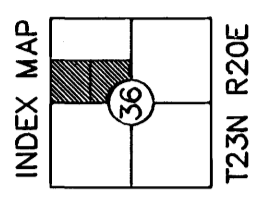


PLAT OF
CANYON HILLS

PART OF THE
NORTHEAST QUARTER
SECTION 36 T23N R20E W.M.

DIVISION 6

DOUGLAS COUNTY, WASHINGTON



P #5-96

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 6. PRIME PROPERTIES, L.L.C., AS GRANTEE, 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 GRANTEE, 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.

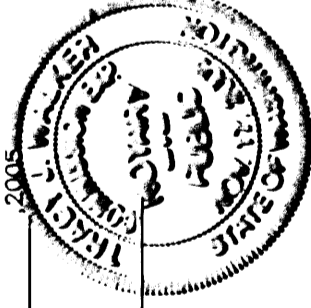
IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE
THIS 15 DAY OF March, 2005

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

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 AUTHORIZED TO EXECUTE THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THIS INSTRUMENT AS THE MANAGING MEMBER OF PRIME PROPERTIES, L.L.C. BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS 15th DAY OF March, 2005.
Michael J. Meehan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Wenatchee
MY COMMISSION EXPIRES 11-17-05



GENERAL NOTES AND PROVISIONS

- 1) LOT AREAS PER DIMENSIONS, AND INCLUDE EASEMENTS.
- 2) 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.
- 3) AN APPROVED RESIDENTIAL SPRINKLER SYSTEM, MEETING NATIONAL FIRE PROTECTION AGENCY (NFPA) STANDARDS, SHALL BE INSTALLED IN ALL RESIDENTIAL STRUCTURES.
- 4) THE DOUGLAS COUNTY P.L.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.
- 5) DOCUMENTATION FOR THE CANYON HILLS HOMEOWNERS ASSOCIATION AND COVENANTS, CONDITIONS AND RESTRICTIONS IS FILED UNDER DOUGLAS COUNTY AUDITOR'S FILE NO. 3014434.
- 6) BUILDING SETBACKS PURSUANT TO SECTION 18.16.080 D.C.C. ARE AS DEPICTED ON THE INDIVIDUAL LOTS WITH UNIQUE SHAPES. ALL BUILDING SETBACKS MUST BE CONSISTENT WITH THE MINIMUM PROVISIONS OF SAID CODE.
- 7) A 1 FOOT NON VEHICULAR RESERVE ACCESS DEDICATION TO DOUGLAS COUNTY IS HEREBY DECLARED FRONTING BADGER MOUNTAIN ROAD FOR LOTS 125-128, 138-146 AND FRONTING CANYON HILLS DRIVE FOR LOTS 128-130, 137, 138, & 131.
- 8) ROAD MAINTENANCE AND OPERATIONS AGREEMENT FOR THE COMMON ACCESS DRIVEWAYS ON LOTS 124-125 AND LOTS 145, 146, & 147, IS RECORDED UNDER A.F.N. 3083716 Ord 3083711
- 9) FENCED SLOPE EASEMENT TO BE MAINTAINED BY CANYON HILLS HOMEOWNERS ASSOCIATION. EASEMENT INCLUDES FENCE COLUMNS THAT MAY BE CENTERED ON THIS LINE.

