

Plat AFO: 2572367

1 of 6

37/94

# LEGACY RIDGE, PHASE 3

**BOUNDARY DESCRIPTION**  
 REFERENCE FIRST AMERICAN SUBDIVISION GUARANTEE NO. 39274973, ISSUED 4/8/2022  
 FUTURE DEVELOPMENT, LEGACY RIDGE, PHASE 2, CHELAN COUNTY, WASHINGTON, RECORDED DECEMBER 15, 2021 UNDER AUDITOR'S FILE NUMBER 2558743.

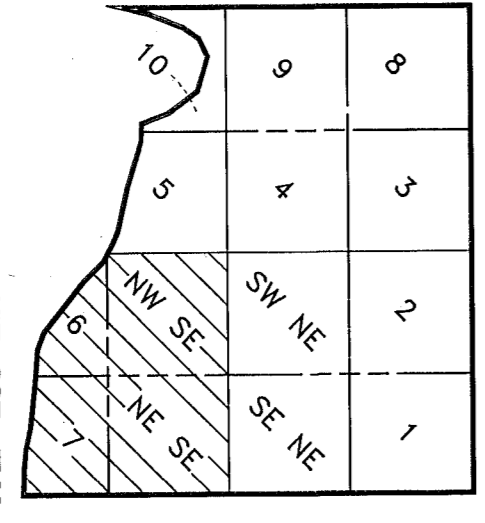
## CITY OF CHELAN NOTES

- FINAL GRADING PLANS WITH SETBACKS FROM SLOPES AND MITIGATION MEASURES IS ON FILE WITH THE PLANNING AND BUILDING DEPARTMENT.
- TRACTS A, B, AND C ARE DEPICTED AS OPEN SPACE ON THE FINAL PLAT MAP AND SHALL NOT BE DEVELOPED AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR UNDERLYING PROPERTY OWNER AND SHALL BE MAINTAINED TO PREVENT DUST AND FIRE HAZARDS AS DEFINED BY COVENANTS RECORDED UNDER AUDITOR'S FILE NO. **2558743 (Phase II)**
- THIS PLAT IS SUBJECT TO COVENANTS RECORDED UNDER AUDITOR'S FILE NO. **2572368**.
- PER ANALYTICAL LABORATORY TESTING BY ZIPPER GEO ASSOCIATES, LLC, DATED MARCH 9, 2016, 1 SAMPLE WITHIN PHASE 1 TESTED SLIGHTLY ABOVE MTCA METHOD "A" CLEANUP LEVELS FOR ARSENIC AND LEAD. THE SAMPLE LOCATION FALLS WITHIN A RIGHT OF WAY AREA AND NOT UPON ANY INDIVIDUAL LOTS.
- BUILDING SETBACKS SHALL BE VERIFIED WITH THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION UPON INDIVIDUAL LOTS.
- SECTION 5 OF THE CITY OF CHELAN DEVELOPMENT STANDARDS LIMITS THE SLOPE OF ALL SINGLE FAMILY HOME DRIVEWAYS, 18% FOR SINGLE USE AND 12% FOR JOINT USE. IN THE CASE OF STEEP LOTS, DRIVEWAY ACCESS MAY REQUIRE CUTS OR FILLS, SIGNIFICANT GRADING, OR THE CONSTRUCTION OF RETAINING WALLS.
- IN ACCORDANCE WITH SECTION 7 OF THE DEVELOPMENT STANDARDS, A STORMWATER DESIGN PREPARED BY A REGISTERED PROFESSIONAL ENGINEER WILL BE REQUIRED FOR ALL LOTS WITH MORE THAN 5,000 SF OF IMPERVIOUS AREA AND FOR ALL LOTS WITH DOWNSPOUTS OR OTHER POINT SOURCES, REGARDLESS OF THE TOTAL AMOUNT OF IMPERVIOUS AREA. STORMWATER GENERATED FROM WITHIN EACH LOT SHALL BE RETAINED WITHIN SAID LOT. RETENTION OF SAID STORMWATER IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER.
- IN ACCORDANCE WITH CITY OF CHELAN CODE 12.12.070, EACH LOT OWNER SHALL KEEP THE SIDEWALK CLEAR FROM SNOW, ICE, OR OTHER OBSTRUCTIONS.
- THE PROPERTY INCLUDED WITHIN THE LEGAL DESCRIPTION CONTAINS PRIVATE STORM SYSTEMS AND WILL BE OWNED AND OPERATED BY THE PROPERTY OWNERS ASSOCIATION AS ESTABLISHED BY NOTE 3, WHICH SHALL BE MAINTAINED IN ACCORDANCE WITH THE PLAT AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN A/N 2558745.
- LOTS IN THE SUBDIVISION MAY REQUIRE THE INSTALLATION OF GRINDER PUMPS. THIS DETERMINATION SHALL BE MADE AT THE BUILDING PERMIT SUBMITTAL. THE GRINDER PUMP AND FORCE MAIN SHALL REMAIN UNDER THE OWNERSHIP OF THE PROPERTY OWNER WHO SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE.
- IT IS UNLAWFUL FOR THE OWNER OR OCCUPANT OF ANY PROPERTY IN THE CITY TO HEREAFTER PLACE, PLANT, MAINTAIN OR CONSTRUCT ANY OBJECT, PLANT, TREE OR SHRUB, WALL OR FENCE OF MORE THAN THREE FEET IN HEIGHT FROM THE GROUND FOR A DISTANCE OF TWENTY-FIVE FEET FROM ANY STREET CORNER IN ORDER TO PERMIT GOOD VISIBILITY AT SAID STREET CORNERS AND INTERSECTIONS.
- NO STRUCTURE SHALL BE ERECTED WITHIN UTILITY EASEMENTS. FURTHER, ALL STRUCTURES INCLUDING RETAINING WALLS, ROCKERIES AND OTHER IMPROVEMENTS OF MINOR CHARACTER, EXCLUDING FENCES AND LANDSCAPING, SHALL BE SETBACK A MINIMUM OF FIVE FEET FROM EACH SIDE OF A UTILITY EASEMENT.
- ALL PROPERTIES WITH A SECONDARY WATER SOURCE (IRRIGATION PROVIDED BY LCDR) SHALL HAVE PREMISE ISOLATION, BACKFLOW DEVICE SHALL BE INSTALLED BY WATER METER.

