

PLAT AFN: 2563597

1 of 3

37/57

OWNER / SUBDIVISION PROSPECTUS

ASSASSOR'S PARCEL NUMBER: 27221-4682228
OWNER: TRIPEN, INC.
135 N. WENATCHEE AVENUE
WENATCHEE, WA 98801
CONTACT: CHRIS MARTIN, PACIFIC RIM LAND, PHONE: (509) 891-5252
EXISTING ZONING: C-W (WATERFRONT COMMERCIAL)
WATER SOURCE: CITY OF CHELAN
SEWAGE SYSTEM: CITY OF CHELAN

BOUNDARY DESCRIPTION (JOEED A.F.N. 2489980)
CENTRAL WASHINGTON TITLE SERVICES, INC., WENATCHEE, WASHINGTON SUBDIVISION
GUARANTEE ORDER NUMBER 30941, GUARANTEE NO. G-0000-406997578.
ASSESSOR'S PARCEL NO. 27-22-14-662-228.
ALL OF BLOCK 9, PLAT OF THE TOWN OF LAKE PARK, CHELAN COUNTY, WASHINGTON,
ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 1 OF PLATS, PAGE 27.
RECORDS OF SAID COUNTY.
TOGETHER WITH THAT PORTION OF VACATED BOULEVARD AVENUE ADJOINING, WHICH
UPON VACATION, ATTACHED TO SAID PROPERTY BY OPERATION OF LAW.

EQUIPMENT & PROCEDURES:
EQUIPMENT: TOPCON HIPER V BASE/RTK
TOPCON GT 503 3" ROBOTIC TOTAL STATION
PROCEDURES: CONTROL ESTABLISHED BY STATIC GNSS OBSERVATIONS
WITH SUBSEQUENT LEAST-SQUARES ADJUSTMENT OF THE GPS
NETWORK. MONUMENTS LOCATED/OBSERVED USING RTK
METHODS. MONUMENTS SET USING CONVENTIONAL METHODS
FROM CONTROL POINTS POSITIONED BY MULTIPLE RTK
OBSERVATIONS. NO ADJUSTMENT WERE MADE FOR THIS SURVEY.
PROCEDURES EXCEED W.A.C. 322-130-090.

PROFESSIONAL LAND SURVEYING & LAND USE CONSULTING
P.O. Box 4266 WENATCHEE, WA 98807-04266
Phone: (509) 436-1640
48dnorth.com
DATE: JANUARY 17, 2022
DRAWING: 18-039 GBI PLATR2 S1.DWG
DRAWN BY: EBG
PROJECT: 18-039

DEDICATION
TRIPEN, INC., A WASHINGTON CORPORATION, AS THE UNDERSIGNED OWNERS OF LAND HEREBY
PLATTED, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC
FOREVER, ALL STREETS AND PUBLIC EASEMENTS SHOWN AS PUBLIC HEREON, AND THE USE
THEREOF FOR PURPOSES SPECIFICALLY DESIGNATED HEREON, AND DO HEREBY GRANT A
WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY
BE OCCASIONED TO THE ADJACENT LAND BY THE CONSTRUCTION, RECONSTRUCTION, REPAIR
AND/OR MAINTENANCE OF PUBLIC FACILITIES WITHIN SAID EASEMENTS OR BY CONTINUED
MAINTENANCE, REPAIR, OR CONSTRUCTION OF ANY PUBLIC ROADS ADJACENT TO SAID LANDS.

