

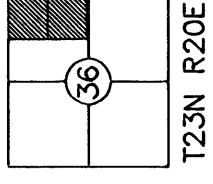
# CANYON HILLS

DIVISION 8

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

DOUGLAS COUNTY, WASHINGTON

P #5-96



### DESCRIPTION FOR DIVISION 8

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 23 NORTH, RANGE 20 EAST OF THE WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 36, AS MONUMENTED BY A BRASS CAP IN CONCRETE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION BEARS NORTH 89°43'50" EAST 2597.19 FEET; THENCE ALONG THE EAST-WEST CENTER LINE OF SAID SECTION, NORTH 89°43'50" EAST 2066.49 FEET TO THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN DEED UNDER AUDITOR FILE NUMBER 103173, RECORDS OF SAID COUNTY; THENCE ALONG SAID LINE, NORTH 07°38'30" WEST 500.00 FEET; THENCE NORTH 04°21'30" WEST 653.30 FEET; THENCE NORTH 34°08'30" EAST 78.13 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 34°08'30" EAST 240.15 FEET; THENCE NORTH 57°52'54" WEST 112.36 FEET; THENCE NORTH 32°07'06" EAST 32.92 FEET; THENCE NORTH 57°52'54" WEST 311.13 FEET TO A CURVE LEFT; THENCE ALONG SAID CURVE AN ARC LENGTH OF 67.84 FEET, THROUGH A CENTRAL ANGLE OF 37°29'40", HAVING A RADIUS OF 103.66 FEET; THENCE SOUTH 84°37'26" WEST 162.12 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF PLAT OF CANYON HILLS DIVISION 7, SOUTH 05°22'34" EAST 283.12 FEET TO THE NORTHERLY LINE OF WHEATFIELD DRIVE; THENCE SOUTHEASTERLY ALONG A CURVE RIGHT, THE CENTER OF WHICH BEARS SOUTH 00°09'42" EAST 405.00 FEET, AN ARC LENGTH OF 221.75, THROUGH A CENTRAL ANGLE OF 31°22'18"; THENCE SOUTH 58°47'24" EAST 120.67 FEET; THENCE NORTH 32°07'06" EAST 7.36 FEET; THENCE SOUTH 57°52'54" EAST 103.88 FEET TO THE POINT OF BEGINNING.

### 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 8. 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 HERETO SET MY SIGNATURE  
THIS 7th DAY OF December, 2007

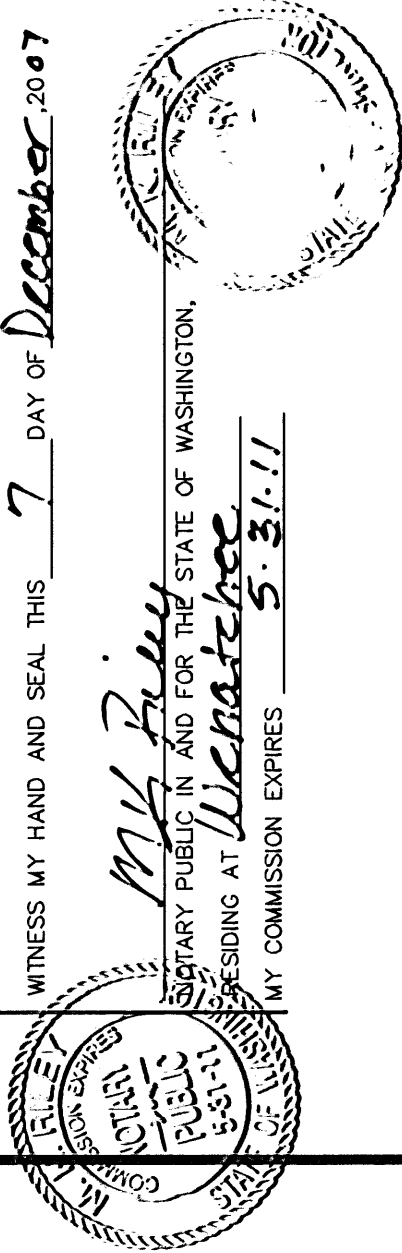
BRADLEY F. SELLAND, MANAGING MEMBER OF PRIME PROPERTIES, L.L.C.,  
A WASHINGTON LIMITED LIABILITY COMPANY

### ACKNOWLEDGMENT

STATE OF Washington }  
COUNTY OF Cowlitz } 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 7 DAY OF December, 2007



### GENERAL NOTES AND PROVISIONS

- 1) LOT AREAS PER DIMENSIONS, AND INCLUDE EASEMENTS.
- 2) THIS PROPERTY 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.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 (AFN 159858).
- 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) AGREEMENT WITH DOUGLAS COUNTY REGARDING FUTURE DRAINAGE REQUIREMENTS RECORDED UNDER AUDITOR'S FILE NO. 3116088

### 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  
12-6-07



### EXAMINED & APPROVED

TRANSPORTATION & LAND SERVICES

DOUGLAS COUNTY ENGINEER  
12/17/07  
DATE

### COUNTY COMMISSIONERS

CHAIRMAN, DOUGLAS COUNTY COMMISSIONERS  
12-28-07  
DATE

ATTEST:  
  
DAYNA ROWLETT  
12/24/07  
DATE

### CHELAN-DOUGLAS HEALTH DISTRICT

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

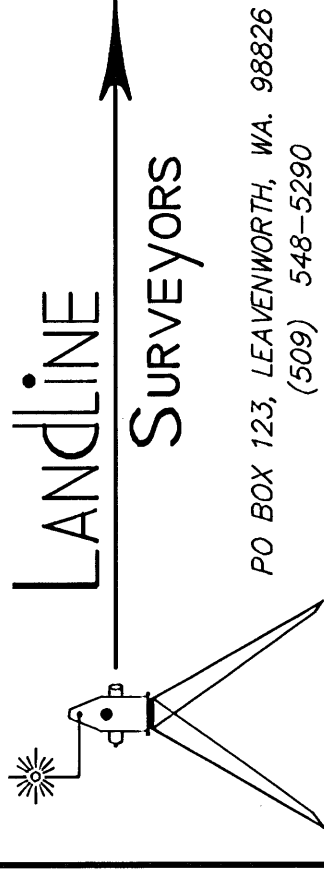
DIRECTOR OF ENVIRONMENTAL HEALTH  
12-19-2007  
DATE

### AUDITOR'S CERTIFICATE

AUDITOR'S FILE NO. 3119202 FEE \$111.00  
FILED FOR RECORD THIS 26 DAY OF December  
2007, AT 8:33 A.M. AND RECORDED IN VOLUME 183 OF PLATS,  
AT PAGES 195-196, RECORDS OF DOUGLAS COUNTY, WASHINGTON.

DOUGLAS COUNTY AUDITOR

CHAD L. DUWELL



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

DATE: 12/06/07 SHEETS: 1 OF 2 FILE: 4039F8.DWG  
JOB NO: 4039

VICINITY MAP 1" = 600 FT.

