

SURVEY REFERENCES:

- 1) "NILE ORCHARD TRACTS" VOLUME B, PAGE 10
- 2) PORTRIDGE SURVEY, AF NO. 3239835
- 3) "MOUNTAIN SPRINGS" AF NO. 3233971
- 4) GAHRINGER SURVEY AF NO. 3267453
- 5) GAHRINGER SURVEY AF NO. 3146603
- 6) NELSON SURVEY AF NO. 3225765
- 7) GILDEHAUS SURVEY AF NO. 3204069
- 8) GAHRINGER SURVEY AF NO. 3152642

DEED REFERENCES:

GRANTOR: LORENA RODRIGUEZ HURTADO
GRANTEE: ORCHARD VISTA-WENATCHEE LLC, A WASHINGTON
LIMITED LIABILITY COMPANY
AUDITOR'S FILE NO. 3271404
DATED: OCTOBER, 11, 2024

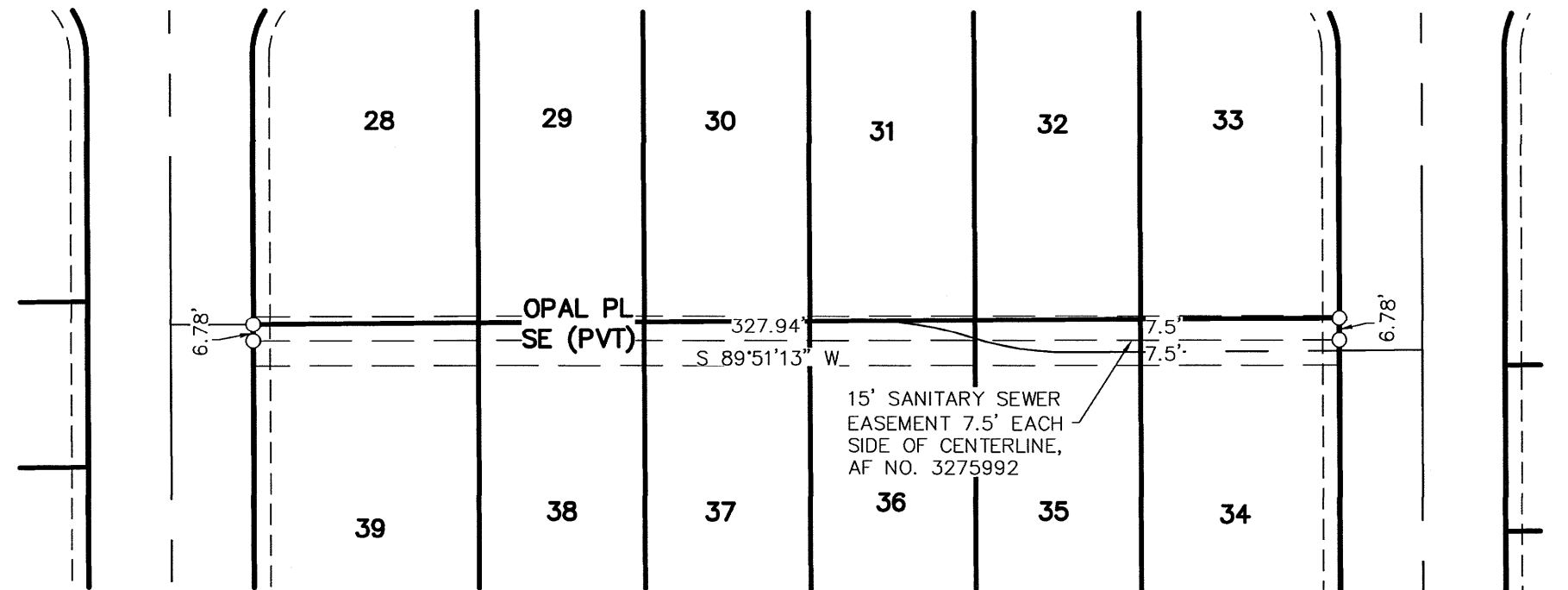
PLAT OF ORCHARD VISTA
OF A PORTION OF TRACT 47 "NILE ORCHARD
TRACTS NO. 1" (B-10) LOCATED IN A PORTION OF
THE NW 1/4 OF THE SW 1/4 OF
SECTION 17, T 22 N, R 21 E
WILLAMETTE MERIDIAN
DOUGLAS COUNTY, WASHINGTON
P-2023-01