GENERAL NOTES & CONDITIONS
1. THIS SURVEY IS BASED UPON DOCUMENTS, PLATS AND SURVEYS FOUND OF PUBLIC
RECORD AND AS PROVIDED WITHIN SUBDIVISION GUARANTEE ORDER NO. 30941,
PREPARED BY CENTRAL WASHINGTON TITLE SERVICES, WENATCHEE, WASHINGTON, AND
DOES NOT PURPORT TO SHOW ALL RIGHTS, RIGHTS OF WAY, EASEMENTS,
RESTRICTIONS, RESERVATIONS, COVENANTS, AND/OR VACATIONS, THAT MAY BENEFIT OR
BURDEN THE SURVEYED PROPERTY.
2. ALL DISTANCES SHOWN ON THIS SURVEY ARE GRID DISTANCES. DISTANCES IN
BOUNDARY DESCRIPTIONS/DEEDS ARE RECORD/GROUND DISTANCES, UNLESS
OTHERWISE NOTED.
3. BOULEVARD AVENUE, PINE STREET, AND WHARF AS WELL AS OTHER STREETS WITHIN
THE PLAT OF LAKE PARK, VACATED PER TOWN OF LAKE SIDE ORDINANCE NUMBER 24,
PASSED MAY 2, 1927. SAID VACATED STREETS ARE SUBJECT TO THE PERPETUAL RIGHT
OF PUBLIC ACCESS AS SET FORTH WITHIN THAT CONVEYANCE BY CHELAN ELECTRIC
COMPANY AND THE LAKE CHELAN BOX FACTORY TO THE TOWN OF LAKE SIDE RECORDED
MAY 19, 1928, UNDER AUDITOR'S FILE NUMBER 166890, RECORDS OF CHELAN COUNTY,
WASHINGTON. SAID EASEMENT BEING FURTHER DEFINED AS A WALKING EASEMENT
ONLY, BY THE SUPERIOR COURT OF THE STATE OF WASHINGTON ORDER GRANTING
PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT CASE NO. 98-2-00428-5, RECORDS OF SAID
COUNTY.

MAP PROJECTION/BASIS OF BEARINGS:
UNITS: U.S. SURVEY FEET
HORIZONTAL DATUM: NAD 83 (2011) EPOCH 2010 (OPUS SOLUTION)
VERTICAL DATUM: LAKE CHELAN
(GEIOD: GEIOD 128 (CONUS))
PROJECTION: WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, GRID
META DATA ON PRIMARY BASE CONTROL POINT C0069 (2" ALUMINUM CONTROL CAP ON 5/8"
REBAR):
LATITUDE: 47°50'54.88693" N
LONGITUDE: 120°01'53.97691" W
ELLIPSOID HEIGHT: 1212.27'
ORTHO ELEVATION: 1275.27' NAVD 88; 1272.96' LAKE CHELAN
CONVERGENCE ANGLE: 0°55'49"
COMBINED FACTOR: 0.9989854275

ACKNOWLEDGMENT (CORPORATE FORM)
STATE OF WASHINGTON) ss
COUNTY OF Chelan) ss
THIS IS TO CERTIFY ON THE 28 DAY OF February 2022
BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RYAN CHURCHILL, VICE
PRESIDENT/ASSISTANT SECRETARY, TRIPEN, INC., THE CORPORATION THAT EXECUTED THE
FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR
FREE AND VOLUNTARY ACT AND DEED FOR SAID CORPORATION FOR THE USES AND PURPOSES
THEREIN MENTIONED.

