

EDGEWATER ESTATES DIVISION 2 SUBDIVISION P2020-002 A COMMON INTEREST PLAT COMMUNITY



DOUGLAS COUNTY SUBDIVISION No. P 2020-002
ASSESSOR'S PARCEL No.(s): 26-21-12-300-04

ORIGINAL TRACT OWNER

DD Vineyards A LLC
116 Orchard Place
Orondo, Wa. 98843

EXISTING ZONING: RSC WATER SOURCE: DOUBLE D WATER DISTRICT
No. PLATTED LOTS: 10 SEWAGE SYSTEM: ON SITE

CONSENT AND WAIVER OF CLAIMS

Know All Person By These Presents:

The undersigned, David Dufenhorst, is the Managing Member of DD Vineyards A LLC. and has been authorized to make this declaration in its behalf. DD Vineyards A LLC. is the owner of the real property which is the subject of this plat and hereby declares this plat as Edgewater Estates Division 2 P 2020-002. DD Vineyards A, LLC., as Grantor, hereby dedicates, 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 any and all cuts and fill reasonable and necessary for construction, maintenance and improvements. The Grantor, on behalf of itself and its successors and assigns, hereby waives all claims for damage against any government authority arising from construction of, maintenance of and improvements to public facilities and public property within and adjacent to the plat.

In witness whereof we have here to set my signature
This 26th Day of April, 2021

David Dufenhorst
David Dufenhorst
DD Vineyards A, LLC.
Managing Member

DECLARANT DECLARATION:

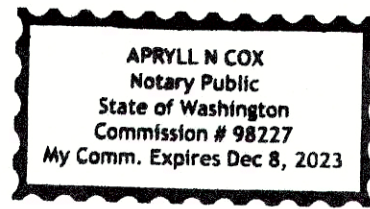
The undersigned owner or owners of the interest in the real estate described herein, hereby declare this map and dedicate the same for the Common Interest Community named Edgewater Estates Division 2 P-2020-002, a plat community as that term is defined in the Washington Uniform Common Interest Ownership Act, solely to meet the requirement of the Washington Uniform Common Interest Ownership Act and not for any public purpose. This map and any portion thereof is restricted by law and Declaration for Edgewater Estates Division 2, 2020-002, recorded under Douglas County recording No. 3244004.

<u>David Dufenhorst</u> Printed Name	_____
<u>David Dufenhorst, OWNER</u> Signed Title	_____
<u>4/26/21</u> Date	_____

ACKNOWLEDGEMENT

This is to certify that on the 26 day of April, 2021 before me, the above signed, personally appeared 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.

Witnessed my hand and seal the day and year last above mentioned.
Spencer N. Coit
Notary public in and for the State of Washington, residing at
East Wenatchee



EXAMINED AND APPROVED

CHELAN-DOUGLAS HEALTH DISTRICT

The Health District has not reviewed the legal availability of water to this development.

R. Perry, R.S. 5/5/2021
Health Officer Date

TRANSPORTATION AND LAND SERVICES

Examined and approved this 20th day of May, 2021

Anna Morris May 20, 2021
Douglas County Engineer Date

LAND SERVICES

Mark Potitt 5/25/2021
Director

TREASURER'S CERTIFICATE

I, hereby certify that all taxes and assessments which have been levied and become chargeable against said property for 2021 and preceding years have been paid, satisfied and discharged, and that anticipated taxes in the amount of 1335.50 for 2021 have been deposited with the Douglas County Treasurer this 2 day of April, 2021.

Becky Burke 5/25/21
Douglas County Treasurer Date

AUDITOR'S CERTIFICATE FEE 202.50

Filed for record this 25 day of May, 2021 at 4:02 P.M.
In book NA, page NA of Plats at the request of Norman D. Nelson.

