

BINDING SITE PLAN NO. 2023-02 FOR:

ONE EYED JACK, LLC

WITHIN A PORTION OF THE S1/2 OF THE NE1/4; THE N1/2 OF THE SE1/4; AND THE NE1/4 OF THE SW1/4 OF SEC. 9, T.22N., R.21E.W.M., DOUGLAS COUNTY, WA

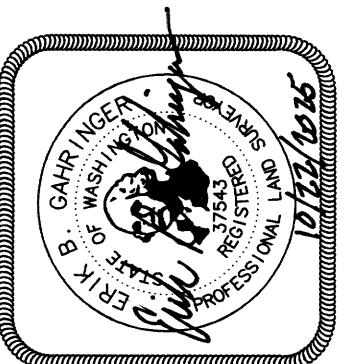
SHEET 2 OF 2

PROFESSIONAL LAND SURVEYING & LAND USE CONSULTING



P.O. Box 4266 WENATCHEE, WA 98807-04266
Phone: (509) 436-1640
48dnorth.com

DATE: OCTOBER 22, 2025
DRAWING: 22-090 SELLAND CHAMBERLIN BSP.DWG
DRAWN BY: EBG
PROJECT: 22-090



ACCEPTED TRUE POINT OF BEGINNING PER BOUNDARY DESCRIPTION ON SHEET 1 OF 2.

LINE TABLE

L-1	S 03°31'48" E 89.07'
L-2	S 85°23'32" E 762.10'
L-3	S 43°40'17" W 217.87'
L-4	S 50°22'45" W 138.83'
L-5	S 00°27'13" E 103.00'

ACCEPTED E.1/4 SEC. 9 - FOUND REBAR & CAP LS 18077

ACCEPTED SE. CORNER OF SEC. 9 - FOUND 3-1/2" BRASS CAP IN A MONUMENT CASE

AUDITOR'S INDEX SKETCH

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

SECTION 9, T.22N., R.21E., W.M., DOUGLAS COUNTY, WA

OWNER: MICROSOFT CORPORATION
DEED A.F.N. 3240515
SEG. A.F.N. 3236522
B.L.A. NO. 2024-46 A.F.N. 3268387
A.P.N. 22210910004
R.O.S. A.F.N. 3242345 & 3269864

R.O.S. A.F.N. 3194380 (PARCEL 4)

NE1/4 SEC. 9

(N 89° 24' 58" E 578.98')
(N 89° 25' 47" E 579.45')
(N 89° 25' 23" E 579.39')

(S 88° 35' 13" E 1344.25')
(S 88° 34' 42" E 1344.25')
(S 88° 34' 40" E 1344.25')

OWNER: MICROSOFT CORPORATION
A.P.N. 22210920009
R.O.S. A.F.N. 3242345
B.L.A. 16-23 A.F.N. 3195243 (LOT 3)

R.O.S. A.F.N. 3175977

WESTERN SUNSET B.S.P. PHASE 1 & 2, A.F.N. 3182786

OWNER: DJ PROPERTIES LLC
LOT 4, B.L.A. 16-40, A.F.N. 3200182
A.P.N. 93700000400

PRIVATE SEWER EASEMENT A.F.N. 3215741

20' ACCESS & UTILITY EASEMENT A.F.N. 3210323

ASPHALT DRIVEWAY

(N 89° 34' 25" W 834.14')
(S 89° 34' 25" W 834.04')

75' PRIVATE ACCESS & UTILITY EASEMENT A.F.N. 3245115

10' WATER AGREEMENT EASEMENT A.F.N. 3222190

OWNER: VEEDOL LLC
DEED A.F.N. 3220232
A.P.N. 93700000300

FOUND REBAR & CAP LS 18077 BEARS S 00°35'52" E 0.39' FROM COMPUTED POINT

OWNER: TOMMER EQUIPMENT CO INC.
A.P.N. 22210940009
B.L.A. A.F.N. 3235948 (PARCEL B)

OWNER: WESTERN CASCADES LAND DEVELOPMENT LLC
A.P.N. 22210940012

TRACT A

SE1/4 SEC. 9

B.S.P. NO. 2024-16 A.F.N. 3269971

OWNER: GAR & HATT LLC
A.P.N. 22210930011
B.L.A. 2024-16 A.F.N. 3269971 (PARCEL B)
R.O.S. A.F.N. 3184014

JACK DAVIS
B.S.P. NO. 06-01
A.F.N. 3108406

SHOP

WAREHOUSE

OFFICE

NORTH CHAMBERLIN WAY (PRIVATE)

