOCATED IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 17, T 22 N, R 21 E WILLAMETTE MERIDIAN DOUGLAS COUNTY, WASHINGTON P-2023-01

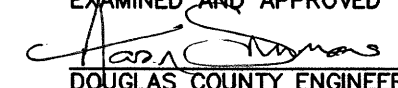
JOB NO.: 24-452

JULY 25, 2025

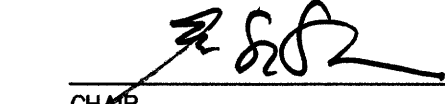

SHEET 1 OF 4

EXAMINED AND APPROVED:

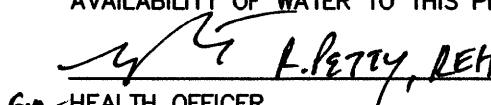
TRANSPORTATION AND LAND SERVICES:

EXAMINED AND APPROVED THIS 28th DAY OF August, 2025

DOUGLASS COUNTY ENGINEER
DATE 8/28/2025

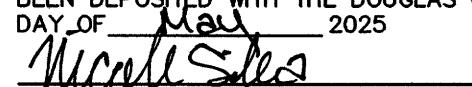
BOARD OF COUNTY COMMISSIONERS


CHAIR
DATE 8/12/2025

VICE CHAIR
DATE 8/12/2025

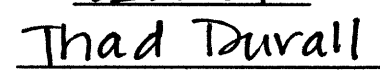

CHELAN-DOUGLAS HEALTH DISTRICT

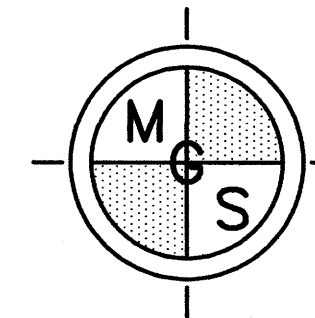
THE HEALTH DISTRICT MAKES NO REPRESENTATION AS TO THE LEGAL AVAILABILITY OF WATER TO THIS PLAT.

HEALTH OFFICER
DATE 8/1/25

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 1622.37 AND HAVE BEEN DEPOSITED WITH THE DOUGLAS COUNTY TREASURER THIS 13 DAY OF May, 2025

DOUGLAS COUNTY TREASURER
DATE 8/28/25

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF August, 2025 AT 3:57pm
IN BOOK hla PAGE nla RECORD OF PLAT AT THE REQUEST OF
BRANDON BERNARD
AFN: 3277375

THAD DUVALL
DOUGLAS COUNTY AUDITOR

DEPUTY
\$438.50



MGS
PASCO, INC.
809 S AUBURN ST
KENNEWICK, WA 99336
509-491-1071