

EMERICK SHORT PLAT

DOUGLAS COUNTY SHORT PLAT
NO. SS-2021-10

A PORTION OF THE SOUTHWEST QTR OF THE SOUTHEAST QTR
SECTION 18, TOWNSHIP 22 NORTH, RANGE 21 EAST, W.M.

ASSESSOR'S PARCEL NO.(S). (ORIGINAL TRACT): 22211840033

ORIGINAL TRACT OWNERS

ROBERT E HILDEBRAND & KATHLEEN M EMERICK

2236 6TH ST SE

EAST WENATCHEE, WA 98802

EXISTING ZONING R-L WATER SOURCE EWWD

NO. SHORT PLATTED LOTS 7 SEWAGE SYSTEM EWSD

NOTICE: FOR A PERIOD OF FIVE (5) YEARS AFTER APPROVAL OF THIS SHORT PLAT, NO MORE THAN NINE (9) LOTS MAY BE CREATED ON THIS PROPERTY THROUGH THE SHORT SUBDIVISION PROCESS

CONSENT & WAIVER OF CLAIMS

THE UNDERSIGNED, ROBERT E HILDEBRAND & KATHLEEN EMERICK, ARE THE OWNERS OF THE REAL PROPERTY WHICH IS THE SUBJECT OF THIS PLAT AND HEREBY DECLARE THIS PLAT AS EMERICK SHORT PLAT. THE UNDERSIGNED, AS GRANTORS, HEREBY DEDICATE, IN PERPETUITY, ALL DELINEATED RIGHT-OF-WAY AND UTILITY EASEMENT AND ALL AREAS DESCRIBED AS PUBLIC PROPERTY TO DOUGLAS COUNTY FOR PUBLIC USE AND PURPOSES, TOGETHER WITH THE RIGHT TO MAKE AND CUTS AND FILLS REASONABLE AND NECESSARY FOR CONSTRUCTION, MAINTENANCE AND IMPROVEMENTS. THE GRANTORS, ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FOR CONSTRUCTION OF, MAINTENANCE OF AND IMPROVEMENTS TO PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN AND ADJACENT TO THE PLAT.

THIS _____ DAY OF _____, 2023

ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____) SS

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 20__

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED

ROBERT E HILDEBRAND & KATHLEEN EMERICK

TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING STATEMENT OF CONSENT AND WAIVER OF CLAIMS AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. WITNESS MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____

DEPARTMENT OF TRANSPORTATION AND LAND SERVICES

COUNTY TRANSPORTATION DEPARTMENT _____ DATE _____

SHORT PLAT ADMINISTRATOR _____ DATE _____

AUDITOR'S CERTIFICATE A.F.#

FILED FOR RECORD THIS _____ DAY OF _____, 20__

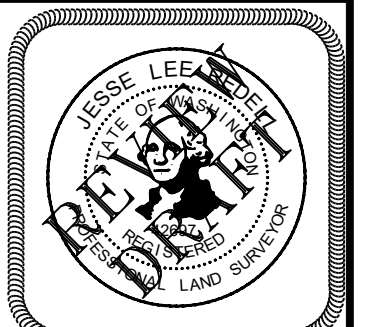
AT _____ M. IN BOOK _____ OF SHORT PLATS AT PAGE _____

AT THE REQUEST OF JESSE LEE REDELL

DEPUTY _____ COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KATHLEEN EMERICK, IN OCTOBER, 2023.