JOB NO.: 24-452
JULY 25, 2025
SHEET 4 OF 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°28'57" W	25.00'
L2	N 00°28'57" W	32.15'
L3	N 00°28'57" W	5.18'
L4	N 00°28'57" W	5.12'
L5	N 11°19'01" E	29.38'
L6	N 11°19'01" E	29.38'
L7	N 11°19'01" E	29.38'
L8	S 89°31'31" W	13.91'
L9	N 23°22'57" E	30.93'
L10	N 89°31'27" E	39.66'
L11	N 00°31'33" W	49.77'
L12	S 17°04'59" E	16.04'
L13	S 17°04'59" E	18.14'
L14	N 00°19'22" W	0.06'
L15	S 50°48'04" W	25.87'
L16	N 68°52'37" E	8.64'
L17	S 23°22'57" W	6.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	200.00'	11°47'58"	41.19'	S 05°25'02" W	41.12'
C2	200.00'	11°37'20"	40.57'	N 05°30'21" E	40.50'
C3	107.00'	66°17'41"	123.81'	S 33°28'12" E	117.01'
C4	27.00'	89°58'09"	42.40'	S 45°28'02" E	38.17'
C5	27.00'	90°01'51"	42.43'	N 44°31'58" E	38.19'
C6	27.00'	90°10'10"	42.49'	N 45°23'24" W	38.24'
C7	27.00'	89°49'50"	42.33'	N 44°36'36" E	38.13'
C8	27.00'	89°51'12"	42.34'	S 44°37'17" W	38.13'
C9	27.00'	90°08'48"	42.48'	N 45°22'43" W	38.23'
C10	27.00'	89°52'14"	42.35'	S 44°36'45" W	38.14'
C11	27.00'	90°07'46"	42.47'	N 45°23'15" W	38.23'
C12	35.00'	66°08'29"	40.40'	N 56°27'12" E	38.20'
C13	51.00'	33°54'39"	30.18'	S 72°34'07" W	29.75'
C14	132.00'	20°48'01"	47.92'	S 10°43'23" E	47.66'
C15	132.00'	18°32'25"	42.71'	S 30°23'36" E	42.53'
C16	132.00'	20°25'45"	47.07'	S 49°52'40" E	46.82'
C17	132.00'	30°22'56"	70.00'	S 75°17'01" E	69.18'
C18	82.00'	10°03'58"	14.41'	S 85°26'30" E	14.39'
C19	82.00'	80°05'09"	114.62'	S 40°21'56" E	105.51'
C20	175.00'	8°35'05"	26.22'	S 03°48'35" W	26.20'
C21	175.00'	3°12'53"	9.82'	S 09°42'35" W	9.82'
C22	225.00'	2°59'43"	11.76'	N 09°49'10" E	11.76'
C23	225.00'	8°37'37"	33.88'	N 04°00'29" E	33.85'
C24	175.00'	8°50'55"	27.03'	N 04°07'08" E	27.00'
C25	175.00'	2°46'25"	8.47'	N 09°55'49" E	8.47'
C26	225.00'	11°47'58"	46.34'	S 05°25'02" W	46.25'
C27	50.00'	66°08'29"	57.72'	N 56°27'12" E	54.57'
C28	36.00'	41°31'41"	26.09'	S 68°45'36" W	25.53'
C29	36.00'	48°31'18"	30.49'	S 23°44'07" W	29.58'
C30	107.00'	23°51'26"	44.55'	S 78°32'46" E	44.23'
C31	100.00'	18°11'42"	31.76'	S 81°20'32" E	31.62'
C32	100.00'	18°11'42"	31.76'	N 81°20'32" W	31.62'

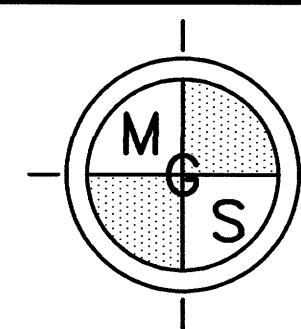
ADDRESS TABLE	
LOT	ADDRESS
1	591 S. PERRY AVE
2	585 S. PERRY AVE.
3	579 S. PERRY AVE.
4	573 S. PERRY AVE.
5	567 S. PERRY AVE.
6	557 S. PERRY AVE.
7	551 S. PERRY AVE.
8	545 S. PERRY AVE.
9	539 S. PERRY AVE.
10	590 S. PERRY AVE.
11	2667 6TH ST SE
12	2655 6TH ST SE
13	582 S. OASIS LOOP
14	574 S. OASIS LOOP
15	568 S. OASIS LOOP
16	562 S. OASIS LOOP
17	556 S. OASIS LOOP
18	2595 6TH ST SE
19	2601 6TH ST SE
20	550 S. OASIS LOOP
21	544 S. OASIS LOOP
22	538 S. OASIS LOOP
23	532 S. OASIS LOOP
24	526 S. OASIS LOOP
25	518 S. OASIS LOOP
26	2514 5TH ST SE
27	2504 5TH ST. SE
28	2534 5TH ST. SE
29	2542 5TH ST. SE
30	2548 5TH ST. SE
31	2554 5TH ST. SE
32	2560 5TH ST. SE
33	2566 5TH ST SE
34	542 S. PERRY AVE.
35	2562 OPAL PL SE
36	2556 OPAL PL SE
37	2550 OPAL PL SE
38	2544 OPAL PL SE
39	525 S. OASIS LOOP
40	545 S. OASIS LOOP
41	557 S. OASIS LOOP
42	563 S. OASIS LOOP
43	569 S. OASIS LOOP
44	575 S. OASIS LOOP
45	581 S OASIS LOOP
TRACT A	2590 5TH ST SE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF August, 2025 AT 3:57 pm
IN BOOK n/a PAGE n/a RECORD OF PLAT AT THE REQUEST OF
BRANDON BERNARD
AFN: 3277375
Thad Duvall
DOUGLAS COUNTY AUDITOR
Amber Peterson
DEPUTY

\$438.50



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

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