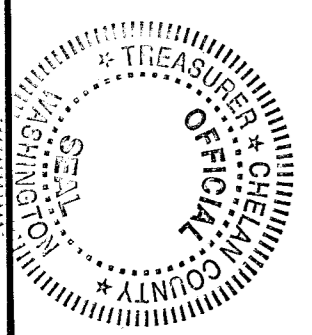
## REFERENCE PLATS/SURVEYS

- PLAT OF CARROLL'S NORTHSHORE HOMES, RECORDED UNDER VOLUME 5 OF PLATS, AT PAGE 46, RECORDS OF CHELAN COUNTY, WASHINGTON.
- PLAT OF 2ND ADDITION TO NORTHSHORE HOMES, RECORDED UNDER VOLUME 5 OF PLATS, AT PAGE 67, RECORDS OF CHELAN COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BILL ZIEHL, RECORDED IN BOOK 26 OF SURVEYS, PAGES 64-64.1, RECORDS OF CHELAN COUNTY, WASHINGTON.
- PLAT OF CRYSTAL VIEW ESTATES DIVISION 1, RECORDED UNDER VOLUME 21 OF PLATS, AT PAGES 89-90, RECORDS OF CHELAN COUNTY, WASHINGTON.
- PLAT OF CRYSTAL VIEW ESTATES DIVISION 2-A, RECORDED UNDER VOLUME 24 OF PLATS, AT PAGES 77-79, RECORDS OF CHELAN COUNTY, WASHINGTON.
- GLEASNER SHORT PLAT, RECORDED UNDER BOOK SP14, AT PAGES 85-86, RECORDS OF CHELAN COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR JOHN DAVIS, RECORDED IN BOOK 44 OF SURVEYS, PAGE 33, RECORDS OF CHELAN COUNTY, WASHINGTON.
- PLAT OF CRYSTAL VIEW ESTATES DIVISION 2-B, RECORDED UNDER VOLUME 29 OF PLATS, AT PAGES 55-56, RECORDS OF CHELAN COUNTY, WASHINGTON.
- PLAT OF CRYSTAL VIEW ESTATES DIVISION 5, RECORDED UNDER VOLUME 30 OF PLATS, AT PAGES 6-7, RECORDS OF CHELAN COUNTY, WASHINGTON.
- CRYSTAL VIEW ESTATES PHASE 5 SHORT PLAT, RECORDED UNDER BOOK SP20, AT PAGE 87, RECORDS OF CHELAN COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BRAD WARD, RECORDED IN BOOK 53 OF SURVEYS, PAGE 11, RECORDS OF CHELAN COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR FILIPEK AND WALTERS, RECORDED IN BOOK 58 OF SURVEYS, PAGES 24-27, RECORDS OF CHELAN COUNTY, WASHINGTON.
- PLAT OF LEGACY RIDGE PHASE I, RECORDED UNDER VOLUME 35 OF PLATS, AT PAGES 13-18, RECORDS OF CHELAN COUNTY, WASHINGTON.

## AUDITOR'S INDEX SKETCH



TOWNSHIP 27N, RANGE 22E, W.M.  
 CHELAN COUNTY, WA



CITY OF CHELAN PLAT  
 NO. SUB 2006-01 CH

A PORTION OF THE NW 1/4 OF THE SE 1/4, THE NE 1/4 OF THE SE 1/4, AND GOV'T LOTS 6 AND 7 SECTION 4, TOWNSHIP 27 NORTH, RANGE 22 EAST, W.M.

ASSESSOR'S PARCEL NO(9), (ORIGINAL TRACT):  
 272204420090

## ORIGINAL TRACT OWNERS

SELECT HOMES, INC  
 8304 212 ST SW  
 EDMONDS, WA 98026  
 EXISTING ZONING: RL-CHELAN WATER SOURCE: CITY  
 NO. OF PLATTED LOTS: 19 SEWAGE SYSTEM: CITY

## CONSENT & WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, SELECT HOMES, INC, A WASHINGTON STATE CORPORATION, BY RANDY CLARK, PRESIDENT, AND THE OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES. ALSO THE RIGHT TO MAKE ANY AND ALL NECESSARY CUTS AND FILLS ON THE LOTS SHOWN HEREON, ALSO, WE AND OUR SUCCESSORS DO HEREBY WAIVER ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF PUBLIC ROADS, IN WITNESS WHEREOF, I HEREBY SET MY SIGNATURE

THIS 15 DAY OF Aug 2022  
 Randy Clark, President

## ACKNOWLEDGEMENT

STATE OF Washington COUNTY OF Chelan ) SS  
 I CERTIFY THAT I KNOW OR HAVE SUFFICIENT EVIDENCE THAT RANDY CLARK, PRESIDENT OF SELECT HOMES, INC, A WASHINGTON STATE CORPORATION, IS THE PERSON WHO APPEARED BEFORE ME, DATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ADOPTED IT AS THE MANAGING MEMBER OF SELECT HOMES, INC, 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 15 DAY OF August 2022  
 Hugonia Williams  
 Notary Public  
 State of Washington  
 Commission # 6316  
 Expires May 20, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 RESIDING AT Chelan MY COMMISSION EXPIRES 5/20/2025

## PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS 15 DAY OF August 2022  
 [Signature]  
 PUBLIC WORKS DIRECTOR

## CITY OF CHELAN

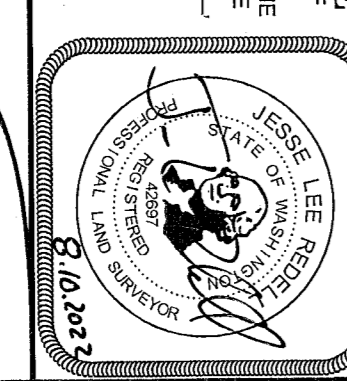
EXAMINED AND APPROVED THIS 12 DAY OF Aug 25 2022  
 [Signature]  
 MAYOR

## AUDITOR'S CERTIFICATE

AFO # 2572367  
 FILED FOR RECORD THIS 24th DAY OF August 2022  
 AT 11:38 A.M. IN BOOK 37 OF SURVEYS AT PAGE 94-99  
 BY JESSE LEE REDELL  
 Auditor  
 Skir Moore  
 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 RECORING ACT AT THE REQUEST OF RANDY CLARK  
 IN APRIL, 2022.  
 JESSE LEE REDELL  
 CERTIFICATE NO. 42997



## TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR 2022 AND PRECEDING YEARS HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED, IN THE AMOUNT OF \$2,433.33 AND HAVE BEEN DEPOSITED WITH THE CHELAN COUNTY TREASURER THIS 22nd DAY OF August 2022.  
 Annelisa Adams, deputy  
 CHELAN COUNTY TREASURER

## 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 40MM CONVENTIONAL TRAVERSES DONE AND PERFORMED BETWEEN THIS CONTROL TO OTHER ADDITIONAL SITE SPECIFIC DATA AND FOR STREETS WHERE MADE POSITIVE CHECKS AND ANALYSIS PROCEDURES USING LEAST SQUARES ANALYSIS PROCEDURES MEET OR EXCEED W.A.C. 332-130-090.