JESSE LEE REDELL
CERTIFICATE NO. 42697

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SHEET 1 OF 2

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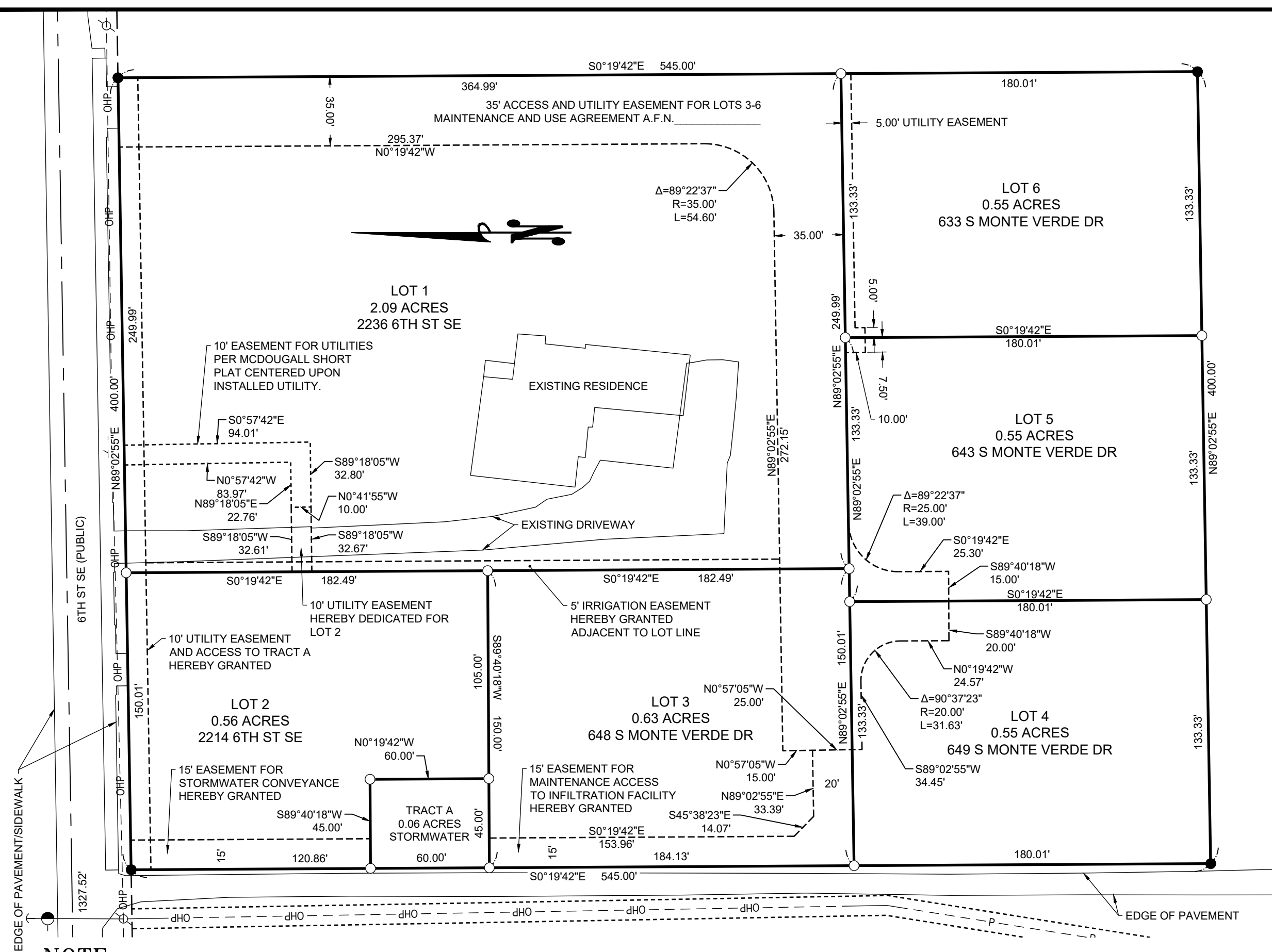
PH: 509.884.2562

