

PARSONS  
DOUGLAS COUNTY SHORT PLAT SS-2022-03

A PORTION OF THE NE 1/4 OF THE NE 1/4  
SEC. 7, T. 22 N., R. 21 E., W.M.

ORIGINAL TRACT INFORMATION

OWNER  
BRIAN E. & ANITA L. PARSONS  
2350 10TH STREET NE  
EAST WENATCHEE WA. 98802  
  
PARENT PARCEL NO: 22-21-07-10-020  
EXISTING ZONING: R-L (CITY OF EAST WENATCHEE UGA)  
NO. PLATTED LOTS: 2  
WATER SOURCE: EAST WENATCHEE WATER DISTRICT  
SEWAGE SYSTEM: SEPTIC

CONSENT AND WAIVER OF CLAIMS

KNOW ALL PERSONS BY THESE PRESENTS:

THE UNDERSIGNED, BRIAN E. & ANITA L. PARSONS, ARE THE OWNERS OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT AND HEREBY DECLARE THIS PLAT AS PARSONS SHORT PLAT SS-2022-03. THE UNDERSIGNED, AS GRANTORS, HEREBY DEDICATE, 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'S, ON BEHALF OF THEMSELVES AND THEIR 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 WITH AND ADJACENT TO THE PLAT.

IN WITNESS WHEREOF WE HAVE HERE TO SET OUR SIGNATURES

THIS 18<sup>TH</sup> DAY OF AUGUST, 2025

BRIAN E. PARSONS ANITA L. PARSONS

ACKNOWLEDGEMENT

STATE OF WA COUNTY OF Chelan ) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN E. & ANITA L. PARSONS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 18<sup>TH</sup> DAY OF August, 2025

SIGNED  
Kai Lee Seaback  
PRINT

NOTARY PUBLIC  
IN AND FOR THE STATE OF WA

MY COMMISSION EXPIRES 07.24.28



EXAMINED AND APPROVED

CHELAN-DOUGLAS HEALTH DISTRICT

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

P. Petty, R.E.H.S. 8/21/25  
HEALTH OFFICER DATE

DEPARTMENT OF TRANSPORTATION AND LAND SERVICES

Adam Simmons 8/21/25  
COUNTY ENGINEER DATE

BOARD OF COUNTY COMMISSIONERS

R.S.O. 9/11/25  
CHAIR ATTEST:

TREASURER'S CERTIFICATE

I, HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR 20 AND PRECEDING YEARS HAVE BEEN PAID, SATISFIED AND DISCHARGED, IN THE AMOUNT OF 638.09 AND HAVE BEEN DEPOSITED WITH THE DOUGLAS COUNTY TREASURER  
THIS 18 DAY OF July, 2025  
Nicole Siller 9/11/25  
DOUGLAS COUNTY TREASURER DATE

NOTES PER CONDITIONS OF APPROVAL

1. THE SUBJECT PROPERTY IS PARTIALLY ENCUMBERED BY A SPECIAL FLOOD HAZARD AREA. ALL FUTURE DEVELOPMENT ACTIVITY INCLUDING, BUT NOT LIMITED TO, GRADING, CONSTRUCTION, AND PLACEMENT OF STRUCTURES, SHALL COMPLY WITH DCC 15.48 - FLOOD DAMAGE PREVENTION. ANY DEVELOPMENT PROPOSED WITHIN THE SPECIAL FLOOD HAZARD AREA SHALL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT.
2. HALF-STREET IMPROVEMENTS ON 10TH STREET NORTHEAST ARE REQUIRED TO BE CONSTRUCTED ALONG THE ENTIRE PARENT PARCEL UPON FURTHER DIVISION OF ANY OF THE LOTS OR A REMAINDER PARCEL. HALF-STREET IMPROVEMENTS SHALL MEET DOUGLAS COUNTY STANDARDS BASED ON THE ROAD'S CLASSIFICATION AT THE TIME THIS REQUIREMENT IS TRIGGERED.
3. SITE EVALUATIONS MAY BE REQUIRED AT THE TIME OF APPLICATION OF INDIVIDUAL ONSITE SEPTIC SYSTEM CONSTRUCTION PERMITS.
4. 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 OF EASTERN WASHINGTON. THE ENGINEER OF RECORD SHALL PROVIDE CERTIFICATION 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.
5. DEFERRAL FOR FRONTAGE IMPROVEMENT AFN: 3276729.