DATES OF SURVEY: INITIAL CONTROL PERFORMED: APRIL 2006  
 CORNERS SET: Feb 0001 2022

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 http://www.erlandsen.com  
 ERLANDSEN  
 P.O. BOX 2029  
 105 N. EMERSON ST.  
 CHELAN, WA 98816  
 PH: 509.652.4189  
 TOLL FREE (800) 732-7442

DRAWN BY: ALR LAYOUT: FPI  
 DATE: 8.10.2022 FILE NO: 20220193\_0000-FP3.DWG  
 SCALE: N/A JOB NO: 20220193\_0000

SHEET 1 OF 6

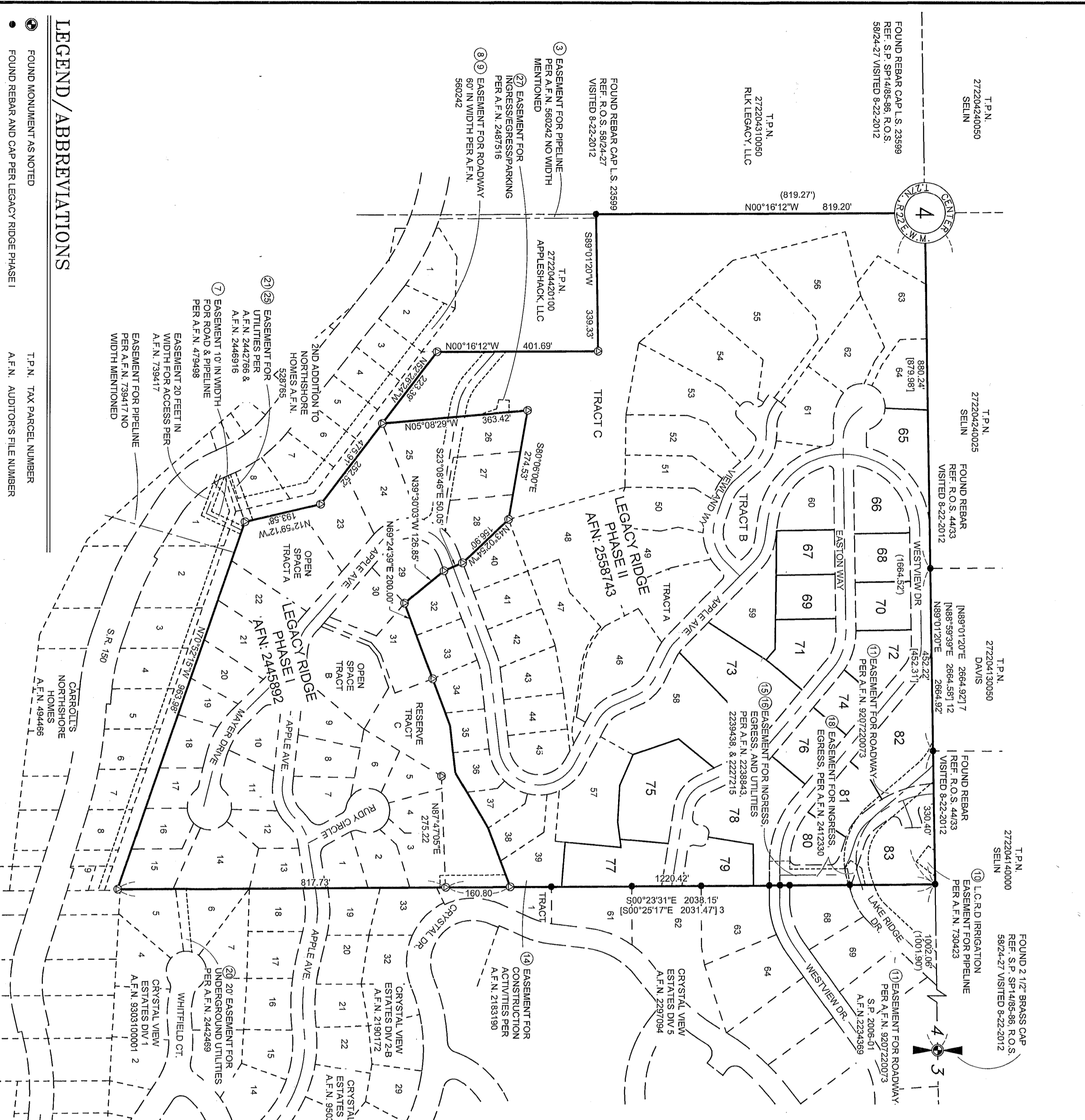
JesseR, 8/10/22 2:44pm  
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Plat ASN: 2572367

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37/95

# LEGACY RIDGE, PHASE 3



- LEGEND / ABBREVIATIONS**
- FOUND MONUMENT AS NOTED
  - FOUND REBAR AND CAP PER LEGACY RIDGE PHASE 1
  - 5/8" REBAR AND CAP 1.5-45783" PER LEGACY RIDGE PHASE 1
  - 5/8" REBAR AND CAP 1.5-42897" PER LEGACY RIDGE PHASE 2
  - 5/8" REBAR AND CAP 1.5-42897" PER LEGACY RIDGE PHASE 3
  - △ EASEMENT NOTE, SEE SHEET 2 OF 6
  - △ SURVEY NOTE, SEE SHEET 6 OF 6
  - △ ADDRESSING PER CITY OF CHELAN
- 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  
[ ] DATA PER REFERENCE PLATS/SURVEYS (SEE TABLE OF NUMBERED DOCUMENTS ON SHEET 2) CONVERTED TO GRID DISTANCE AND SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY. OR DATA PER DEED A.F.N. 220082 CONVERTED TO GRID DISTANCE AND SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY. OR ACCEPTED.

