

BINDING SITE PLAN NO. 2023-02 FOR:
ONE EYED JACK, LLC

WITHIN A PORTION OF THE S1/2 OF THE NE1/4; THE N1/2 OF THE SE1/4; AND THE NE1/4 OF THE SW1/4 OF SEC. 9, T.22N., R.21E.W.M., DOUGLAS COUNTY, WA

SHEET 1 OF 2

BOUNDARY DESCRIPTION

DEED A.F.N. 3220232 (PART)
A.P.N. 22210910005

PER LIMITED LIABILITY GUARANTEE ORDER NO. 50041385-953, DATED JANUARY 16, 2024, ISSUED BY CASCADE WEST TITLE COMPANY, LLC, D/B/A CW TITLE AND CW TITLE AND ESCROW:

THAT PORTION OF LOT 3, BOUNDARY LINE ADJUSTMENT NUMBER 2016-040, RECORDED DECEMBER 20, 2016, UNDER AUDITOR'S FILE NUMBER 3200182, RECORDS OF DOUGLAS COUNTY, WASHINGTON, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 21 EAST OF THE WILLAMETTE MERIDIAN, SAID COUNTY, LYING SOUTHERLY OF A LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 89°46'16" EAST 2630.53 FEET (BASIS OF BEARINGS PER BINDING SITE PLAN NO. 04-03A RECORDED UNDER AUDITOR'S FILE NUMBER 3136729); THENCE NORTH 89°46'16" EAST 784.27 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE CONTINUING NORTH 89°46'16" EAST 777.14 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE LEAVING SAID NORTH LINE AND RUNNING ALONG THE NORTHEASTERLY AND EAST BOUNDARY OF SAID LOT 3 THE FOLLOWING THREE COURSES, SOUTH 22°14'15" EAST 913.37 FEET; THENCE SOUTH 47°28'32" EAST 948.25 FEET; THENCE SOUTH 00°35'27" EAST 492.24 FEET TO THE TRUE POINT BEGINNING FOR SAID LINE; THENCE NORTH 88°35'13" WEST 1344.30 FEET; THENCE SOUTH 89°24'58" WEST 579.00 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WEST BOUNDARY OF SAID LOT 3, BOUNDARY LINE ADJUSTMENT NUMBER 2016-40, AND THE TERMINUS FOR SAID LINE, FROM WHICH SAID NORTH QUARTER CORNER BEARS NORTH 19°28'57" WEST 2063.23 FEET.

ALSO KNOWN AS PARCEL B OF TAX SEGREGATION REQUEST RECORDED NOVEMBER 10, 2020, UNDER AUDITOR'S FILE NUMBER 3236522.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS:

THE UNDERSIGNED, DELBERT VANDERHOFF, MANAGING MEMBER OF ONE EYED JACK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND HAS BEEN AUTHORIZED TO MAKE THIS DECLARATION ON ITS BEHALF. ONE EYED JACK, LLC, IS THE OWNER OF THE REAL PROPERTY, WHICH IS THE SUBJECT OF THIS PLAT, AND HEREBY DECLARES THIS PLAT AS BINDING SITE PLAN NUMBER 2023-02. ONE EYED JACK, LLC, 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 WAIVE 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 HEREUPTO SET MY SIGNATURE THIS ____ DAY OF _____, 20__.

DELBERT VANDERHOFF, MANAGING MEMBER OF ONE EYED JACK, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT (CORPORATE FORM - ONE EYED JACK, LLC)

STATE OF _____)
COUNTY OF _____) ss

THIS IS TO CERTIFY ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED DELBERT VANDERHOFF, MANAGING MEMBER OF ONE EYED, LLC, THE WASHINGTON LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR
THE STATE OF _____

RESIDING AT _____

MY COMMISSION EXPIRATION DATE: _____

EXAMINED AND APPROVED

TRANSPORTATION AND LAND SERVICES:

DOUGLAS COUNTY ENGINEER _____ DATE _____

LAND SERVICES DIRECTOR _____ DATE _____

CHELAN-DOUGLAS HEALTH DISTRICT:

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

DIRECTOR OF ENVIRONMENTAL HEALTH _____ DATE _____

PLAT NOTES

- PROPERTY, RIGHT OF WAY, AND EASEMENT BOUNDARIES SHOWN ARE BASED UPON DOCUMENTS, PLATS, AND SURVEYS FOUND OF PUBLIC RECORD AND AS LISTED WITHIN THE LIMITED LIABILITY GUARANTEE ORDER NO. 50041385-953, DATED JANUARY 16, 2024, ISSUED BY CASCADE WEST TITLE COMPANY, LLC, D/B/A CW TITLE AND CW TITLE AND ESCROW. THIS PLAT MAY NOT SHOW ALL AGREEMENTS, RIGHTS, RIGHTS OF WAYS, EASEMENTS, VACATIONS, COVENANTS, RESTRICTIONS AND/OR RESERVATIONS OF RECORD, OR APPARENT, THAT MAY BENEFIT OR BURDEN THE SUBJECT PROPERTY.
- ALL FUTURE DEVELOPMENT SHALL ABIDE BY THE RECOMMENDATIONS OF THE CULTURAL RESOURCE ASSESSMENT - TECHNICAL MEMORANDUM, PREPARED BY CULTURAL RESOURCE CONSULTANTS, DATED JANUARY 2, 2019.