Mandy Jordan Thad L Duval
Deputy County Auditor
3244004

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under by direction in conformance with the requirements of the Survey Recording Act at the request of David Dufenhorst on this 5th day of May, 2021. I hereby certify that this map of Edgewater Estates Division 2 P-2020-002 is based upon an actual survey of the property herein described; that the bearings and distances are correctly shown; that all information required by the Washington Uniform Common Interest Ownership Act is supplied herein; and that all horizontal and vertical boundaries of the units, (1) to the extent determined by the walls, floors, or ceilings thereof, or other physical monument, are substantially complete in accordance with said map, or (2) to the extent such boundaries are not defined by physical monuments such boundaries are shown on the map.

Norman D. Nelson
Norman D. Nelson
Professional Land Surveyor
PLS # 22963

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GEO DIMENSIONS

PROFESSIONAL LAND SURVEYORS

15 North Chelan Ave. Wenatchee, Wa. 98801
Phone 509-663-8660 Fax 509-663-6278

EDGEWATER ESTATES DIVISION 2
SUBDIVISION P 2020-002
A COMMON INTEREST PLAT COMMUNITY
T. 26 N. R. 21 E. W.M. SECTION 12
PORTION OF GOVERNMENT LOT 4

DOUGLAS COUNTY WASHINGTON

DATE: 2021-04-26 DMSN:PE DMSN:JTN FILE: 2021-02-19 DOUGLAS COUNTY PLS 3000 P2020-002 BLUE LINE PLAT

19005
PROJ. NO.

1 OF 4
SHT.

FIRST AMERICAN TITLE COMPANY
ORDER NO.:3706040
DATE: March 26, 2021

- 7. The Washington Water Power Company Easement
Recording No.: 80502
UNABLE TO LOCATE (POSSIBLE POWER LINE ALONG SR 97)
- 8. Public Utility District No. 1 of Douglas County Easement
Recording No.: 118527
UNABLE TO LOCATE (POSSIBLE THE MIDDLE POLE / POWER LINE)
- 9. Public Utility District No. 1 of Chelan County, for the right to perpetually impound the waters of the Columbia River and to raise the same to the elevation of 721 feet above sea level, and to perpetually inundate and overflow to the said elevation:
Recording No.: 128425

Modification and/or Amendment by instrument:
Recorded: September 09, 1993
Recording No: 288376
SHOWN ON PLAT
- 11. Ingress and egress Easement
Recording No: 162696
SHOWN ON PLAT
- 14. Reciprocal Grant of Easement
Recording No. 265151
SHOWN ON PLAT
- 15. Access and Utilities Easement
Recording No. 271717
SHOWN ON PLAT
- 17. Public Utility District No. 1 of Douglas County
Electric transmission and/or distribution system
Recording No. 3058776
SHOWN ON PLAT
- 18. Well site covenants and restrictions contained in instrument:
Recording No.: 3060237
(CORRECTED LAT: 46°46.236' TO 47°46.236')
SHOWN ON PLAT
- 20. Public Utility District No. 1 of Douglas County Easement
Recorded: December 28, 2004
Recording No.: 3080813
UNABLE TO LOCATE (POSSIBLE THE MOST NORTHERLY POWER LINE ALONG RIVER)

LEGAL DESCRIPTION:

A PORTION OF GOVERNMENT LOT 4 OF SECTION 12, TOWNSHIP 26 NORTH, RANGE 21, E.W.M., DOUGLAS COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE DISTANCES OF THIS DESCRIPTION ARE IN GRID. MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000084088 TO DERIVE GROUND DISTANCES.

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE NORTH 89°07'24" EAST ALONG THE EAST/WEST CENTER OF SECTION LINE A DISTANCE OF 1,308.66 TO A POINT ON THE WESTERLY LINE OF GOVERNMENT LOT 4; THENCE CONTINUING ALONG SAID SECTION LINE NORTH 89°07'24" EAST A DISTANCE OF 34.74 FEET; THENCE NORTH 00°41'43" EAST A DISTANCE OF 192.05 FEET; THENCE NORTH 00°42'45" EAST A DISTANCE OF 810.32 FEET TO THE TRUE POINT OF BEGINNING.