## EASEMENT GRANT NOTES

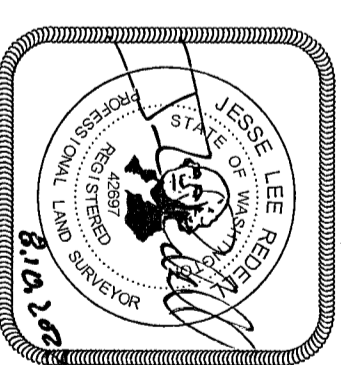
- THE FOLLOWING EASEMENTS ARE HEREBY GRANTED AS PART OF THIS PLAT OR PHASE 2:
- A. PRIVATE SEWER EASEMENT FOR THE BENEFIT OF LOTS 47 AND 48, WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS TO CONSTRUCT, IMPROVE, MAINTAIN AND REPAIR ALL APPURTENANT SEWER STRUCTURES LOCATED OVER, UNDER, UPON, AND ACROSS THE REAL PROPERTY AS SHOWN HEREIN AND SHALL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS INDICATED IN NOTE 3 OF SHEET 1.
  - B. A PUBLIC EASEMENT IS HEREBY GRANTED TO THE CITY OF CHELAN TO CONSTRUCT, INSTALL, INSPECT, SERVICE, REPAIR, ALTER, MODIFY, REPLACE, REMOVE, MAINTAIN AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS AND ALL PUBLIC UTILITIES, CONSTRUCTION WITHIN THE EASEMENT AREAS SHALL BE SUBJECT TO CITY OF CHELAN REVIEW APPROVAL. THE CITY OF CHELAN SHALL NOT BE RESPONSIBLE FOR REPAIRING OR RESTORING ANY ITEMS LOCATED NOW OR HEREAFTER WITHIN THE PUBLIC EASEMENT AREA AS SHOWN HEREIN.
  - C. PRIVATE SEWER EASEMENT FOR THE BENEFIT OF FUTURE PHASE 3 LOTS, WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS TO CONSTRUCT, IMPROVE, MAINTAIN AND REPAIR ALL APPURTENANT SEWER STRUCTURES LOCATED OVER, UNDER, UPON, AND ACROSS THE REAL PROPERTY AS SHOWN HEREIN AND SHALL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS INDICATED IN NOTE 3 OF SHEET 1.
  - D. PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 46, 47, AND 48 WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS TO CONSTRUCT, IMPROVE, MAINTAIN AND REPAIR ALL APPURTENANT UTILITIES LOCATED OVER, UNDER, UPON, AND ACROSS THE REAL PROPERTY AND ROADWAY AS SHOWN HEREIN AND SHALL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS INDICATED IN NOTE 3 OF SHEET 1.
  - E. A 5-FOOT-WIDE EASEMENT ADJACENT TO ALL RIGHT OF WAY'S IS HEREBY GRANTED TO THE CITY OF CHELAN TO CONSTRUCT, INSTALL, INSPECT, SERVICE, REPAIR, ALTER, MODIFY, REPLACE, REMOVE, MAINTAIN AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS AND ALL PUBLIC UTILITIES, STANDARDS, AND ALL PUBLIC UTILITIES, ROADS, AND SIDEWALKS, THE CHELAN COUNTY PUBLIC UTILITY DISTRICT NO. 1 FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND ELECTRIC AND FIBER OPTICS, WAVE BROADBAND FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND CABLE, AND ZIP FIBER FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND TELEPHONE EASEMENT DEPICTED HEREIN.
  - F. PRIVATE IRRIGATION EASEMENT FOR THE BENEFIT OF IRRIGATED LOTS, WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS TO CONSTRUCT, IMPROVE, MAINTAIN AND REPAIR ALL APPURTENANT IRRIGATION STRUCTURES LOCATED OVER, UNDER, UPON, AND ACROSS THE REAL PROPERTY AS SHOWN HEREIN AND SHALL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS INDICATED IN NOTE 3 OF SHEET 1.
  - G. A PUBLIC EASEMENT IS HEREBY GRANTED TO THE CITY OF CHELAN TO CONSTRUCT, INSTALL, INSPECT, SERVICE, REPAIR, ALTER, MODIFY, REPLACE, REMOVE, MAINTAIN AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS AND ALL PUBLIC UTILITIES, ROADS, AND TRAILS, THE CHELAN COUNTY PUBLIC UTILITY DISTRICT NO. 1 FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND ELECTRIC AND FIBER OPTICS, WAVE BROADBAND FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND CABLE, AND ZIP FIBER FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND TELEPHONE EASEMENT DEPICTED HEREIN.
  - H. A RESTRICTIVE SIGHT DISTANCE EASEMENT IS GRANTED TO THE CITY OF CHELAN TO MAINTAIN INTERSECTION SIGHT ACROSS THE EASEMENT AREA SHOWN HEREIN. INSTALLATION OF ANY PERMANENT STRUCTURES OR LANDSCAPING BETWEEN AN ELEVATION OF EIGHTEEN (18) INCHES AND SEVENTY-TWO (72) INCHES SHALL REQUIRE WRITTEN APPROVAL OF THE CITY OF CHELAN. THE CITY OF CHELAN AT THEIR DISCRETION MAY PLACE POLES, TREES, OR OTHER STRUCTURES PROVIDED THAT THEY DO NOT ADVERSELY AFFECT TRAFFIC VISIBILITY.
  - I. A PUBLIC EASEMENT IS HEREBY GRANTED TO THE CITY OF CHELAN TO CONSTRUCT, INSTALL, INSPECT, SERVICE, REPAIR, ALTER, MODIFY, REPLACE, REMOVE, MAINTAIN AND UPDATE TO PRESENT AND FUTURE TECHNOLOGICAL STANDARDS AND ALL PUBLIC UTILITIES, THE CHELAN COUNTY PUBLIC UTILITY DISTRICT NO. 1 FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND ELECTRIC AND FIBER OPTICS, WAVE BROADBAND FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND CABLE, AND ZIP FIBER FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UNDERGROUND TELEPHONE EASEMENT DEPICTED HEREIN.
  - J. PRIVATE SEWER EASEMENT FOR THE BENEFIT OF DAN AND VIKI SELIN, WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS TO CONSTRUCT, IMPROVE, MAINTAIN AND REPAIR ALL APPURTENANT SEWER STRUCTURES LOCATED OVER, UNDER, UPON, AND ACROSS THE REAL PROPERTY AS SHOWN HEREIN AND SHALL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS INDICATED IN NOTE 3 OF SHEET 1.
  - K. PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 38, 39, AND 57 WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS TO CONSTRUCT, IMPROVE, MAINTAIN AND REPAIR ALL APPURTENANT UTILITIES LOCATED OVER, UNDER, UPON, AND ACROSS THE REAL PROPERTY AND ROADWAY AS SHOWN HEREIN AND SHALL BE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS INDICATED IN NOTE 3 OF SHEET 1.

## BASIS OF BEARINGS:

WASHINGTON STATE PLANE GRID NORTH ZONE BASED ON STATIC OR RAPID STATIC GPS MEASUREMENTS. ASTRONOMIC NORTH BEARS APPROXIMATELY N 00° 33' 35" W

SCALE IN FEET  
0 200 400

THE MEASURED DISTANCES SHOWN ON THIS MAP HAVE BEEN ADJUSTED TO THE WASHINGTON STATE PLANE COORDINATE GRID. MULTIPLY THE MEASURED DISTANCES SHOWN BY A FACTOR OF 1.000099565 TO OBTAIN THE ACTUAL GROUND DISTANCE.