FEMA NOTES

FEMA COMMUNITY-PANEL NUMBERS 530036-0535A. ZONE AO

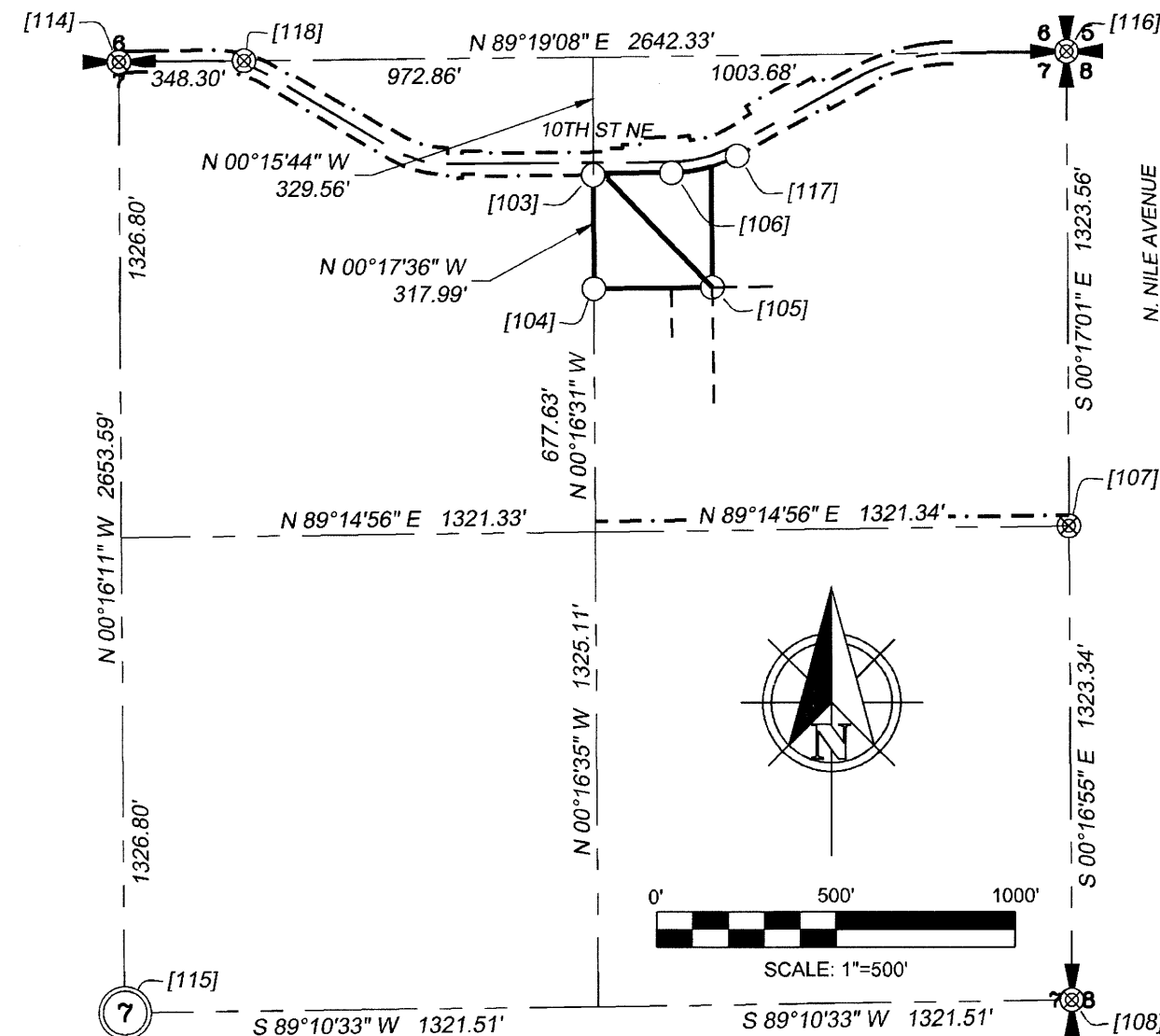
1. ZONE AO: AREA OF 100-YEAR SHALLOW FLOODING WITH DEPTH FROM 1 TO 3 FEET; PRODUCT OF FLOOD DEPTH (FEET) AND VELOCITY (FEET PER SECOND) LESS THAN 15.

FIRST AMERICAN TITLE EXCEPTIONS

5. UNITED STATES OF AMERICAN PIPELINE FOR WASTE AND IRRIGATION  
AFN: 133361  
DOES NOT APPLY
6. PUBLIC UTILITY DISTRICT NO.1 OF DOUGLAS COUNTY UNDERGROUND DISTRIBUTION AND ELECTRIC LINES  
AFN: 222483  
UNABLE TO LOCATE
7. PUBLIC UTILITY DISTRICT NO.1 OF DOUGLAS COUNTY UNDERGROUND DISTRIBUTION AND ELECTRIC LINES  
AFN: 222858  
DOES NOT APPLY
8. PUBLIC UTILITY DISTRICT NO. 1 OF DOUGLAS COUNTY UNDERGROUND DISTRIBUTION AND ELECTRIC LINES  
AFN: 226594  
DOES NOT APPLY
11. UTILITY EASEMENT FOR ELECTRIC TRANSMISSION LINE, DOMESTIC WATERLINES AND IRRIGATION WATERLINE.  
AFN: 3072571  
REFER TO EASEMENT NOTE 2

BOUNDARY DESCRIPTION

LOT 1, MICHAEL A. TURNER SHORT PLAT NO. 15-91, DOUGLAS COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME H OF PLATS, PAGE 102  
AFN: 269130