THENCE NORTH 00°42'45" EAST A DISTANCE OF 53.38 FEET; THENCE NORTH 00°42'50" EAST A DISTANCE OF 236.69 FEET; THENCE NORTH 00°42'34" EAST A DISTANCE OF 683.53 FEET TO THE ORIGINAL ORDINARY HIGH WATER PRIOR TO ROCKY REACH DAM; THENCE ALONG SAID ORDINARY HIGH WATER NORTH 68°34'39" EAST A DISTANCE OF 306.06 FEET; THENCE CONTINUING ALONG SAID ORDINARY HIGH WATER NORTH 56°41'40" EAST A DISTANCE OF 264.24 FEET; THENCE NORTH 63°38'17" EAST A DISTANCE OF 73.56 FEET; THENCE LEAVING SAID ORDINARY HIGH WATER SOUTH 00°26'09" EAST A DISTANCE OF 600.16 FEET; THENCE NORTH 66°15'14" EAST A DISTANCE OF 17.25 FEET; THENCE SOUTH 00°26'11" WEST A DISTANCE OF 504.43 FEET; THENCE SOUTH 77°18'05" WEST A DISTANCE OF 374.99 FEET; THENCE SOUTH 70°29'51" WEST A DISTANCE OF 248.73 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL E OF BOUNDARY LINE ADJUSTMENT BLA 2020-03, RECORDED APRIL 24, 2020 UNDER AUDITOR'S FILE NO 3229688, DOUGLAS COUNTY, WASHINGTON.

MONUMENT NOTES:

- [4] Found 4" Brass Cap Stamped: E1/4 Section 12 Douglas CO. 1958 T26n r21 e wm HH-D. Visited on 09/11/00
- [5] Found Brass Cap in Concrete Stamped: Douglas Co. HH-192 1958 S12/S6/S7 T26N R 21E WM. Visited on 09/11/00
- [10] Found 1" Iron Pipe: Visited 03/09/07
- [11] Found 5/8" Rebar & Cap: Cap unreadable: Visited 03/09/07
- [14] Found 5/8" bent Rebar & Cap: Cap unreadable: Visited 03/09/07
- [15] Found 3 1/2" Brass cap in Concrete cylinder Stamped: WASHINGTON COUNTY REFERENCE MARK FOR INFORMATION CONTACT COUNTY ENGINEER T26N R21 EWM 1/4 S11/S12 HHD 172 1958: Visited 03/09/07.
- [16] Found 5/8" Rebar & Cap Stamped HORTON DENNIS 22964, 242287, 17680, 28240: Visited 03/09/07
- [17] Found 5/8" Rebar & Cap Stamped H. DENNIS 10819: Visited 03/09/07
- [18] Found 5/8" Rebar & Cap Stamped H. DENNIS 10819: Visited 03/09/07
- [27] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 30434. Visited on 12/04/07
- [28] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 23599. Visited on 12/04/07
- [29] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 30434. Visited on 12/04/07
- [30] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 30434. Visited on 12/04/07
- [31] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 30434. Visited on 12/04/07
- [32] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 30434, 23599. Visited on 12/04/07
- [34] Found Brass Cap in Monument Case Stamped: SURVEY MONUMENT WSDOT DO NOT DISTURB: Visited 06/20/08
- [35] Found Brass Cap in Monument Case Stamped: SURVEY MONUMENT WSDOT DO NOT DISTURB: Visited 06/20/08
- [36] Found 1/2" Iron Pipe in 4" Concrete Cylinder: Visited 06/20/08
- [82] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 30434. Visited on 05/02/12
- [103] Found 1.5" Aluminum Cap Stamped: EMERSON 4768: Visited 02/14/19
- [104] Found 5/8" Rebar & Cap Stamped: REPASS 176380: Visited 02/14/19
- [105] Found 1.5" Aluminum Cap Stamped: EMERSON 4768: Visited 02/14/19
- [106] Found 1.5" Aluminum Cap Stamped: EMERSON 4768: Visited 02/14/19
- [107] Found 5/8" Bent Rebar: Visited 02/14/19
- [108] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 22964: Visited 02/14/19
- [109] Found 5/8" Rebar & Cap Stamped: ERLANDSEN LS 22964: Visited 02/14/19
- [110] Found 5/8" Rebar & Cap: Cap unreadable: Visited 02/14/19
- [111] Found 5/8" Bent Rebar: Visited 02/14/19
- [112] Found 5/8" Rebar & Cap Stamped: H. DENNIS LS 10819: Visited 02/14/19
- [113] Found Brass Stem in Rock: Visited 02/15/19
- [114] Found 1" Iron Pipe: Visited 02/15/19
- [115] Found 1 1/2" Aluminum Cap on 5/8" Rebar: Stamped EMERSON 4768: Visited 02/15/19
- [116] Found 5/8" Rebar & Cap Stamped: REPASS 17680: Visited 02/15/19
- [117] Found 1" Iron Pipe: Visited 02/15/19