GENERAL NOTES & CONDITIONS (continued)
4. IN ACCORDANCE WITH CHAPTER 7 OF THE DEVELOPMENT STANDARDS, A STORMWATER
SYSTEM DESIGNED 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.
5. PRIVATE STORM WATER AND SEWER SYSTEM WILL BE OWNED AND OPERATED BY CHELAN BAY
IN ACCORDANCE WITH THE DECLARATION OF STORM WATER AND SEWER SYSTEM MAINTENANCE
COVENANTS, AN PLAN.
6. ACCESS FOR SANITATION COLLECTION TO BE IN ACCORDANCE WITH EASEMENT FOR
INGRESS, EGRESS AND ACCESS FOR SANITATION, FINAL.
7. ALL LOTS IN THIS SUBDIVISION REQUIRE THE INSTALLATION OF SEWER GRINDER
PUMPS AND WASTEWATER STORAGE. A MINIMUM STORAGE OF 22 GALLONS IS
REQUIRED. PROVIDE CALCULATIONS SHOWING PRIVATE WINDER PUMP SELECTION,
BOULDRING CALCULATIONS, AND ANCHORING PLAN OF THE STATION NEEDED TO MITIGATE
HIGH GROUND WATER.
8. COMMERCIAL BUILDING WILL REQUIRE A COMMERCIAL SEWER GRINDER SYSTEM THAT
WILL PROVIDE 24-HOURS OF WASTEWATER STORAGE OR PROVIDE ELECTRICAL
CONNECTIONS FOR AN ON-SITE EMERGENCY GENERATOR GRINDER PUMP. SIZING SHALL
BE DETERMINED USING BUILDING ENERGY REPORT GRINDER PUMP SIZING SHALL
SHOWING THE GRINDER PUMP AND STORAGE FACILITY BUOYANCY CALCULATIONS AND
ANCHORING PLAN NEEDED TO MITIGATE GROUND WATER.
9. IT IS UNLAWFUL FOR THE OWNER OR OCCUPANT OF ANY PROPERTY IN THE CITY TO
HEREIN ALTER PLANT, PLANT, MANHOLE 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-THREE FEET FROM ANY STREET CORNER IN ORDER TO PERMIT
GOOD VISIBILITY AT SAID STREET CORNERS AND INTERSECTIONS.
10. NO STRUCTURE SHALL BE ERECTED WITHIN THE LOCKERS AND OTHER IMPROVEMENTS OF
STRUCTURES INCLUDING REMAINING WALLS, COSSERS, AND OTHER IMPROVEMENTS OF
MINOR CHARACTER, EXCEPT BY PERMIT OF THE CHIEF OF POLICE. SUCH STRUCTURES
MINOR CHARACTER, EXCEPT BY PERMIT OF THE CHIEF OF POLICE. SUCH STRUCTURES
11. ALL ROOMS IN CLUB THROUGH PRIVATE AND WILL BE MAINTAINED BY CHELAN BAY.
12. ALL BUILDING DEVELOPMENT PERMIT SHALL BE ISSUED UNTIL ALL IMPROVEMENTS FOR
WHICH A PERFORMANCE BOND OR RESPONSIBLE SURETY HAVE BEEN POSTED,
COMPLETED AND/OR ACCEPTED BY THE JURISDICTIONAL AGENCY.

REFERENCE PLANS/PLATS/SURVEYS/DOCUMENTS
SR 97 ATTENATE CHELAN-JOHNSON PLACE TO PARK STREET SHEETS 1-4 OF 4 APPROVED
JULY 26, 1980, ON FILE WITH WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
PLAT OF LAKE PARK VOLUME 1 OF PLATS, PAGE 27.
A.F.N. 148431 FLOWAGE EASEMENT
A.F.N. 166890 FLOWAGE EASEMENT
A.F.N. 396729 ORDINANCE 81 STREET VACATIONS.
A.F.N. 575653 HIGHWAY RIGHT OF WAY (SR 97A)
A.F.N. 777206 REAFFIRMATION OF ORDINANCE NO. 24 VACATING STREETS (BOULEVARD AVE. &
WHARF ST., MAIN ST., PINE ST. AND OTHERS).
R.O.S. BOOK 34, PAGE 30, A.F.N. 8507800985.
R.O.S. A.F.N. 2068480
R.O.S. A.F.N. 2179986
PARADISE VIEW A CONDOMINIUM, A.F.N. 2198018
R.O.S. A.F.N. 2348507
R.O.S. A.F.N. 2398836
R.O.S. A.F.N. 2447786
R.O.S. A.F.N. 2468973
A.F.N. 2342949 DEVELOPMENT AGREEMENT

PLANNING DEPARTMENT
EXAMINED AND APPROVED BY THE CITY OF CHELAN PLANNING DIRECTOR:
Crazei C. Oldery
DATE: 02/15/2022

DECLARATION CERTIFICATE:
I HEREBY CERTIFY AS MEMBER, ON BEHALF OF TRIPEN, INC. (DECLARANT) THAT THIS MAP FOR
CHELAN BAY, COMMON OWNERSHIP INTEREST COMMUNITY PLAN WAS MADE BY ME OR UNDER
MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 25, INTERESTS IN
INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTERESTS 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
MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE
EXTENT SUCH BOUNDARIES ARE NOT DETERMINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE
SHOWN ON THE MAP.

AGREEMENTS
DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS
FOR CHELAN BAY (A COMMON OWNERSHIP INTEREST PLAT COMMUNITY) A.F.N.
DECLARATION OF STORM WATER AND SEWER SYSTEM MAINTENANCE A.F.N.
DECLARATION OF RESTRICTIVE COVENANTS COVERING LOT 13 A.F.N.