MONUMENT NOTES

- [104] FOUND 5/8" REBAR & CAP STAMPED: H. DENNIS LS #10819. VISITED 05/14/2004.
- [105] FOUND 5/8" REBAR & CAP STAMPED: H. DENNIS LS #10819. VISITED 05/14/2004.
- [103] FOUND 5/8" REBAR & CAP: CAP UNREADABLE. VISITED 05/14/2004.
- [106] FOUND 5/8" REBAR & CAP STAMPED: H. DENNIS LS #10819. VISITED 05/14/2004.  
RESET 5/8" REBAR & CAP STAMPED: CDI 38972 ON 3/2025
- [107] FOUND 3" BRASS CAP IN MONUMENT CASE STAMPED DOUGLAS COUNTY X. VISITED 12/20/2005.
- [108] FOUND 3" BRASS CAP IN MONUMENT CASE STAMPED DOUGLAS COUNTY X. VISITED 12/20/2005.
- [114] FOUND 3" BRASS CAP IN CONCRETE CYLINDER IN MONUMENT CASE STAMPED: DOUGLAS COUNTY. VISITED 10/16/2008.
- [115] FOUND 3" BRASS CAP IN CONCRETE CYLINDER IN MONUMENT CASE STAMPED: DOUGLAS COUNTY. VISITED 02/03/2009.
- [116] FOUND 3" BRASS CAP IN MONUMENT CASE STAMPED: DOUGLAS COUNTY T 22 N R 21 E 5/6/7/8 1973. VISITED 03/22/2021.
- [117] FOUND 5/8" REBAR & CAP STAMPED: H. DENNIS LS 10819. VISITED 03/31/2021.
- [118] FOUND 4" BRASS CAP IN CONCRETE IN MONUMENT CASE STAMPED: WASHINGTON COUNTY REFERENCE MARK FOR INFORMATION CONTACT COUNTY ENGINEER X. VISITED 03/31/2021.

SURVEY NOTES

1. THE BASIS OF BEARING IS WASHINGTON COORDINATE SYSTEM, NORTH ZONE NAD 83 (1991).
2. THE VERTICAL DATUM IS NAVD 88.
3. MONUMENTS SHOWN WERE VISITED AS NOTED
4. ALL DISTANCES SHOWN ON THIS PLAT ARE GRID DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000041824 TO DERIVE GROUND DISTANCES.
5. ALL DISTANCES ARE IN U.S. SURVEY FEET.
6. TRAVERSE AND TOPOGRAPHY WERE PERFORMED WITH THE TRIMBLE R12 GPS EQUIPMENT AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090. TRAVERSE WAS NOT BALANCED.

AUDITOR'S INDEX SKETCH  
TPN: 22-21-07-10-020

NW NW	NE NW	NW NE	NE NE
SW NW	SE NW	SW NE	SE NE
NW SW	NE SW	NW SE	NE SE
SW SW	SE SW	SW SE	SE SE

T. 22 N., R. 21 E., W.M.  
DOUGLAS COUNTY, WA

SURVEYOR'S CERTIFICATE

I, SHAWN P. FITZPATRICK, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN CONDUCTED BY ME OR UNDER MY SUPERVISION; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THE MONUMENTS, OTHER THAN THOSE APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT IN DATE: 8/21/25

Shawn P. Fitzpatrick  
SHAWN P. FITZPATRICK, PLS  
CERTIFICATE NO. 38972

AUDITOR'S CERTIFICATE

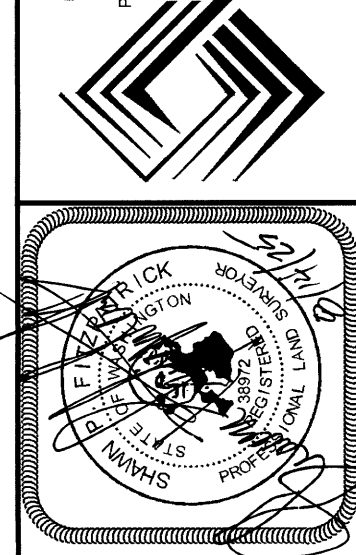
AFN: 3277649  
FILED FOR RECORD THIS 12<sup>TH</sup> DAY OF September, 2025  
AT 7:42 A.M. IN BOOK 1114 OF SURVEYS AT PAGE 1114  
AT THE REQUEST OF BRIAN E. & ANITA L. PARSONS

Thad Duval  
COUNTY AUDITOR  
\$ 428.50

COMPLETE DESIGN INC.  
"Construction Design Specialists"  
PO BOX 1814 | WENATCHEE, WA 98807 | WWW.COMPLETEDESIGN.CC | 509.862.3899

DRAWN BY: JTM  
DATE: 1.30.2025  
PROJECT NO: 21079-00

SHEET  
1 OF 2



N:\NWGLAND\PROJECTS\21079\DWG\2025-01-30\PARSON SS-2022-03.BLU LINE.DWG