20' SEWER LINE EASEMENT A.F.N. 3244658

10' SANITARY SEWER EASEMENT A.F.N. 3241144

5' STORMWATER AGREEMENT EASEMENT A.F.N. 3219947

40' ACCESS EASEMENT PARCEL C R.O.S. A.F.N. 3193472 & EASEMENT A.F.N. 3193565 (C)

20'X30' EMERGENCY VEHICLE TURNAROUND EASEMENT GRANTED HEREBY

75' PRIVATE ACCESS & UTILITY EASEMENT SERVING LOTS 1 & 2 GRANTED HEREBY (URBAN INDUSTRIAL WAY EAST TO EAST BOUNDARY)

20' STORM DRAIN EASEMENT SERVING LOT 1 GRANTED HEREBY (L-1/L-2) - CONTAINS EXISTING MANHOLES

WATER RETENTION POND EASEMENT A.F.N. 3171423

STORMWATER DRAINAGE AND RETENTION EASEMENT GRANTED HEREBY 319.33'

15' ELECTRICAL EASEMENT A.F.N. 3257296

FOUND REBAR & CAP LS 18077 BEARS N 53°52'40" E 0.15' AND FOUND REBAR & CAP LS 22963 BEARS S 87°31'38" W 1.62' FROM COMPUTED POINT

15' ELECTRICAL EASEMENT A.F.N. 3257296

OWNER: LEGACY LLC
DEED A.F.N. 3220232
A.P.N. 22210410000
R.O.S. A.F.N. 3194380

FOUND REBAR & CAP LS 18077 BEARS N 53°52'40" E 0.15' AND FOUND REBAR & CAP LS 22963 BEARS S 87°31'38" W 1.62' FROM COMPUTED POINT

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LEGEND/ABBREVIATIONS

- FOUND REBAR & CAP IN A MONUMENT CASE, OR AS NOTED
- FOUND REBAR, OR REBAR AND CAP LS 15640, 18077, 22963, 37543, 45783, AND 47609, OR AS NOTED
- SET 1" PLASTIC CAP ON 5/8" REBAR LS 37543
- COMPUTED POINT
- [] RECORDED DATA PER LISTED REFERENCED B.L.A., B.S.P. OR R.O.S. BEARING AND/OR DISTANCE SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY, OR ACCEPTED. DISTANCES HAVE BEEN CONVERTED TO GRID DISTANCE WHEN NEEDED.
- () DATA PER BOUNDARY DESCRIPTION ON SHEET 1 OF 2. DISTANCES HAVE BEEN CONVERTED TO GRID.
- A.P.N. ASSESSOR'S PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- B.L.A. BOUNDARY LINE ADJUSTMENT
- B.S.P. BINDING SITE PLAN
- R.O.S. RECORD OF SURVEY

SURVEY NOTES

- THIS SURVEY IS BASED UPON DOCUMENTS, PLATS AND SURVEYS FOUND OF PUBLIC RECORD WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL RIGHTS, RIGHTS OF WAYS, EASEMENTS, VACATIONS, COVENANTS, RESTRICTIONS AND/OR RESERVATIONS THAT MAY BENEFIT OR BURDEN THE SURVEYED PROPERTY.
- ALL DISTANCES SHOWN ON THIS SURVEY ARE GRID DISTANCES. DISTANCES IN BOUNDARY DESCRIPTIONS/DEEDS ARE RECORD/GROUND DISTANCES, UNLESS OTHERWISE NOTED.

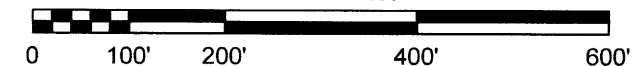
EASEMENT NOTES

- SEE DECLARATION OF STORMWATER SYSTEM MAINTENANCE COVENANT A.F.N. 3224729 AND 3239223.
- THE LOTS WITHIN THIS BINDING SITE PLAN ARE BENEFITED OR BURDEN BY THE AGREEMENTS, COVENANTS, AND EASEMENTS (SHOWN HEREON, OR NOT) LISTED UNDER EXCEPTIONS WITHIN THE LIMITED LIABILITY GUARANTEE PREPARED BY CASCADE WEST TITLE COMPANY, LLC D/B/A CW TITLE AND CW TITLE AND ESCROW AS AUTHORIZED ISSUING AGENT, ORDER NUMBER 50041385-953, DATED JANUARY 16, 2024, FOR ONE EYED JACK, LLC.



GRID NORTH

SCALE: 1" = 200'



A.F.N. 3279146