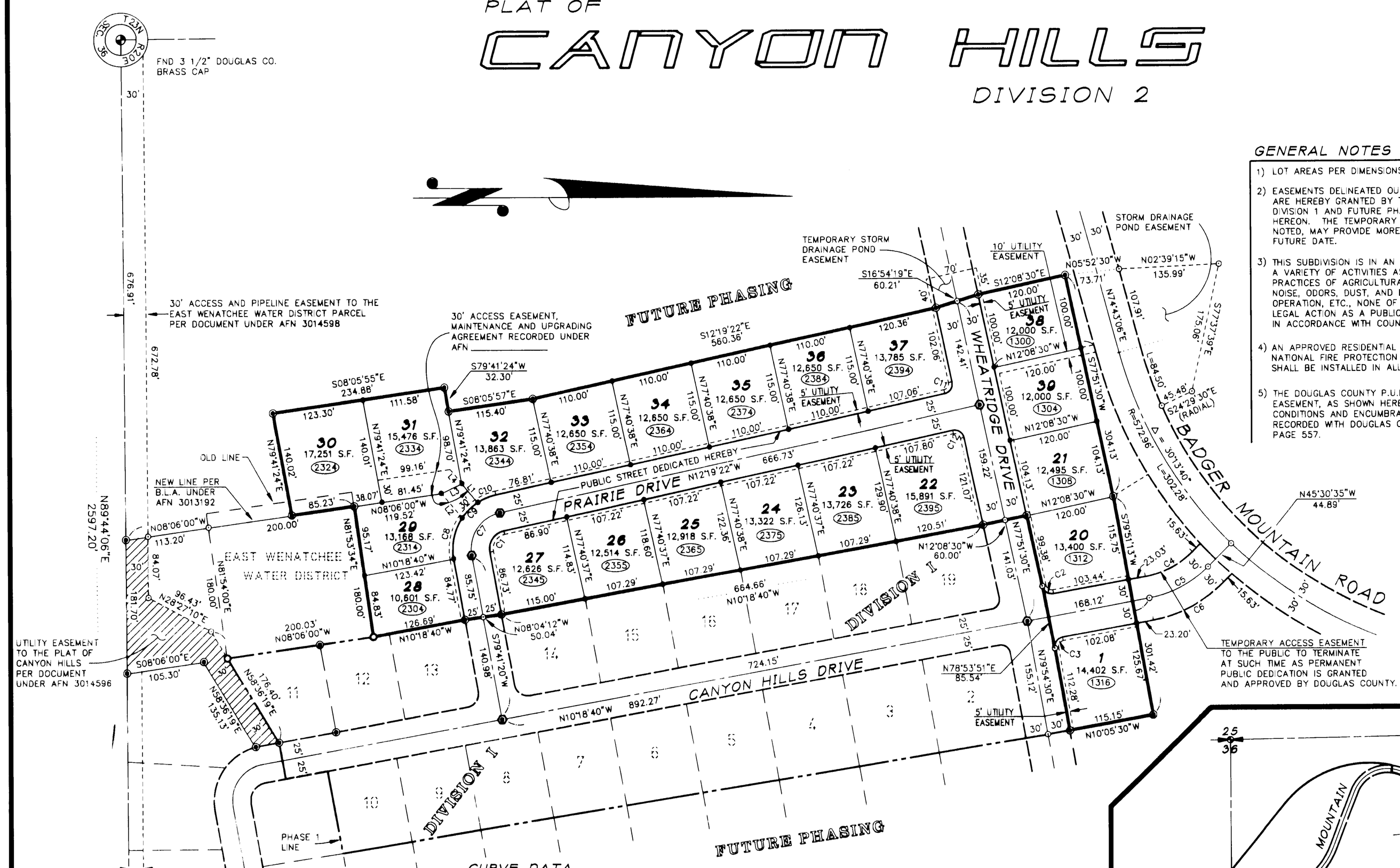
PLAT OF CANYON HILLS

DIVISION 2



GENERAL NOTES AND PROVISIONS

1) LOT AREAS PER DIMENSIONS, AND INCLUDE EASEMENTS.

2) EASEMENTS DELINEATED OUTSIDE THE DESCRIBED BOUNDARY ARE HEREBY GRANTED BY THE OWNERS APPURTENANT TO DIVISION 1 AND FUTURE PHASES BY THE OWNERS SIGNING HEREON. THE TEMPORARY NATURE OF THE EASEMENTS AS NOTED, MAY PROVIDE MORE PERMANANT PROVISIONS AT A FUTURE DATE.

3) THIS SUBDIVISION IS IN AN AREA THAT WILL BE SUBJECT TO A VARIETY OF ACTIVITIES ASSOCIATED WITH BEST MANAGEMENT PRACTICES OF AGRICULTURAL LANDS, SUCH AS SPRAYING, NOISE, ODORS, DUST, AND EARLY AND LATE HOURS OF OPERATION, ETC., NONE OF WHICH SHALL BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE, AND FEDERAL LAWS.

4) AN APPROVED RESIDENTIAL SPRINKLER SYSTEM, MEETING NATIONAL FIRE PROTECTION AGENCY (NFPA) STANDARDS, SHALL BE INSTALLED IN ALL RESIDENTIAL STRUCTURES.