EASEMENTS/AGREEMENTS

DECLARATION ESTABLISHING COVENANTS RELATED TO EASEMENTS A.F.N. _____

SANITARY SEWER EASEMENT A.F.N. _____

PRIVATE ROAD OPERATION AND MAINTENANCE AGREEMENT A.F.N. _____

DOUGLAS COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR 20____ AND PRECEDING YEARS HAVE BEEN PAID, SATISFIED AND DISCHARGED IN THE AMOUNT OF \$ _____, AND HAVE BEEN POSTED WITH THE DOUGLAS COUNTY TREASURER

THIS ____ DAY OF _____, 20____.

DOUGLAS COUNTY TREASURER _____ DATE _____

BOARD OF COUNTY COMMISSIONERS:

CHAIR _____ DATE _____

ATTEST _____ DATE _____

REFERENCE/PLATS/SURVEYS/DOCUMENTS

B.L.A. A.F.N. 3136981; 3148678; 3159303; 3183332; 3195243; 3200182; 3235948; 3235948; 3247672; 3268387; AND 3269971.

R.O.S. A.F.N. 283723; 3142798; 3155188; 3184014; 3193472; 3242345; 3265348; and 3269864.

WESTERN SUNSET B.S.P. PH. 1 & 2 A.F.N. 3192786.

WESTERN CASCADE - PH. 1 B.S.P. A.F.N. 3147006.

JACK DAVIS B.S.P. NO. 06-01 A.F.N. 3108406.

EQUIPMENT & PROCEDURES:

EQUIPMENT: TOPCON HIPER V (BASE) HIPER HR BASE/RTK

PROCEDURES: BASE CONTROL ESTABLISHED BY STATIC GNSS OBSERVATIONS PROCESSED BY OPUS AND MONUMENTS LOCATED BY RTK OBSERVATION. NO ADJUSTMENT WERE MADE FOR THIS SURVEY. PROCEDURES MEET OR EXCEED W.A.C. 332-130-090.

DATES: PRIMARY BASE CONTROL ESTABLISHED AUGUST 2019. MAPPING PERFORMED JANUARY 2023. MONUMENTS OBSERVED/VISITED IN AUGUST 2021 AND APRIL 2023. MONUMENTS SET JANUARY 2025.

MAP PROJECTION/BASIS OF BEARINGS:

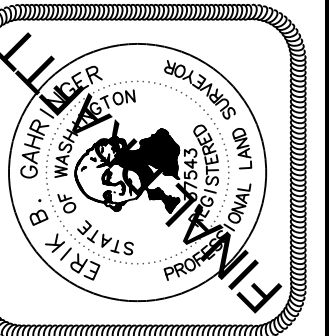
UNITS: U.S. SURVEY FEET
HORIZONTAL DATUM: NAD 83 (2011) EPOCH 2010 (OPUS SOLUTION)
VERTICAL DATUM: NAVD 88
GEOID: GEOID 12B (CONUS)
PROJECTION: WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, GRID

META DATA ON PRIMARY BASE CONTROL POINT C190806 (3-1/2" BRASS CAP (P-260 RESET)):

LATITUDE: 47°24'21.70703" N
LONGITUDE: 120°14'04.01554" W
ELLIPSOID HEIGHT: 1098.34'
ORTHO ELEVATION: 1162.92'
CONVERGENCE ANGLE: 0°26'45"
COMBINED FACTOR: 0.99996638

BEARINGS, DISTANCES AND AREAS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, GRID, DERIVED FROM GNSS OBSERVATIONS UTILIZING CORS STATIONS DESIGNATED: BREW, LINH, & SC00. DISTANCES AND AREAS SHOWN HEREIN ARE GRID VALUES. MULTIPLY DISTANCES AND AREAS BY SITE SPECIFIC FACTOR OF 1.0000406087 (RECIPROCAL OF THE COMBINED SCALE FACTOR) TO OBTAIN GROUND VALUES.

PROFESSIONAL LAND SURVEYING & LAND USE CONSULTING
P.O. Box 4266 WENATCHEE, WA 98807-04266
Phone: (509) 436-1640
48dnorth.com



SURVEYOR'S CERTIFICATE

I, ERIK B. GAHRINGER, 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 JANUARY 2022 THROUGH TO THE PLAT RECORDING DATE, 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 AS DESCRIBED ON THE PLAT.