PUBLIC WORKS DEPARTMENT
EXAMINED AND APPROVED BY THE CITY OF CHELAN PUBLIC WORKS DIRECTOR:
DATE: 1/24/2022

DECLARATION CERTIFICATE (continued)
IN WITNESS WHEREOF, I HAVE SET MY SIGNATURE
THIS 28 DAY OF February 2022.

CITY COUNCIL
EXAMINED AND APPROVED BY THE CHELAN CITY COUNCIL:

AGREEMENTS (continued)
AUDITORS CERTIFICATE
FILED FOR RECORD THIS 9th DAY OF March 2022 AT 12:39 P.M. IN
VOLUME 37 OF PLATS AT PAGE 57-51 AT THE REQUEST OF TRIPEN, INC.

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 PAID, SATISFIED AND DISCHARGED IN THE AMOUNT OF
\$32,284.31 AND HAVE BEEN POSTED WITH THE CHELAN COUNTY TREASURER THIS
DAY OF March 2022.

AGREEMENTS (continued)
AUDITORS CERTIFICATE (continued)
SECTION 14, T.27N., R.22E., W.M.,
CHELAN COUNTY, WA

MAJOR
DATE: 1/25/2022

AGREEMENTS (continued)
AUDITORS INDEX SKETCH
LAKE CHELAN

NOTARY PUBLIC
KEYE SUZANNE SIMMON
NOBLY PUBLIC
STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 05-08-2025

AGREEMENTS (continued)
AUDITORS INDEX SKETCH (continued)

OFFICIAL SEAL OF CHELAN COUNTY, WA

AGREEMENTS (continued)
AUDITORS INDEX SKETCH (continued)

OFFICIAL SEAL OF CHELAN COUNTY, WA

AGREEMENTS (continued)
AUDITORS INDEX SKETCH (continued)

AUDITORS INDEX SKETCH
LAKE CHELAN
SECTION 14, T.27N., R.22E., W.M.,
CHELAN COUNTY, WA

37/57

PLAT OF:
CHELAN BAY
 A COMMON OWNERSHIP INTEREST PLAT COMMUNITY
 BLOCK 9, PLAT OF LAKE PARK AND VACATED BOULEVARD AVENUE;
 WITHIN A PORTION OF GOVT. LOTS 3, 4 AND 5, SEC. 14, T.27N., R.22E.W.M., CITY OF CHELAN, CHELAN COUNTY, WA
 SDP 2019-10, SEPA 2019-16, SUB 2019-16