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DRAWN BY: JLR  
DATE: 8.10.2022  
SCALE: 1"=200'

LAYOUT: FP2  
FILE NO: 20220193\_0000-FP3.DWG  
JOB NO: 20220193.0000

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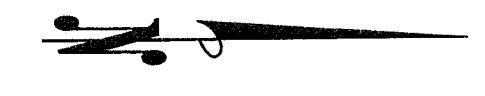
**SHEET 2 OF 6**

JesseR, 8/10/22 2:44pm  
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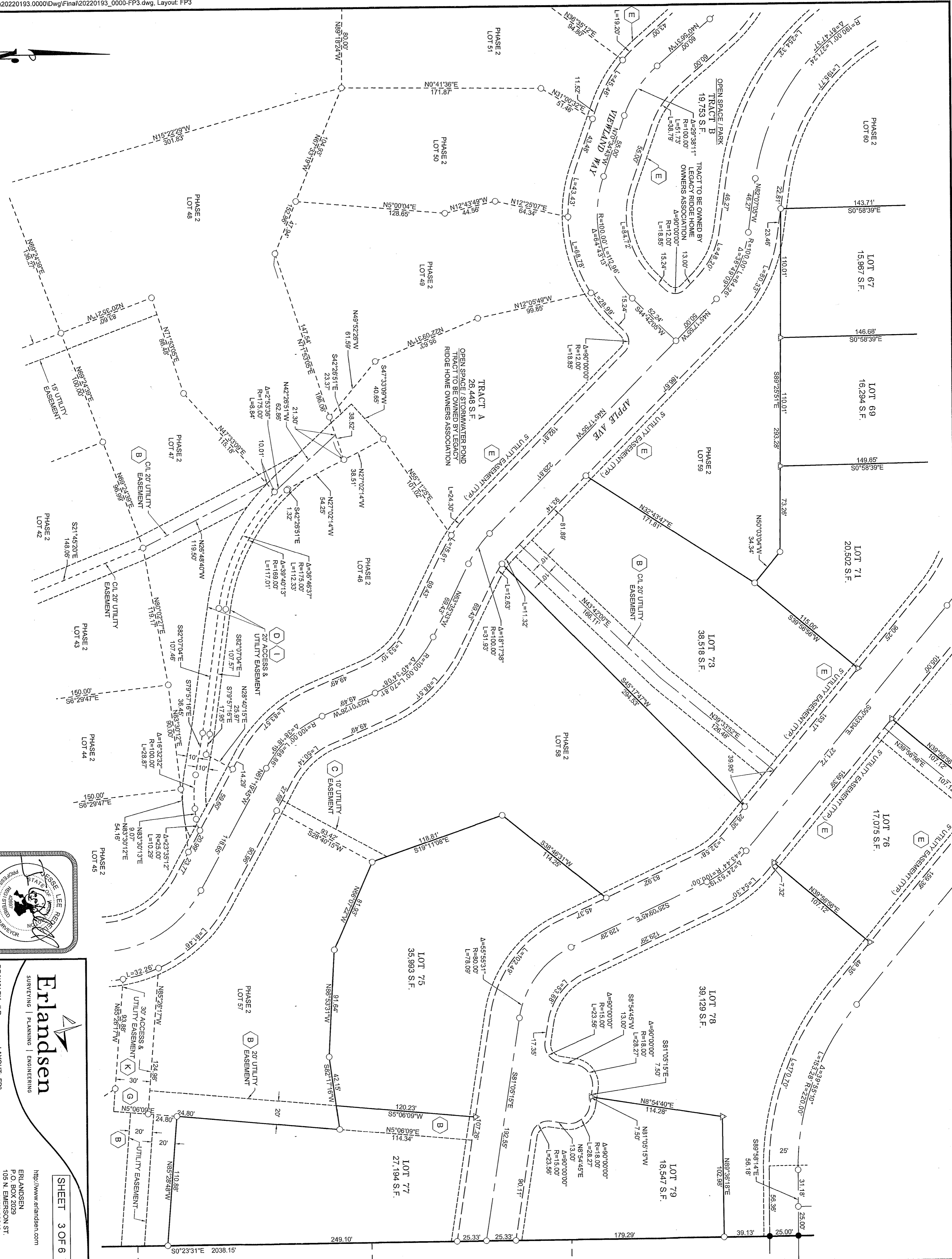
Plot A/FN: 2572367

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37/96



# LEGACY RIDGE, PHASE 3



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DRAWN BY: ALR  
DATE: 8.10.2022  
SCALE: 1"=50'