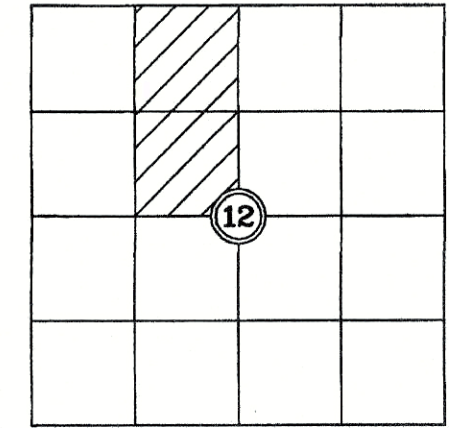
EASEMENT NOTES:

- [1] ACCESS AND STORM FACILITY EASEMENT, AFN:3242952
APPURTENANT TO EDGEWATER ESTATES DIVISION 2,
PARCEL B OF BLA 2020-003AFN: 3229688. PARCEL A & B OF BLA 2021-08 AFN: 3240687
- [2] 40' DOCK ACCESS EASEMENT
APPURTENANT TO LOTS 6 AND 7
HEREBY GRANTED THIS PLAT
- [3] 40' DOCK ACCESS EASEMENT
APPURTENANT TO LOTS 8 AND 9
HEREBY GRANTED THIS PLAT
- [4] 10' & 20' DOCK ACCESS EASEMENT
AND ACCESS TO IRRIGATION FACILITIES
AFN: 3242951
- [5] UTILITY EASEMENT, AFN: 3242953
APPURTENANT TO EDGEWATER ESTATES DIVISION 2,
PARCEL B OF BLA 2020-003 AFN: 3229688, PARCEL A & B OF BLA 2021-08 AFN:3240687
AND DOUGLAS COUNTY PUD AFN: 3243637
- [6] DOUGLAS COUNTY PUD EASEMENT
AFN: 3243637.
- [7] 25' ACCESS EASEMENT
APPURTENANT TO LOT 5
HEREBY GRANTED THIS PLAT

GENERAL NOTES:

1. The Basis of Bearing is Washington State Plane North Zone NAD 83(91).
2. The Vertical Datum is NAVD 88.
3. Monuments shown were visited on as noted
4. All distances shown on this plat are grid distances. Multiply by a combined scale factor of 1.000084087686 to derive ground distances.
5. All distances are in U.S. Survey feet.
6. Traverse and topography were performed with the Trimble R10 GPS equipment and meets or exceeds the standards contained in WAC 332-130-090. Traverse was not balanced.
7. A Private Access Operation and Maintenance Agreement recorded under AFN: **3244003**
8. Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN: 3243635.
9. At the time of building permit submittal for Lots 6 through 10, an engineered site specific stormwater plan and report shall be submitted that conforms to Douglas County Code and the current edition of 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's Office.
10. The Declaration of Covenant and Restrictive Covenant(s) recorded as a notice to title with Douglas as AFN: 3243634 establishes a sanitary control area with a 100' radius around the public well shown as well tag# BJB 165. No source of contamination may be constructed, stored, disposed of, or applied within the sanitary control area without the specific recorded permission of the well owner(s) and the Washington State Dept. of Health.
11. The combined water use by all the wells in this development may not exceed 5000 gallons per day or be used to irrigate more than 1/2 acre unless a ground water withdrawal permit is obtained from the Department of Ecology (RCW 90.44.050).
12. Site evaluations may be required at the time of application for individual septic system.
13. The subject property is located within or near designated agricultural lands, forestlands or mineral resource lands on which a variety of activities may occur that are not compatible with residential or other type of development for certain periods of limited duration. Such activities may include but are not limited to noise, dust, smoke, odors and hours of operations resulting from harvesting, planting, fertilizing, pest control and other resource-related activities associated with usual and normal resource management practices which, when performed in accordance with county, state and/or federal law, shall not be subject to legal action as public nuisances.
14. Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels, Ecology recommends that potential buyers be notified of their occurrence.
15. Single use docks shall be prohibited. Only joint use or community dock facilities are permitted.
16. Covenants, Conditions and Restrictions recorded under Auditor's File Number **3244003**

T. 26 N., R. 21 E., W.M.,



GOVERNMENT LOT 4
SECTION 12



REFERENCE SURVEYS:

- () RECORD OF SURVEY: AFC RANCH 3, LLC
recorded February 21, 2018
AFN: 3210535
- (()) RECORD OF SURVEY
recorded November 29, 1984
AFN: 228126
- { } RECORD OF SURVEY
recorded March 11, 1981
AFN: 209876
- {{ }} RECORD OF SURVEY: FRANK SCHWANTES
recorded August 3, 1984
AFN: 226671
- RECORD OF SURVEY: RESOURCE LAND HOLDING, LLC
recorded December 27, 2002
AFN: 3055393
- FUJI SHORT PLAT No. SS-2003-17
recorded May 5, 2004
AFN: 30732259
- FUJI SHORT PLAT No. SS-03-17A First Amendment
recorded June 23, 2011
AFN: 3152437
- FUJI SHORT PLAT No. SS-03-17B Second Amendment
recorded June 23, 2014
AFN: 3178894
- FUJI SHORT PLAT No. SS-03-17C Third Amendment
recorded December 10, 2015
AFN: 3190589
- FUJI SHORT PLAT No. SS-03-17C First Amendment
recorded June 23, 201
AFN: 3152437

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EDGEWATER ESTATES DIVISION 2
SUBDIVISION P 2020-002
A COMMON INTEREST PLAT COMMUNITY
T. 26 N. R. 21 E. W.M. SECTION 12
PORTION OF GOVERNMENT LOT 4

DOUGLAS COUNTY WASHINGTON
DATE: 2021-04-26 DSN: PE DWK:JLN FILE: 2021-05-05 ENDEWATER ESTATES PVE SABD 2020-002 FINAL PLAT