DESCRIPTION FOR DIVISION 6

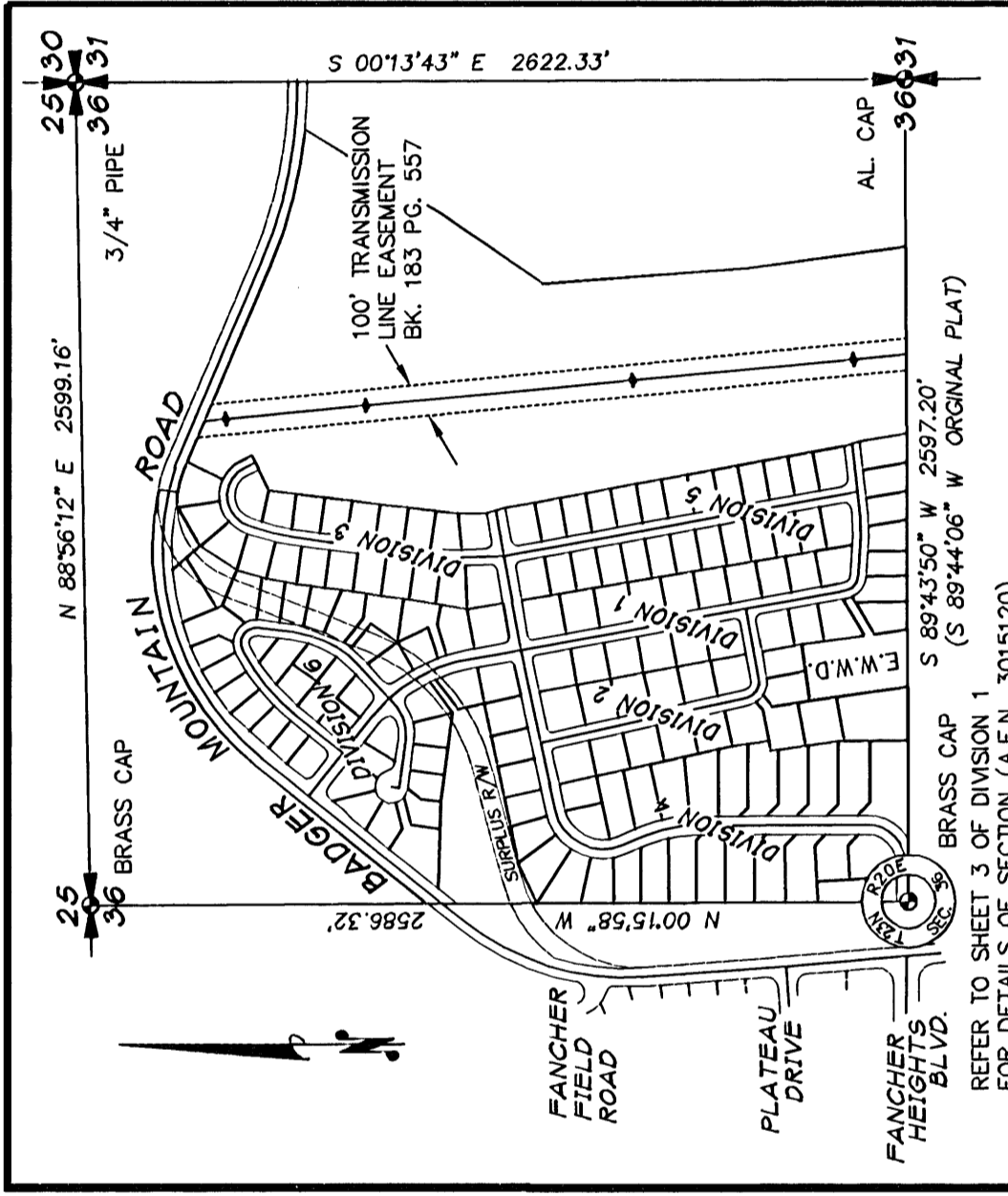
IN THE COUNTY OF DOUGLAS, STATE OF WASHINGTON
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 20 EAST OF THE WILLAMETTE MERIDIAN, INCLUDING A PORTION OF SURPLUS RIGHT-OF-WAY OF BADGER MOUNTAIN ROAD BY DOUGLAS COUNTY RESOLUTION NO. TLS 05-19 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 36, A BRASS CAP MONUMENT; THENCE ALONG THE NORTH-SOUTH CENTER LINE OF SAID SECTION, NORTH 00°15'58" WEST 1175.05 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00°15'58" WEST 349.09 FEET; THENCE LEAVING THE CENTER LINE OF SAID SECTION, NORTH 38°43'22" EAST 690.16 FEET; THENCE ALONG A CURVE RIGHT AN ARC LENGTH OF 977.63 FEET, THROUGH A CENTRAL ANGLE OF 63°39'08", HAVING A RADIUS OF 880.00 FEET; THENCE SOUTH 12°28'27" WEST 63.21 FEET TO THE SOUTH RIGHT OF WAY LINE OF BADGER MOUNTAIN ROAD; THENCE ALONG SAID LINE, NORTHWESTERLY THROUGH A CURVE LEFT THE CENTER OF WHICH BEARS SOUTH 12°28'27" WEST 820.00 FEET, AN ARC LENGTH OF 43.54 FEET, HAVING A CENTRAL ANGLE OF 3°02'32", THENCE LEAVING SAID RIGHT OF WAY, SOUTH 07°47'55" EAST 4.38 FEET; THENCE ALONG THE NORTHWESTERLY LINES OF THE PLAT OF CANYON HILLS DIVISION 3, 2 AND 4 THROUGH THE FOLLOWING COURSES: SOUTH 59°52'18" WEST 143.94 FEET; THENCE SOUTH 32°49'25" WEST 138.83 FEET; THENCE SOUTH 16°04'51" WEST 96.84 FEET; THENCE SOUTH 09°36'57" WEST 97.47 FEET; THENCE SOUTH 07°44'49" WEST 360.00 FEET; THENCE SOUTH 09°47'13" WEST 185.92 FEET; THENCE SOUTH 79°50'57" WEST 301.42 FEET; THENCE SOUTH 77°51'14" WEST 515.36 FEET; THENCE SOUTH 64°46'29" WEST 139.21 FEET; TO THE POINT OF BEGINNING.