ERIK B. GAHRINGER, P.L.S. NO. 37543

AUDITOR'S INDEX SKETCH

NW	NE	NW	NE
NW	NW	NE	NE
SW	SE	SW	SE
NW	NW	NE	NE
NW	NE	NW	NE
SW	SW	SE	SE
SW	SE	SW	SE
SW	SW	SE	SE

AUDITOR'S CERTIFICATE A.F.N. _____

FILED FOR RECORD THIS ____ DAY OF _____ 20____, AT _____ M. IN _____

VOLUME _____ OF PLATS AT PAGE _____, AT THE REQUEST OF ONE EYED JACK, LLC

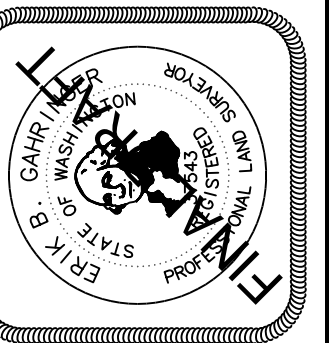
DEPUTY _____ COUNTY AUDITOR _____

SECTION 9, T.22N., R.21E., W.M., DOUGLAS COUNTY, WA

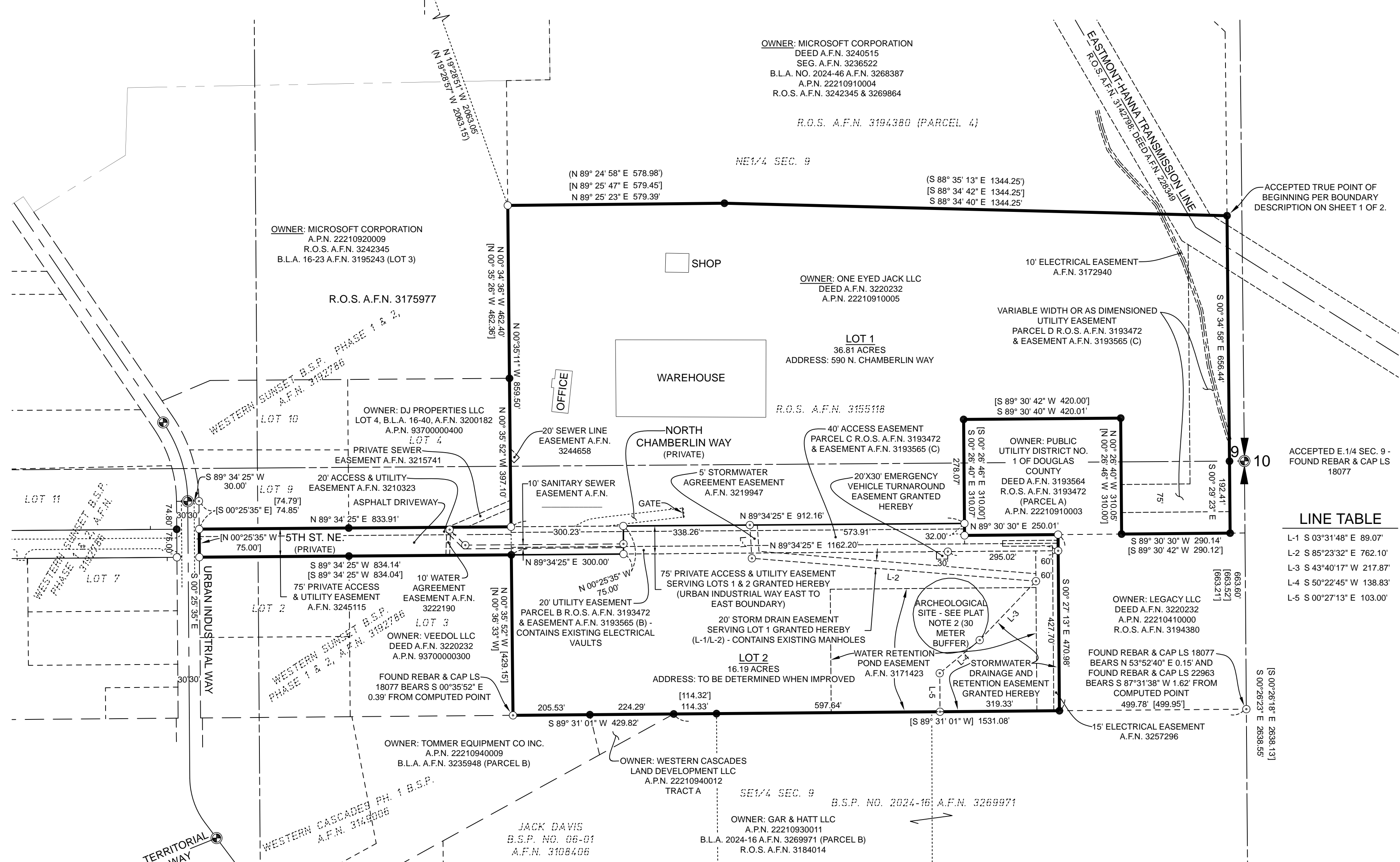
ONE EYED JACK, LLC

WITHIN A PORTION OF THE S1/2 OF THE NE1/4; THE N1/2 OF THE SE1/4; AND THE NE1/4 OF THE SW1/4 OF SEC. 9, T.22N., R.21E.W.M., DOUGLAS COUNTY, WA