19005
PROJ. NO.

2 OF 4
SHEET

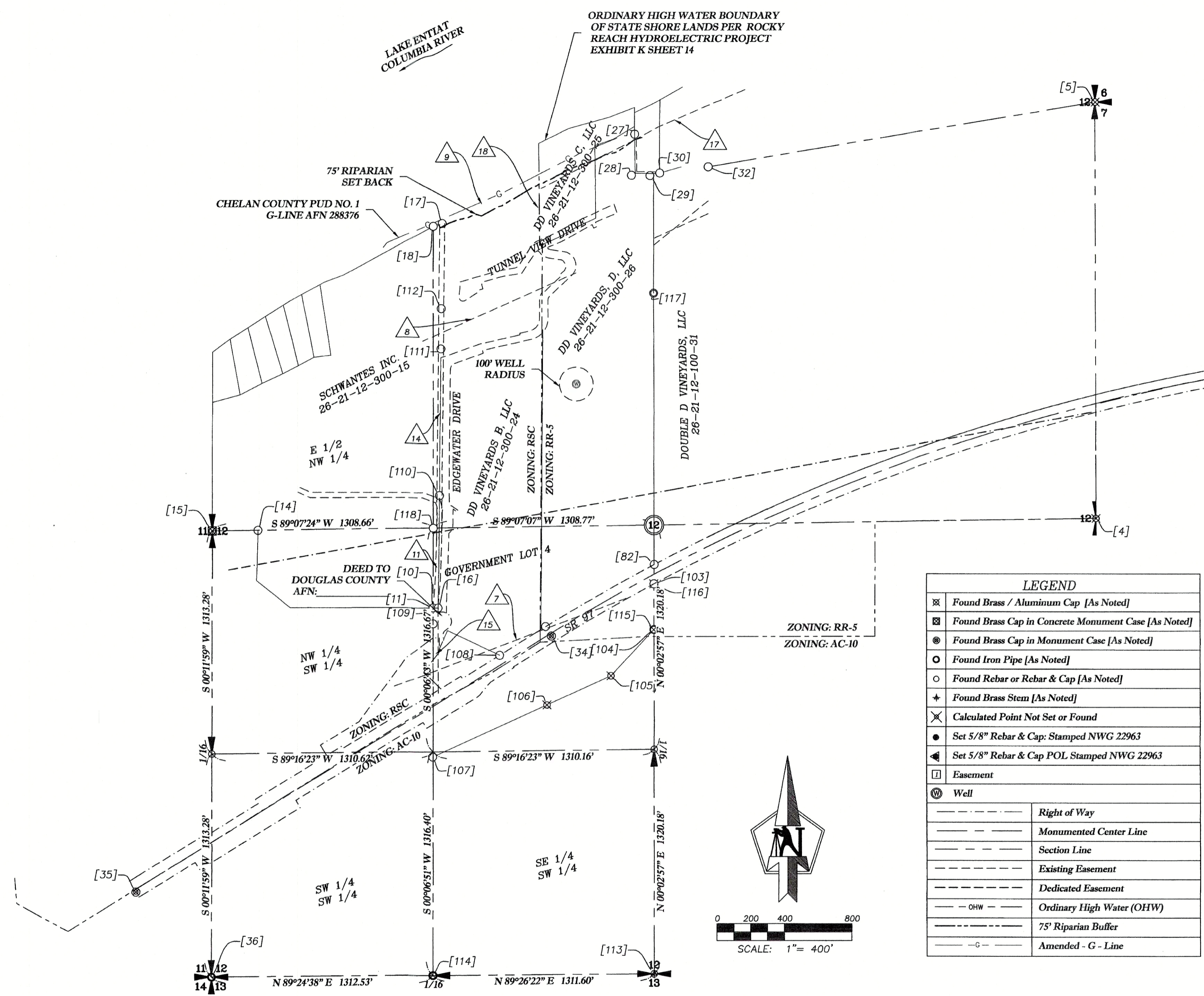
A.F.N. **3244004**



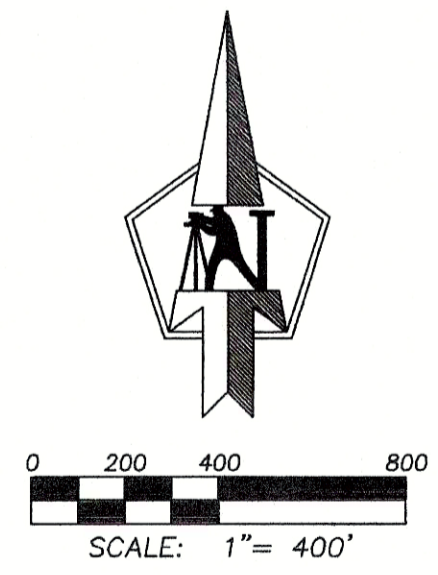
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EDgewater ESTATES DIVISION 2
 SUBDIVISION P 2020-002
 A COMMON INTEREST PLAT COMMUNITY
 T. 26 N. R. 21 E. W.M. SECTION 12
 PORTION OF GOVERNMENT LOT 4
 DOUGLAS COUNTY WASHINGTON
 DATE: 2021-04-26