5) THE DOUGLAS COUNTY P.U.D. NUMBER 1 TRANSMISSION LINE EASEMENT, AS SHOWN HEREON, CONTAINS RESTRICTIVE CONDITIONS AND ENCUMBRANCES. THIS EASEMENT IS RECORDED WITH DOUGLAS COUNTY AUDITOR IN VOLUME 183, PAGE 557.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	25.00'	38.39'	24.14'	87°59'18"
C2	13.00'	20.01'	12.59'	88°10'10"
C3	13.00'	20.37'	12.95'	89°46'50"
C4	120.00'	73.72'	38.06'	35°11'55"
C5	150.00'	92.15'	47.58'	35°11'55"
C6	180.00'	110.58'	57.10'	35°11'55"
C7	50.00'	76.78'	48.27'	87°59'18"
C8	75.00'	58.30'	30.71'	44°32'07"
C9	75.00'	30.27'	15.35'	23°07'42"
C10	75.00'	26.61'	13.44'	20°19'29"
C11	12.98'	20.35'	12.94'	89°49'08"
C12	13.02'	20.49'	13.06'	90°10'52"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N49°41'16"E	33.44'
L2	N49°41'16"E	43.75'
L3	N24°54'39"W	31.12'
L4	N49°41'16"E	24.82'

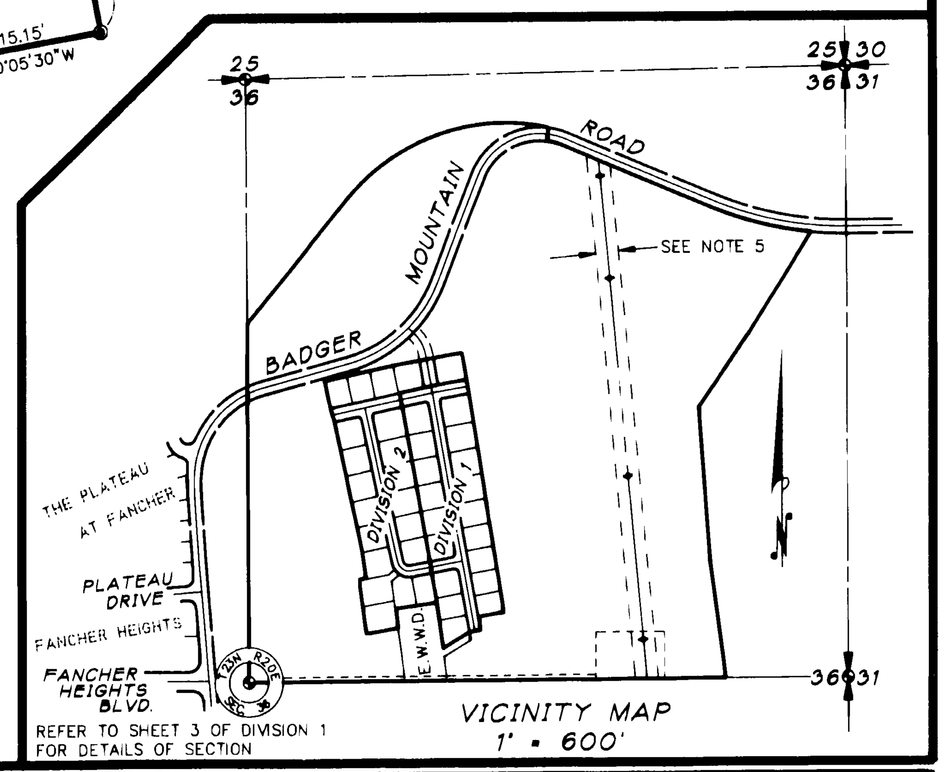
METHOD OF MEASUREMENT

FIELD TRAVERSE CONDUCTED WITH 10" THEODOLITE AND CALIBRATED E.D.M., COMPASS ADJUSTMENT. CORNERS FOUND 11/11/97.

BASIS OF BEARINGS:

ASSUMED

AFN 3015121



REFER TO SHEET 3 OF DIVISION 1 FOR DETAILS OF SECTION

VICINITY MAP
1" = 600'

LEGEND
- ● = FOUND AS NOTED
- O = FOUND 3/4" PIPE
- ⊕ = SET OR TO BE SET 5/8" X 2' REBAR W/CAP L.S. #24228
- ◉ = SET 5/8" X 2' REBAR W/CAP L.S. #24228 IN MONUMENT CASE
- ⊙ = COMPUTED POSITION–NOT FOUND OR SET
- ◯ = ADDRESS ASSIGNED BY COUNTY

SCALE: 1" = 100'

DIVISION II
CANYON HILLS

PART OF SW 1/4 OF THE NE 1/4 OF SECTION 36, T. 23 N., R. 20, E.W.M. DOUGLAS COUNTY, WASHINGTON

HDA

Horton Dennis & Associates Inc.,
SURVEYORS & ENGINEERS
130 Riverview Drive
East Wenatchee, WA 98802
(509) 886-1918

DATE: 10/12/98

DWG: 2545-2
JOB # 2545

Signed and Sealed 10-12-98
Registration No.

SCOTT W. VOLLRATH, STATE OF WASHINGTON, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES 5/2/99

B-3711-2