TOLL FREE (800) 732-7442

DRAWN BY: JLR LAYOUT: SP1

DATE: 10.25.2023 FILE NO: 20210296_0000-SP1.dwg

SCALE: 1"=50' JOB NO: 20210296.0000



NOTE

- DOUGLAS COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES LOCATED ON PRIVATE PROPERTY.
- AT THE TIME OF BUILDING PERMITS SUBMITTAL, AN ENGINEERED SITE SPECIFIC STORMWATER PLAN AND REPORT SHALL BE SUBMITTED THAT CONFORMS TO DOUGLAS COUNTY CODE AND THE STORMWATER MANAGEMENT MANUAL FOR EASTERN WASHINGTON. THE ENGINEER OF RECORD SHALL PROVIDE CERTIFICATION THAT THE PRIVATE ON-SITE STORMWATER SYSTEM HAS BEEN COMPLETED IN ACCORDANCE WITH THE ACCEPTED PLANS. A PRIVATE STORMWATER OPERATION AND MAINTENANCE AGREEMENT, PREPARED WITH STANDARD DOUGLAS COUNTY FORMS, SHALL BE EXECUTED AND RECORDED WITH THE DOUGLAS COUNTY AUDITOR.
- DOUGLAS COUNTY WILL NOT MAINTAIN THE PRIVATE STORMWATER FACILITIES LOCATED WITHIN THIS SUBDIVISION. RESPONSIBILITY FOR LONG TERM MAINTENANCE OF THE PRIVATE STORMWATER FACILITIES IS DESCRIBED WITHIN THE DECLARATION OF STORMWATER SYSTEM MAINTENANCE COVENANTS RECORDED UNDER AFN 3265014
- THE 15' FOOT EASEMENT FOR STORMWATER CONVEYANCE ACROSS LOT 2 SHALL BE RESTRICTED FROM USE FOR ANY STRUCTURES OR PLACEMENT OF TREES.

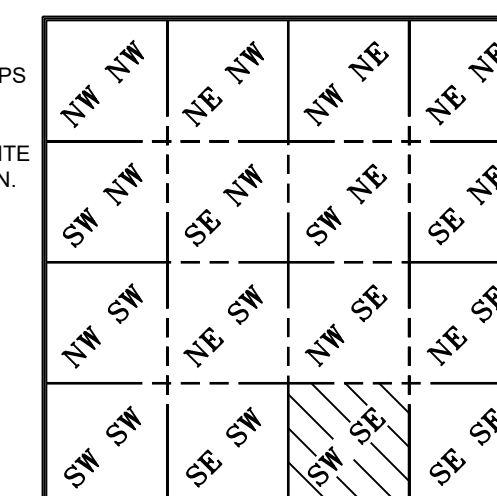
EQUIPMENT & PROCEDURES

EQUIPMENT: LEICA AND/OR TOPCON GPS AND ROBOTIC TOTAL STATION.

PROCEDURES: INITIAL CONTROL ESTABLISHED BY RAPID-STATIC GPS OBSERVATIONS, WITH A PRECISION OF ±2CM. CONVENTIONAL TRAVERSES WERE PERFORMED BETWEEN THIS CONTROL TO OBTAIN ADDITIONAL SITE SPECIFIC DATA AND FOR CORNER MONUMENTATION. POSITIONAL ERROR ADJUSTMENTS WERE MADE USING LEAST SQUARES ANALYSIS. PROCEDURES MEET OR EXCEED W.A.C. 332-130-090.

DATES OF SURVEY: INITIAL CONTROL PERFORMED: MARCH, 2022
CORNERS SET: FEBRUARY, 2023

AUDITOR'S INDEX SKETCH SECTION 18



TOWNSHIP 22N. RANGE 21E. W.M.
DOUGLAS COUNTY, WA

REFERENCE PLATS/SURVEYS

- PLAT OF LEISURE ESTATES, DIV 1 - A.F.N. 3236541
- SUMMER RUN SUBDIVISION - A.F.N. 3209820
- MCDUGALL SHORT PLAT NO. SS#06-03 - A.F.N. 3098889

BOUNDARY DESCRIPTION

LOT 2, MCDUGALL SHORT PLAT NO. SS#06-03, AS RECORDED UNDER AUDITOR'S FILE NO. 3098889, DOUGLAS COUNTY, WASHINGTON.