LAYOUT: FP3  
FILE NO.: 20220193\_0000-FP3.DWG  
JOB NO.: 20220193.0000

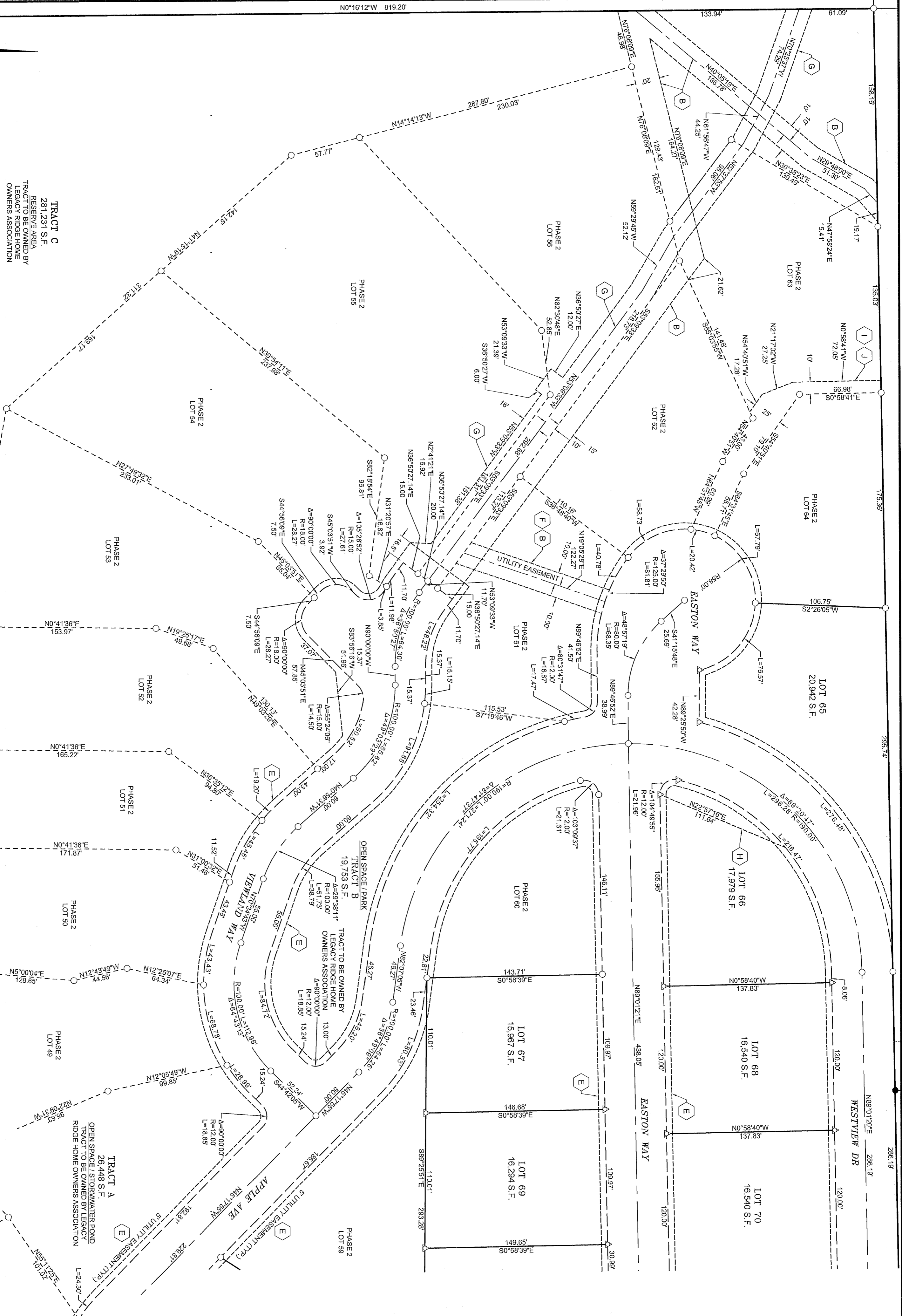
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**SHEET 3 OF 6**

PLAN  
AFN: 2572367

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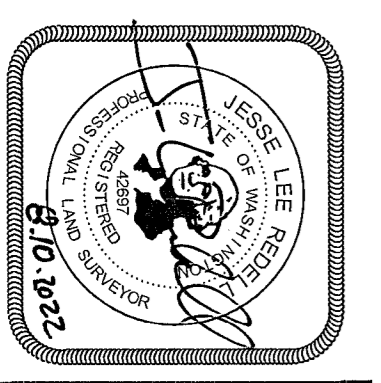
37/97



TRACT C  
281,231 S.F.  
RESERVE AREA  
TRACT TO BE OWNED BY  
LEGACY RIDGE HOME  
OWNERS ASSOCIATION

TRACT B  
19,753 S.F.  
OPEN SPACE/PARK  
TRACT TO BE OWNED BY  
LEGACY RIDGE HOME  
OWNERS ASSOCIATION

TRACT A  
26,448 S.F.  
OPEN SPACE/STORMWATER POND  
TRACT TO BE OWNED BY LEGACY  
RIDGE HOME OWNERS ASSOCIATION



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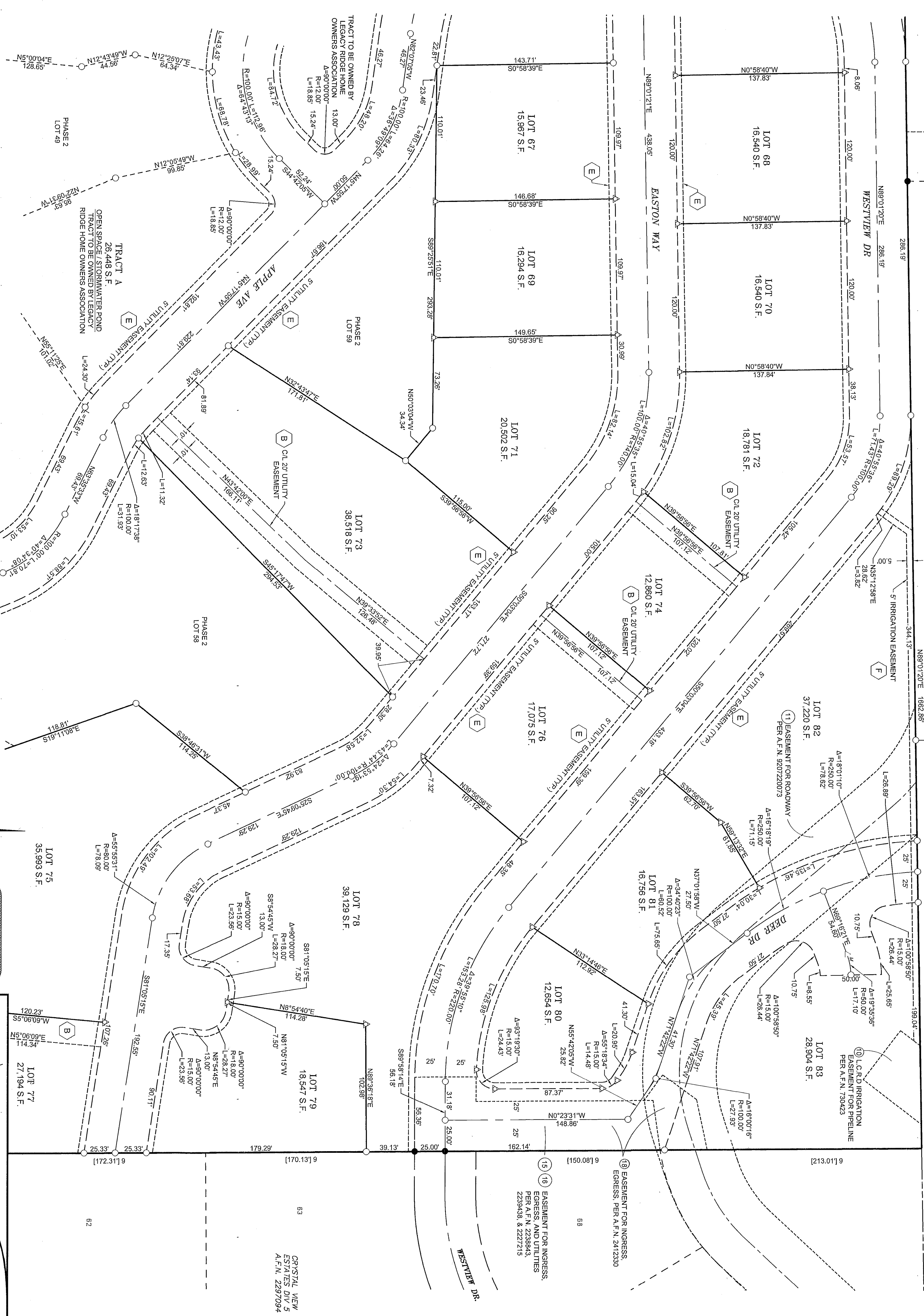
**SHEET 4 OF 6**