19005
 PROJ. NO.
 3 OF 4
 SH.



LEGEND	
⊗	Found Brass / Aluminum Cap [As Noted]
⊠	Found Brass Cap in Concrete Monument Case [As Noted]
⊙	Found Brass Cap in Monument Case [As Noted]
○	Found Iron Pipe [As Noted]
⊕	Found Rebar or Rebar & Cap [As Noted]
+	Found Brass Stem [As Noted]
⊗	Calculated Point Not Set or Found
●	Set 5/8" Rebar & Cap: Stamped NWG 22963
▲	Set 5/8" Rebar & Cap POL Stamped NWG 22963
□	Easement
⊕	Well
---	Right of Way
---	Monumented Center Line
---	Section Line
---	Existing Easement
---	Dedicated Easement
---	Ordinary High Water (OHW)
---	75' Riparian Buffer
-G-	Amended - G - Line

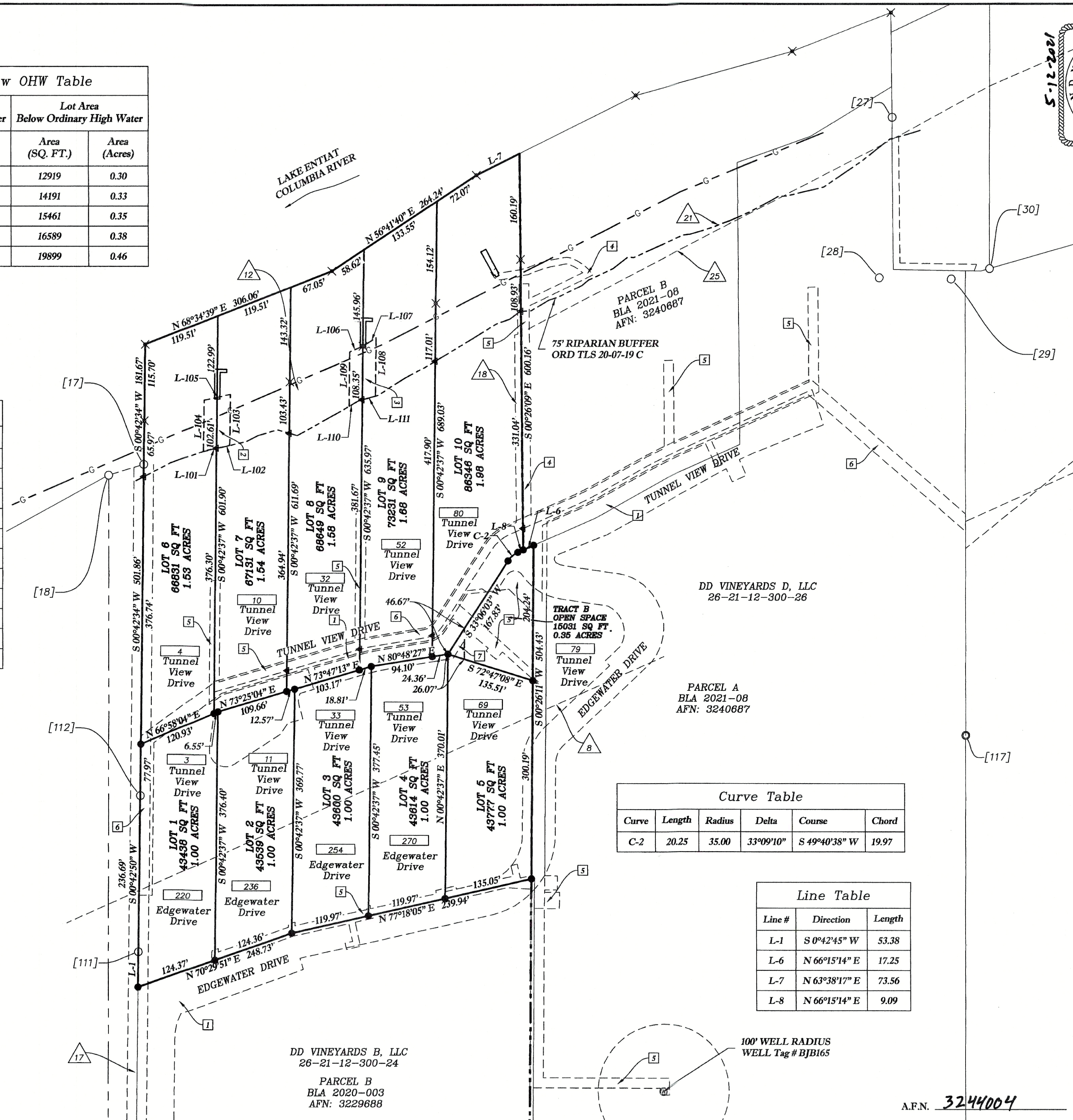
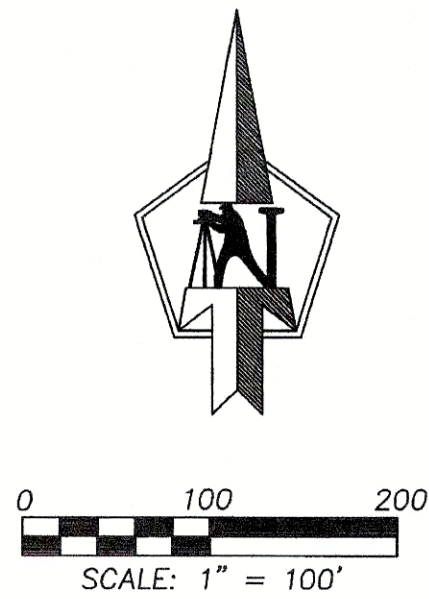