LEGEND/ABBREVIATIONS

- FOUND MONUMENT AS NOTED
- FOUND REBAR AND CAP AS NOTED
- CALCULATED POINT
- SET 5/8" x 24" REBAR WITH CAP, LS 42697
- T.P.N. TAX PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- R.O.S. RECORD OF SURVEY
- R/W ROAD RIGHT OF WAY LINE

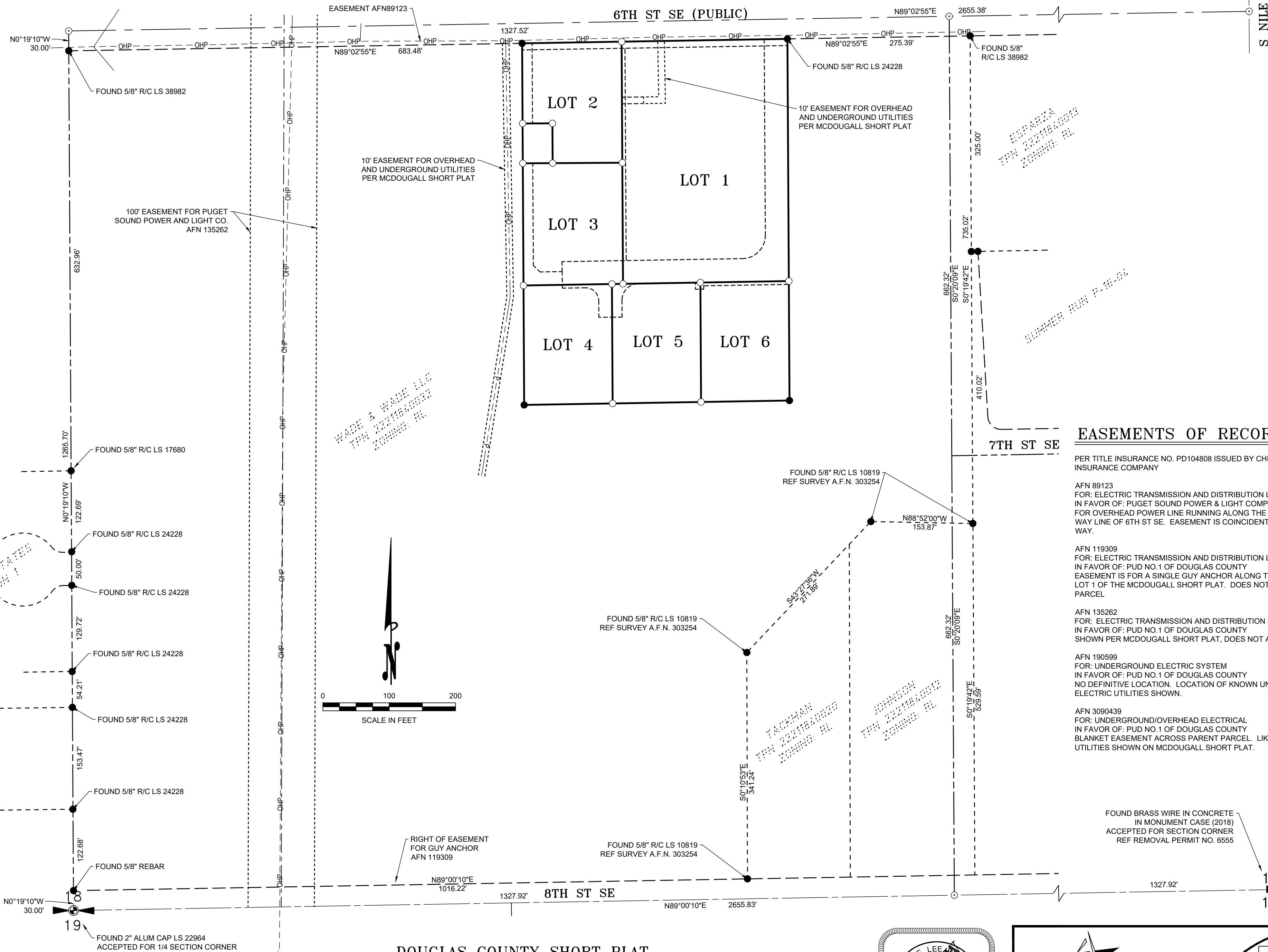
BASIS OF BEARINGS

WASHINGTON PLANE COORDINATE SYSTEM NORTH ZONE BASED ON STATIC OR RAPID STATIC GPS MEASUREMENTS. ASTRONOMIC NORTH BEARS APPROXIMATELY N 00°26'31" W AT THE SE CORNER OF SECTION 18

0 50 100

SCALE IN FEET

THE MEASURED DISTANCES SHOWN ON THIS MAP HAVE BEEN ADJUSTED TO THE WASHINGTON PLANE COORDINATE SYSTEM GRID. MULTIPLY THE MEASURED DISTANCES SHOWN BY A FACTOR OF 1/0.9999756053 TO OBTAIN THE ACTUAL GROUND DISTANCE. DISTANCES SHOWN ARE US SURVEY FOOT



EASEMENTS OF RECORD

PER TITLE INSURANCE NO. PD104808 ISSUED BY CHICAGO TITLE INSURANCE COMPANY

AFN 89123
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE IN FAVOR OF: PUGET SOUND POWER & LIGHT COMPANY FOR OVERHEAD POWER LINE RUNNING ALONG THE SOUTH RIGHT OF WAY LINE OF 6TH ST SE. EASEMENT IS COINCIDENT WITH THE RIGHT OF WAY.

AFN 119309