# LEGACY RIDGE, PHASE 3

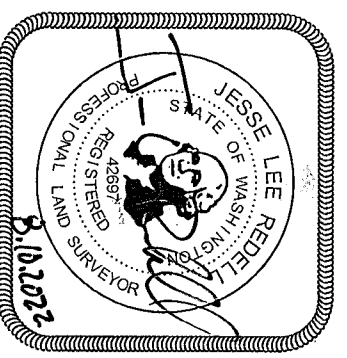
Plot AFD: 2572367

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37/98



# LEGACY RIDGE, PHASE 3



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 DATE: 8.10.2022  
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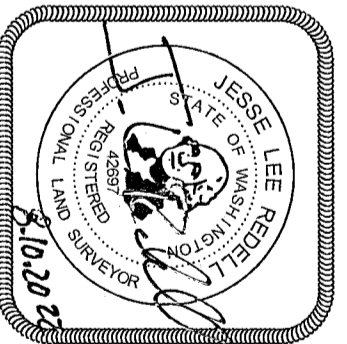
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 PH: 509.682.4189  
 TOLL FREE: (800) 732-7442

**SHEET 5 OF 6**

# LEGACY RIDGE, PHASE 3

## EXCEPTIONS:

- AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MAY 19, 2021, GUARANTEE NO. 3728894.
3. LIABILITY FOR 1/4TH OF THE COST OF THE OPERATION AND MAINTENANCE OF THE IRRIGATION PUMP AND SYSTEM, AS DISCLOSED IN INSTRUMENT RECORDED JANUARY 21, 1960, UNDER AUDITORS NO. 560242 (EASEMENT AREA FOR PIPELINE SHOWN HEREON, NO WIDTH MENTIONED)
  4. AN EASEMENT CONSISTING OF THE PERPETUAL RIGHT TO IMPOUND THE WATERS OF THE LAKE CHELAN AND ITS TRIBUTARIES, AND BY THE CONSTRUCTION AND OPERATION OF A DAM AND HYDROELECTRIC PROJECT TO RAISE THE WATER LEVEL OF THE LAKE CHELAN AND THE WATER LEVEL AND WATER TABLE UNDER AND OVER THE FOLLOWING DESCRIBED PREMISES TO VARIOUS LEVELS AT VARIOUS TIMES, BUT AT NO TIME TO AN ELEVATION EXCEEDING 1100 FEET ABOVE SEA LEVEL, USGS DATUM AND, WITHOUT RECOURSE UPON THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, TO DAMAGE SAID PROPERTY, TOGETHER WITH IMPROVEMENTS AND IMPROVEMENTS THEREON, AND THERETO INCLUDING ALSO ANY DAMAGE TO ADJOINING LAND BY SEEPAGE, EROSION OR SIMILAR CAUSES AND ANY DAMAGE TO OR CONTAMINATION OF WATER SUPPLY APPURTENANT TO SAID PREMISES BY OVERFLOW, EROSION, SEEPAGE OR SIMILAR CAUSES BY SUCH ARTIFICIAL RAISING OF SUCH WATER AND WATER TABLE.  
RECORDED: OCTOBER 05, 1925 RECORDED INFORMATION: 134920  
IN FAVOR OF: CHELAN ELECTRIC COMPANY  
(DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY, NOT SHOWN HEREON)
  5. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY  
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM  
RECORDED: MARCH 03, 1930 AND JUNE 20, 1944 RECORDED NO.: 191070 AND 345892  
(AFFECTS THE SUBJECT PROPERTY, BLANKET DESCRIPTION, UNABLE TO DEPICT LOCATION)
  6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
IN FAVOR OF: CHELAN COUNTY, WASHINGTON, A MUNICIPAL CORPORATION  
RECORDING INFORMATION: 208556  
FOR: TO MAINTAIN, OPERATE, REPAIR, SURFACE, RESURFACE AND OTHERWISE IMPROVE AND USE THE PUBLIC HIGHWAY AS IT IS NOW LOCATED CONSTRUCTED AND IN USE.  
AFFECTS: A PORTION OF PARCEL "A" & OTHER PROPERTY (DESCRIBED AS A ROAD RIGHT OF WAY 60 FEET IN WIDTH, LOCATION NOT NOTED HEREON)
  7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDED: DECEMBER 24, 1953 RECORDED INFORMATION: 479488  
IN FAVOR OF: DAVID M. CARROLL AND VERA G. CARROLL, HUSBAND AND WIFE  
FOR: ROAD AND PIPELINE RIGHTS OF WAY  
(EASEMENT 10 FEET IN WIDTH, SHOWN HEREON, AFFECTS THE SUBJECT PROPERTY)
  8. EASEMENTS FOR ROAD AS PARTIALLY CONSTRUCTED ON JANUARY 01, 1960 TO BENEFIT PROPERTY LYING TO THE NORTH OF PARCEL "C", AS RESERVED IN INSTRUMENT RECORDED JANUARY 21, 1960, UNDER AUDITORS NO. 560242.  
(ROAD 60 FEET IN WIDTH ALONG THE NORTH LINE OF THE 2ND ADD. TO NORTHSIDE HOMES IS MENTIONED IN THIS DEED AND IS SHOWN HEREON. A RIGHT OF WAY FOR ROAD AND PIPE LINES, ONCE KNOWN AS DAVE CARROLL ROAD, IS ALSO MENTIONED, NOT DEPICTED HEREON. ROADS PARTIALLY CONSTRUCTED ARE ALSO MENTIONED, NO DESCRIPTION, NOT SHOWN HEREON)
  9. EASEMENT FOR ROADWAY 60 FEET IN WIDTH OVER AN UNDISCLOSED PORTION AS RESERVED IN INSTRUMENT RECORDED NOVEMBER 14, 1969, UNDER AUDITORS NO. 695595.  
(MANY OF THE SAME EASEMENTS MENTIONED IN ITEM 9 ARE MENTIONED HERE. NO ADDITIONAL PLOTTABLE EASEMENTS ARE DESCRIBED)
  10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: 730423 IN FAVOR OF: THE UNITED STATES OF AMERICA  
FOR: RIGHT OF WAY TO HAVE INGRESS AND EGRESS TO SAID PROPERTY AND TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, INSPECT, MAINTAIN AND REMOVE A WATER PIPELINE OR CONDUIT AND ALL APPURTENANCES THERETO.  
AFFECTS: PARCEL "A"  
(EASEMENT DESCRIBED BY METES AND BOUNDS, AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON)
  11. RESERVATION AND EASEMENT CONTAINED IN CONTRACT:  
RECORDED: JULY 22, 1992 RECORDED INFORMATION: 9207220073  
RE-RECORDED UNDER RECORDING NUMBER: 9208060069  
(EASEMENT AFFECTS SUBJECT PROPERTY AND IS SHOWN HEREON)
  12. AGREEMENT EXECUTED BY AND BETWEEN THE PARTIES HEREIN NAMED UPON THE CONDITIONS THEREIN PROVIDED,  
BETWEEN: RUDOLF AND LINDA MAYER AND CHELAN COUNTY  
FOR: DECEMBER 30, 1992  
RECORDED: FEBRUARY 08, 1993  
RECORDING INFORMATION: 930208010  