LEGEND/ABBREVIATIONS

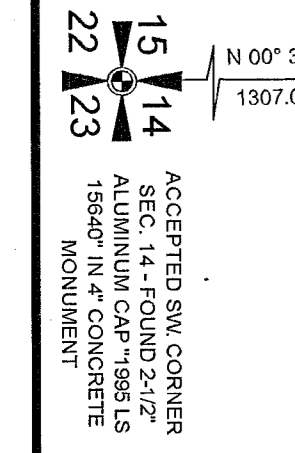
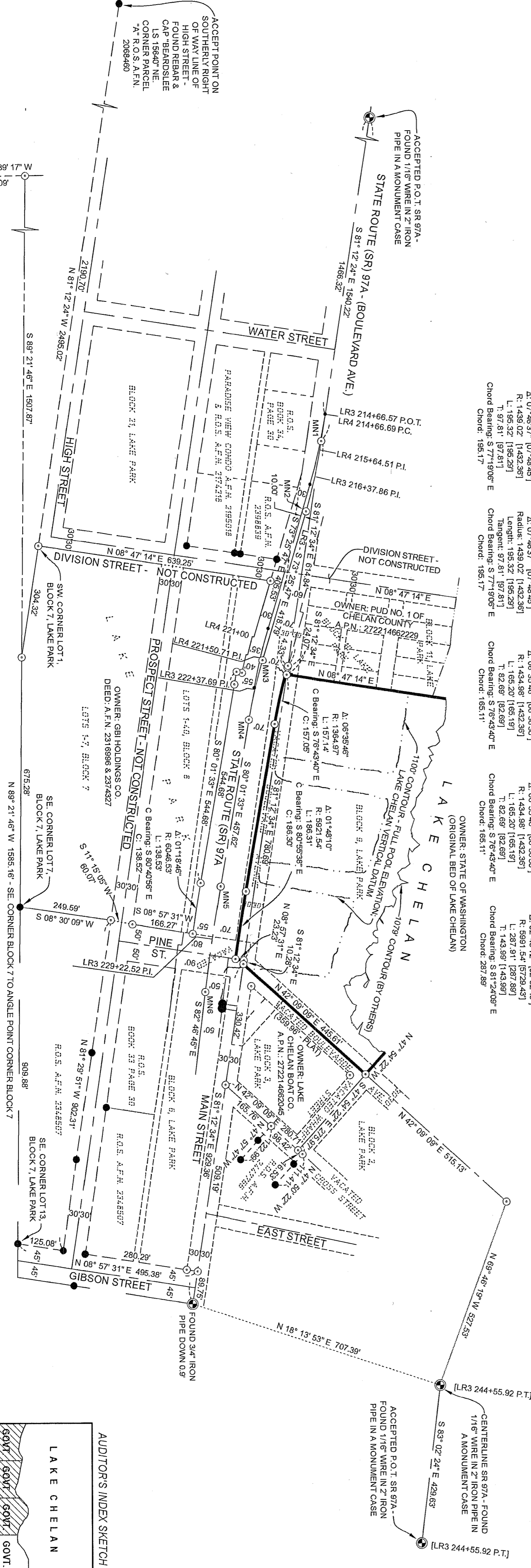
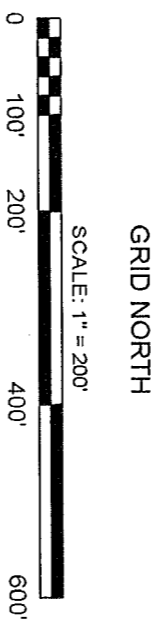
- FOUND MONUMENT AS NOTED
- FOUND REBAR AND CAP LS 31480, OR AS NOTED
- COMPUTED POINT - SR 97A LR3 CURVE POINT, OR OTHER
- COMPUTED CURVE POINT SR 97A LR4 LINE
- SET PLASTIC CAP LS 37543 ON 5/8" REBAR OR 1" BRASS PLUG IN ROCK EXCEPT THOSE APPROVED TO BE SET AT A LATER DATE
- [] RECORD DATA PER SR 97 ALT RIGHT OF PLANS REFERENCED HEREON, DISTANCE SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY, OR ACCEPTED
- A.P.N. ASSESSOR'S PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- R.O.S. RECORD OF SURVEY

MONUMENT NOTES (MN) - CENTERLINE SR 97 ALT.:

- MN1 [LR3 215+40.04 P.C.] FOUND 1/16" WIRE IN 2" IRON PIPE IN A MONUMENT CASE BEARS N 81°12'24" W 0.81' FROM COMPUTED POINT
 - MN2 [LR3 217+35.35 P.T.] FOUND 1/16" WIRE IN 2" IRON PIPE IN A MONUMENT CASE BEARS N 73°25'47" W 0.75' FROM COMPUTED POINT
 - MN3 [LR3 221+54.99 P.C.] FOUND 1/16" WIRE IN 2" IRON PIPE IN A MONUMENT CASE BEARS N 73°25'47" W 0.04' FROM COMPUTED POINT
 - MN4 [LR3 223+20.20 P.T.] FOUND 1/16" WIRE IN 2" IRON PIPE IN A MONUMENT CASE BEARS N 90°01'33" W 0.05' FROM COMPUTED POINT
 - MN5 [LR3 227+78.52 P.C.] FOUND 1/16" WIRE IN 2" IRON PIPE IN A MONUMENT CASE BEARS S 90°01'33" E 0.46' FROM COMPUTED POINT
 - MN6 [LR3 230+66.44 P.T.] FOUND 1/16" WIRE IN 2" IRON PIPE IN A MONUMENT CASE BEARS N 82°46'45" W 0.46' FROM COMPUTED POINT
- NOTE: SR 97A CENTERLINE STATIONING AND CURVE DATA SHOWN IN COMPARISON WITH CURVE DATA COMPILED FOR THIS SURVEY PER RIGHT OF WAY PLANS TITLED "SR 97 ALT", CHELAN, JOHNSON PLACE TO PARK STREET, CHELAN COUNTY, RIGHT OF WAY STA. LR3 211+00 TO STA. LR3 242+00, SHEET 1-3 OF 4, APPROVED: JULY 26, 1960 AND RIGHT OF WAY DEED A.F.N. 579593, SAID PLANS RECEIVED FROM THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.