A.F.N. 3244004

Lot #	Lot Area Above Ordinary High Water		Lot Area Below Ordinary High Water	
	Area (SQ. FT.)	Area (Acres)	Area (SQ. FT.)	Area (Acres)
6	53912	1.24	12919	0.30
7	52940	1.22	14191	0.33
8	53188	1.22	15461	0.35
9	56641	1.30	16589	0.38
10	66447	1.53	19899	0.46

Line #	Direction	Length
L-101	S 76°21'49" W	20.64
L-102	S 77°34'55" W	20.54
L-103	S 0°42'37" W	77.16
L-104	N 0°42'37" E	77.50
L-105	N 77°25'49" E	41.10
L-106	N 67°15'39" E	21.80
L-107	N 57°32'38" E	23.89
L-108	S 0°42'37" W	88.41
L-109	N 0°42'37" E	82.53
L-110	S 59°40'51" W	16.84
L-111	S 75°01'05" W	26.56

SCHWANTES INC.
26-21-12-300-15



Curve	Length	Radius	Delta	Course	Chord
C-2	20.25	35.00	33°09'10"	S 49°40'38" W	19.97

Line #	Direction	Length
L-1	S 0°42'45" W	53.38
L-6	N 66°15'14" E	17.25
L-7	N 63°38'17" E	73.56
L-8	N 66°15'14" E	9.09

DD VINEYARDS B, LLC
26-21-12-300-24
PARCEL B
BLA 2020-003
AFN: 3229688

DD VINEYARDS D, LLC
26-21-12-300-26

PARCEL A
BLA 2021-08
AFN: 3240687

PARCEL B
BLA 2021-08
AFN: 3240687

TRACT B
OPEN SPACE
15031 SQ. FT.
0.35 ACRES

AFN. 3244004



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4 OF 4
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