C-79

PLAT OF

CANYON HILLS

DIVISION 4

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THE UNDERSIGNED, BRADLEY F. SELLAND, IS THE MANAGING MEMBER OF PRIME PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND HAS BEEN AUTHORIZED TO MAKE THIS DECLARATION IN ITS BEHALF. PRIME PROPERTIES, L.L.C., IS THE OWNER OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT AND HEREBY DECLARES THIS PLAT AS CANYON HILLS DIVISION 4. PRIME PROPERTIES, L.L.C., AS GRANTOR, HEREBY DEDICATES, 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, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION OF, MAINTENANCE OF AND IMPROVEMENTS TO PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN AND ADJACENT TO THE PLAT.

IN WITNESS WHEREOF, I HEREUNTO SET MY SIGNATURE
THIS 27 DAY OF MAY, 2003

BRADLEY F. SELLAND, MANAGING MEMBER OF PRIME PROPERTIES, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

DESCRIPTION DIVISION 4

IN THE COUNTY OF DOUGLAS, STATE OF WASHINGTON

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 20 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER OF SAID SECTION 36, A BRASS CAP IN CONCRETE MONUMENT; THENCE NORTH 00°15'42" WEST 1175.05 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION; THENCE LEAVING SAID LINE, NORTH 64°48'45" EAST 139.20 FEET; THENCE NORTH 77°51'30" EAST 211.24 FEET TO THE NORTHWEST CORNER OF LOT 38 OF THE PLAT OF CANYON HILLS DIVISION 2, AS RECORDED UNDER AUDITOR FILE NO. 3015121, RECORDS OF SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID DIVISION 2, SOUTH 12°08'30" EAST 120.00 FEET; THENCE SOUTH 16°54'19" EAST 60.21 FEET; THENCE SOUTH 12°19'22" EAST 560.36 FEET; THENCE SOUTH 08°05'57" EAST 115.40 FEET; THENCE SOUTH 79°41'24" WEST 32.30 FEET; THENCE SOUTH 08°05'55" EAST 234.88 FEET; THENCE LEAVING SAID DIVISION 2 LINE, SOUTH 00°15'42" EAST 201.42 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID LINE, SOUTH 89°44'06" WEST 507.95 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, SCOTT W. VOLLRATH, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF NOVEMBER 1997 THROUGH THE PRESENT, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND DESCRIBED ON THE PLAT.

SCOTT W. VOLLRATH, P.L.S. #24228

SCOTT VOLLRATH — STATE OF WASHINGTON — 24228 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES 5-2-05

5-27-03

EXAMINED & APPROVED

TRANSPORTATION & LAND SERVICES

DOUGLAS COUNTY ENGINEER — DATE 6/12/03

COUNTY COMMISSIONERS

CHAIRMAN, DOUGLAS COUNTY COMMISSIONERS — DATE 6/24/03

ATTEST: Dayna Prewitt — DATE 6/24/03

CHELAN-DOUGLAS HEALTH DISTRICT

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

DIRECTOR OF ENVIRONMENTAL HEALTH — DATE 5-28-03

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Chelan } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRADLEY F. SELLAND, THE MANAGING MEMBER OF PRIME PROPERTIES L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGING MEMBER OF PRIME PROPERTIES L.L.C., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 27 DAY OF May, 2003

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Douglas County
MY COMMISSION EXPIRES 1-1-06

LINDA BABER — COMMISSION EXP. — NOTARY PUBLIC — JAN. 1, 2006 — STATE OF WASHINGTON

TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECAME CHARGEABLE AGAINST SAID PROPERTY FOR 2002 AND PRECEDING YEARS HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED, AND THAT ANTICIPATED TAXES IN THE AMOUNT OF 4066.46 FOR 2004 HAVE BEEN DEPOSITED WITH THE DOUGLAS COUNTY TREASURER THIS 17th DAY OF June, 2003.

DOUGLAS COUNTY TREASURER

AUDITOR'S CERTIFICATE

Auditor's File No. 3062108 FEE $90.00
Filed for record this 24 day of 2003 June,
2003, at 3:15 P.M. and recorded in Volume H of plats,
at pages 852-853, records of Douglas County, Washington.

DOUGLAS COUNTY AUDITOR

DIVISION 4
CANYON HILLS
PART OF SW 1/4 OF THE NE 1/4
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: 5/20/03
DWG: 02532FP
JOB #02532

C-79 B-3991-1