PROVIDING AS FOLLOWS: PERMANENT SANITARY SEWER SERVICE  
(NO PLOTTABLE ITEMS DESCRIBED)
  13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT"  
(ANNEXATION AGREEMENT)  
RECORDED: SEPTEMBER 22, 1993 RECORDED NO.: 9309220002
  14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDED: SEPTEMBER 16, 2004 RECORDED INFORMATION: 2183190  
IN FAVOR OF: CRYSTAL VIEW ESTATES, A WASHINGTON JOINT VENTURE  
FOR: CONSTRUCTION EASEMENT FOR LOCATING MATERIALS AND FILLING A DEPRESSION IN THE PROPERTY,  
(EASEMENT SHOWN HEREON)
  15. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:  
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON  
PURPOSE: ELECTRIC TRANSMISSION AND/OR COMMUNICATION  
RECORDED: MAY 15, 2006 AUDITORS FILE NO.: Z272719  
(EASEMENT SHOWN HEREON)
  16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: 2238943  
IN FAVOR OF: CRYSTAL VIEW ESTATES, A WASHINGTON JOINT VENTURE  
FOR: INGRESS, EGRESS AND UTILITIES  
MODIFICATION AND/OR AMENDED BY INSTRUMENT:  
RECORDED: OCTOBER 09, 2006 RECORDED INFORMATION: 2239438  
(EASEMENT SHOWN HEREON)
  17. DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
BETWEEN: CITY OF CHELAN, A WASHINGTON MUNICIPAL CORPORATION,  
AND: RAD DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
RECORDING INFORMATION: 2409228  
(NO PLOTTABLE ITEMS)
  18. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: 2412330 FOR: ALL MAINTENANCE, REPAIR AND/OR REBUILDING  
(EASEMENT SHOWN HEREON)
  19. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF PARTIAL TERMINATION AND RELEASE OF EASEMENTS"  
RECORDED: AUGUST 11, 2016 RECORDED NO.: 2441997  
(EASEMENTS PER A.F.N. 794177 PARTIALLY EXTINGUISHED, PORTIONS OF THE EASEMENTS TO REMAIN ARE SHOWN HEREON)
  20. COVENANT TO BEAR THE COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF SANITARY SEWER EASEMENT FOR WHICH WAS GRANTED OVER OTHER LANDS BY INSTRUMENT:  
RECORDED: AUGUST 19, 2016 AUDITORS NUMBER: 2442469  
(EASEMENT SHOWN HEREON)
  21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR GRANT OF UTILITIES & IRRIGATION EASEMENTS"  
RECORDED: AUGUST 24, 2016 RECORDED NO.: 2442789  
(EASEMENT SHOWN HEREON)
  22. ANY AND ALL OFFERS OF DEDICATION CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF LEGACY RIDGE PHASE I RECORDED IN VOLUME 35 OF PLATS, PAGE(S) 13-18.  
(EASEMENTS FROM LEGACY RIDGE PHASE I ARE SHOWN HEREON, REFERENCE SAID PLAT FOR MORE DETAILS)
  23. COVENANTS RESTRICTIONS AND/OR EASEMENTS, BUT DELFTING ANY COVENANT, CONDITION OR RESTRICTION, INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.  
RECORDING INFORMATION: 2448893  
MODIFICATIONS AND/OR AMENDMENT BY INSTRUMENT:  
RECORDED: FEBRUARY 16, 2018 AND MAY 21, 2021 RECORDED INFORMATION: 2473316 AND 254467  
(NO PLOTTABLE ITEMS)
  24. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE LEGACY RIDGE HOMEOWNERS ASSOCIATION, AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
  25. COVENANT TO BEAR THE COST OF CONSTRUCTION, MAINTENANCE OR REPAIR OF UTILITIES AND IRRIGATION, EASEMENT FOR WHICH WAS GRANTED OVER OTHER LANDS BY INSTRUMENT:  
RECORDED: OCTOBER 31, 2016 AUDITORS NUMBER: 2448916  
SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO(S), 2448597  
(EASEMENT SHOWN HEREON)
  26. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ARCHITECTURAL GUIDELINES"  
RECORDED: MARCH 14, 2017 RECORDED NO.: 2454265  
(AFFECTS LOTS 1,31, AND RESERVE TRACTS A, B AND C, AND FUTURE DEVELOPMENT PHASES, ALL IN LEGACY RIDGE PHASE I, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 35 OF PLATS, PAGES 13 THROUGH 18)
  27. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:  
RECORDING INFORMATION: 2487516 IN FAVOR OF: PROVENE R. NONDORF AND MICHELE D. NONDORF  
FOR: INGRESS, EGRESS AND PARKING  
(EASEMENT SHOWN HEREON)
  28. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISIONS):  
RECORDED: NOVEMBER 15, 2021 RECORDED INFORMATION: 2558967
  29. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF LEGACY RIDGE PHASE 2 RECORDED UNDER RECORDING NUMBER 2558743.
  30. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANTS, CONDITIONS AND/OR RESTRICTIONS CONTAINED IN THE FOLLOWING INSTRUMENT:  
THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF LEGACY RIDGE (PHASE 1) AND (PHASE 2)"  
RECORDED: DECEMBER 15, 2021 RECORDED NO.: 2558744
  31. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT"  
RECORDED: DECEMBER 15, 2021 RECORDED NO.: 2558745



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DRAWN BY: JLR  
DATE: 8/10/2022  
SCALE: 1/4" = 1'

LAYOUT: FP6  
FILE NO: 20220193\_0000-FP3.DWG  
JOB NO: 20220193.0000

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