TREASURER CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECAME CHARGEABLE AGAINST SAID PROPERTY FOR 2005 AND PRECEDING YEARS HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED, AND THAT ANTICIPATED TAXES IN THE AMOUNT OF \$ 143.05 FOR 2005 HAVE BEEN DEPOSITED WITH THE DOUGLAS COUNTY TREASURER THIS 5 DAY OF April, 2005.

Patricia Leonard, Chief Deputy
DOUGLAS COUNTY TREASURER

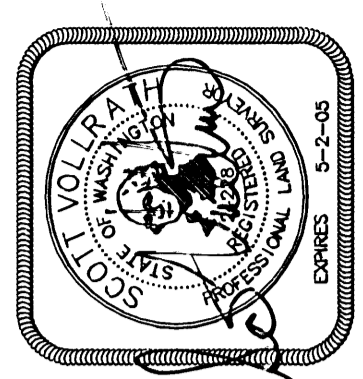
VICINITY MAP 1" = 600 FT.



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 1987 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
SCOTT W. VOLLRATH, P.L.S. #24228
3-14-05



EXAMINED & APPROVED

TRANSPORTATION & LAND SERVICES
Shirley
DOUGLAS COUNTY ENGINEER
DATE 3/25/05

COUNTY COMMISSIONERS
[Signature]
CHAIRMAN, DOUGLAS COUNTY COMMISSIONERS
DATE 4-5-05

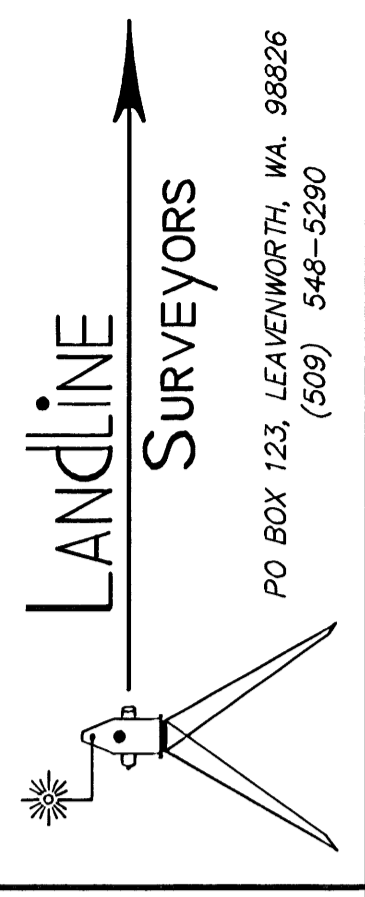
ATTEST: *Dayna Pruitt*
DOUGLAS COUNTY CLERK
DATE 4-5-05

CHELAN-DOUGLAS HEALTH DISTRICT
THE HEALTH DISTRICT HAS NOT REVIEWED THE LEGAL AVAILABILITY OF WATER TO THIS PLAT.
Scott Leonard
DIRECTOR OF ENVIRONMENTAL HEALTH
DATE 3-16-2005

AUDITOR'S CERTIFICATE

AUDITOR'S FILE NO. 3083709 FEE \$ 95.00
FILED FOR RECORD THIS 6th DAY OF April
2005, AT 1:48 PM, AND RECORDED IN VOLUME # 183 OF PLATS.
AT PAGES 183, 183.1, 183.2, RECORDS OF DOUGLAS COUNTY, WASHINGTON.

DOUGLAS COUNTY AUDITOR
Thad A. Duvall
Deputy County Auditor



PO BOX 123, LEAVENWORTH, WA. 98826
(509) 548-5290

DATE: 2/24/05 SHEETS: 1 OF 3 FILE: 4039.DWG
JOB NO: 4039