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DRAWN BY: EBG
PROJECT: 22-090
DATE: OCTOBER 22, 2025
DRAWING: 22-090 SELLAND CHAMBERLIN BSP.DWG



LINE TABLE

L-1	S 03°31'48" E 89.07'
L-2	S 85°23'32" E 762.10'
L-3	S 43°40'17" W 217.87'
L-4	S 50°22'45" W 138.83'
L-5	S 00°27'13" E 103.00'

LEGEND/ABBREVIATIONS

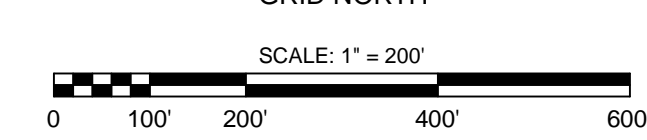
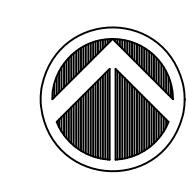
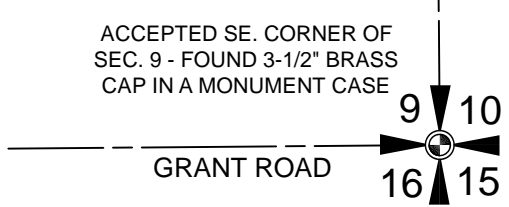
- FOUND REBAR & CAP IN A MONUMENT CASE, OR AS NOTED
 - FOUND REBAR, OR REBAR AND CAP LS 15640, 18077, 22963, 37543, 45783, AND 47609, OR AS NOTED
 - SET 1" PLASTIC CAP ON 5/8" REBAR LS 37543
 - COMPUTED POINT
 - RECORDED DATA PER LISTED REFERENCED B.L.A., B.S.P. OR R.O.S. BEARING AND/OR DISTANCE SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY, OR ACCEPTED. DISTANCES HAVE BEEN CONVERTED TO GRID DISTANCE WHEN NEEDED.
 - DATA PER BOUNDARY DESCRIPTION ON SHEET 1 OF 2. DISTANCES HAVE BEEN CONVERTED TO GRID.
- A.P.N. ASSESSOR'S PARCEL NUMBER
A.F.N. AUDITOR'S FILE NUMBER
B.L.A. BOUNDARY LINE ADJUSTMENT
B.S.P. BINDING SITE PLAN
R.O.S. RECORD OF SURVEY

SURVEY NOTES

- THIS SURVEY IS BASED UPON DOCUMENTS, PLATS AND SURVEYS FOUND OF PUBLIC RECORD WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL RIGHTS, RIGHTS OF WAYS, EASEMENTS, VACATIONS, COVENANTS, RESTRICTIONS AND/OR RESERVATIONS THAT MAY BENEFIT OR BURDEN THE SURVEYED PROPERTY.
- ALL DISTANCES SHOWN ON THIS SURVEY ARE GRID DISTANCES. DISTANCES IN BOUNDARY DESCRIPTIONS/DEEDS ARE RECORD/GROUND DISTANCES, UNLESS OTHERWISE NOTED.

EASEMENT NOTES

- SEE DECLARATION OF STORMWATER SYSTEM MAINTENANCE COVENANT A.F.N. 3224729 AND 3239223.
- THE LOTS WITHIN THIS BINDING SITE PLAN ARE BENEFITED OR BURDEN BY THE AGREEMENTS, COVENANTS, AND EASEMENTS (SHOWN HEREON, OR NOT) LISTED UNDER EXCEPTIONS WITHIN THE LIMITED LIABILITY GUARANTEE PREPARED BY CASCADE WEST TITLE COMPANY, LLC D/B/A CW TITLE AND CW TITLE AND ESCROW AS AUTHORIZED ISSUING AGENT, ORDER NUMBER 50041385-953, DATED JANUARY 16, 2024, FOR ONE EYED JACK, LLC.



AUDITOR'S INDEX SKETCH

NW	NE	NW	NE
NW	NW	NE	NE
SW	SE	SW	SE
NW	NW	NE	NE
NW	NE	NW	NE
SW	SW	SE	SE
SW	SE	SW	SE
SW	SW	SE	SE

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