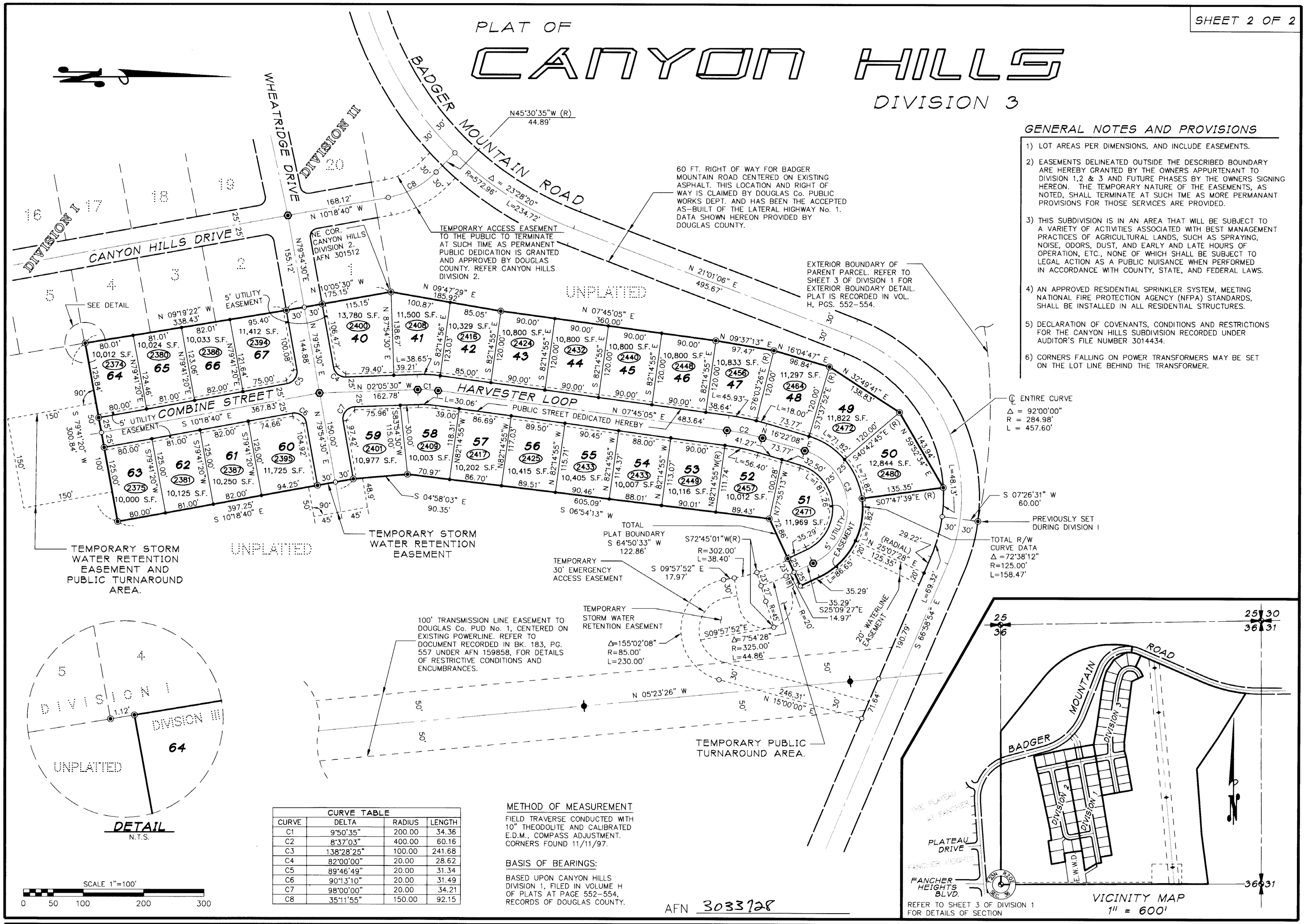
C-76

SHEET 2 OF 2

PLAT OF CANYON HILLS

DIVISION 3



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 1,2 & 3 AND FUTURE PHASES BY THE OWNERS SIGNING HEREON. THE TEMPORARY NATURE OF THE EASEMENTS, AS NOTED, SHALL TERMINATE AT SUCH TME AS MORE PERMANANT PROVISIONS FOR THOSE SERVICES ARE PROVIDED.

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) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CANYON HILLS SUBDIVISION RECORDED UNDER AUDITOR'S FILE NUMBER 3014434.

6) CORNERS FALLING ON POWER TRANSFORMERS MAY BE SET ON THE LOT LINE BEHIND THE TRANSFORMER.

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	9°50'35"	200.00	34.36
C2	8°37'03"	400.00	60.16
C3	138°28'25"	100.00	241.68
C4	82°00'00"	20.00	28.62
C5	89°46'49"	20.00	31.34
C6	90°13'10"	20.00	31.49
C7	98°00'00"	20.00	34.21
C8	35°11'55"	150.00	92.15

METHOD OF MEASUREMENT

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

BASIS OF BEARINGS:

BASED UPON CANYON HILLS DIVISION 1, FILED IN VOLUME H OF PLATS AT PAGE 552-554, RECORDS OF DOUGLAS COUNTY.

AFN 3033728

LEGEND SCALE: 1" = 100'
- = FOUND AS NOTED
(R) = RADIAL TO CURVE
= 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

DIVISION III
CANYON HILLS

PART OF SW 1/4 & NW 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: 9/14/2000

DWG: 3193
JOB # 3193

Signed and Sealed 9-15-00
Registration No. 24228

SCOTT W. VOLLRATH STATE OF WASHINGTON 24228 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 5/2/99

B-3711-7 C-76