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE IN FAVOR OF: PUD NO.1 OF DOUGLAS COUNTY EASEMENT IS FOR A SINGLE GUY ANCHOR ALONG THE SOUTH LINE OF LOT 1 OF THE MCDUGALL SHORT PLAT. DOES NOT AFFECT THIS PARCEL

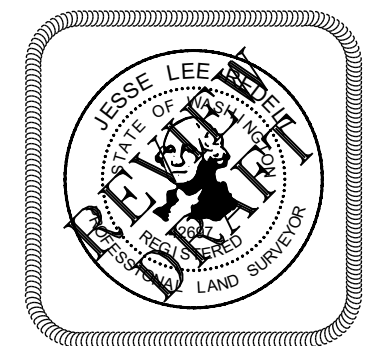
AFN 135262
FOR: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE IN FAVOR OF: PUD NO.1 OF DOUGLAS COUNTY SHOWN PER MCDUGALL SHORT PLAT, DOES NOT AFFECT THIS PARCEL

AFN 190599
FOR: UNDERGROUND ELECTRIC SYSTEM IN FAVOR OF: PUD NO.1 OF DOUGLAS COUNTY NO DEFINITIVE LOCATION. LOCATION OF KNOWN UNDERGROUND ELECTRIC UTILITIES SHOWN.

AFN 3090439
FOR: UNDERGROUND/OVERHEAD ELECTRICAL IN FAVOR OF: PUD NO.1 OF DOUGLAS COUNTY BLANKET EASEMENT ACROSS PARENT PARCEL. LIKELY COVERS THOSE UTILITIES SHOWN ON MCDUGALL SHORT PLAT.

FOUND BRASS WIRE IN CONCRETE IN MONUMENT CASE (2018) ACCEPTED FOR SECTION CORNER REF REMOVAL PERMIT NO. 6555

DOUGLAS COUNTY SHORT PLAT
NO. SS-2021-10
EMERICK
SHORT PLAT A.F.N.



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DRAWN BY: JLR LAYOUT: SP2
DATE: 10.25.2023 FILE NO: 20210296_0000-SP1.dwg
SCALE: 1"=100' JOB NO: 20210296.0000

JesseR_10/25/23 4:52pm M:\Jobs\2021\20210296.0000\DWG\Final\20210296_0000-SP1.dwg, Layout: SP2