SR 97 ALT. - CENTERLINE CURVE DATA BY P.I. STATION:

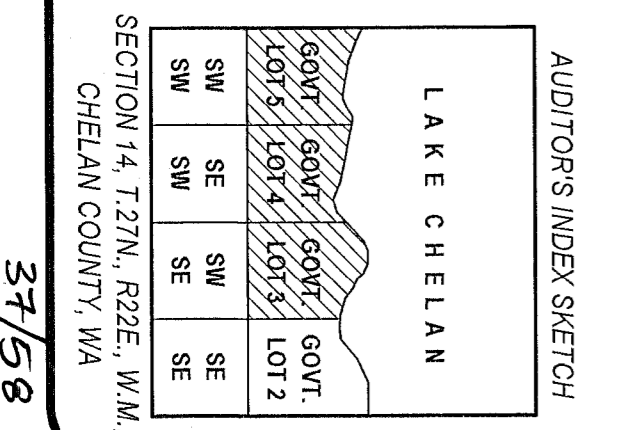
P.I. Station	Delta (Δ)	Radius (R)	Length (L)	Tangent (T)	Chord (C)	Chord Bearing
[LR4 215+64.51 P.I.]	Δ: 07°46'37" (07°46'45")	R: 1489.02 (1482.36)	L: 193.32 (193.28)	T: 97.81 (97.81)	C: 157.05	S 77°19'06" E
[LR3 216+37.86 P.I.]	Δ: 07°46'37" (07°46'45")	R: 1489.02 (1482.36)	L: 193.32 (193.28)	T: 97.81 (97.81)	C: 157.05	S 77°19'06" E
[LR4 221+50.71 P.I.]	Δ: 06°38'46" (06°38'30")	R: 1489.02 (1482.36)	L: 165.20 (165.19)	T: 82.69 (82.69)	C: 157.05	S 76°43'40" E
[LR4 222+37.69 P.I.]	Δ: 06°38'46" (06°38'30")	R: 1489.02 (1482.36)	L: 165.20 (165.19)	T: 82.69 (82.69)	C: 157.05	S 76°43'40" E
[LR4 222+37.69 P.I.]	Δ: 06°38'46" (06°38'30")	R: 1489.02 (1482.36)	L: 165.20 (165.19)	T: 82.69 (82.69)	C: 157.05	S 76°43'40" E
[LR3 229+22.52 P.I.]	Δ: 02°45'12" (02°52'45")	R: 1489.02 (1482.36)	L: 287.91 (287.89)	T: 143.99 (143.99)	C: 287.89	S 81°24'09" E



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NORTH

DATE: JANUARY 17, 2022
 DRAWING: 18-039 GBI PLATR2 S2.DWG
 DRAWN BY: EBG
 PROJECT: 18-039



TRACT DESCRIPTIONS/CONDITIONS

TRACT A: 35,072 S.F. - PUBLIC SPACE ACCESS UTILITIES, PARKING BY PUBLIC EASEMENT AND MAINTENANCE AGREEMENT A.F.N. ...

EASEMENT NOTE

1. 20' SANITARY SEWER EASEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF A PRIVATE SANITARY SEWER FORCE MAIN, SAID EASEMENT GRANTED BY THE CITY OF CHELAN TO THE OWNERS OF THE CHELAN BAY DEVELOPMENT BY EXECUTION OF THIS PLAT, SAID EASEMENT IS CENTERED UPON THE AS CONSTRUCTED LOCATION OF SAID FORCE MAIN PIPING RUNNING FROM THE EXISTING MANHOLE.

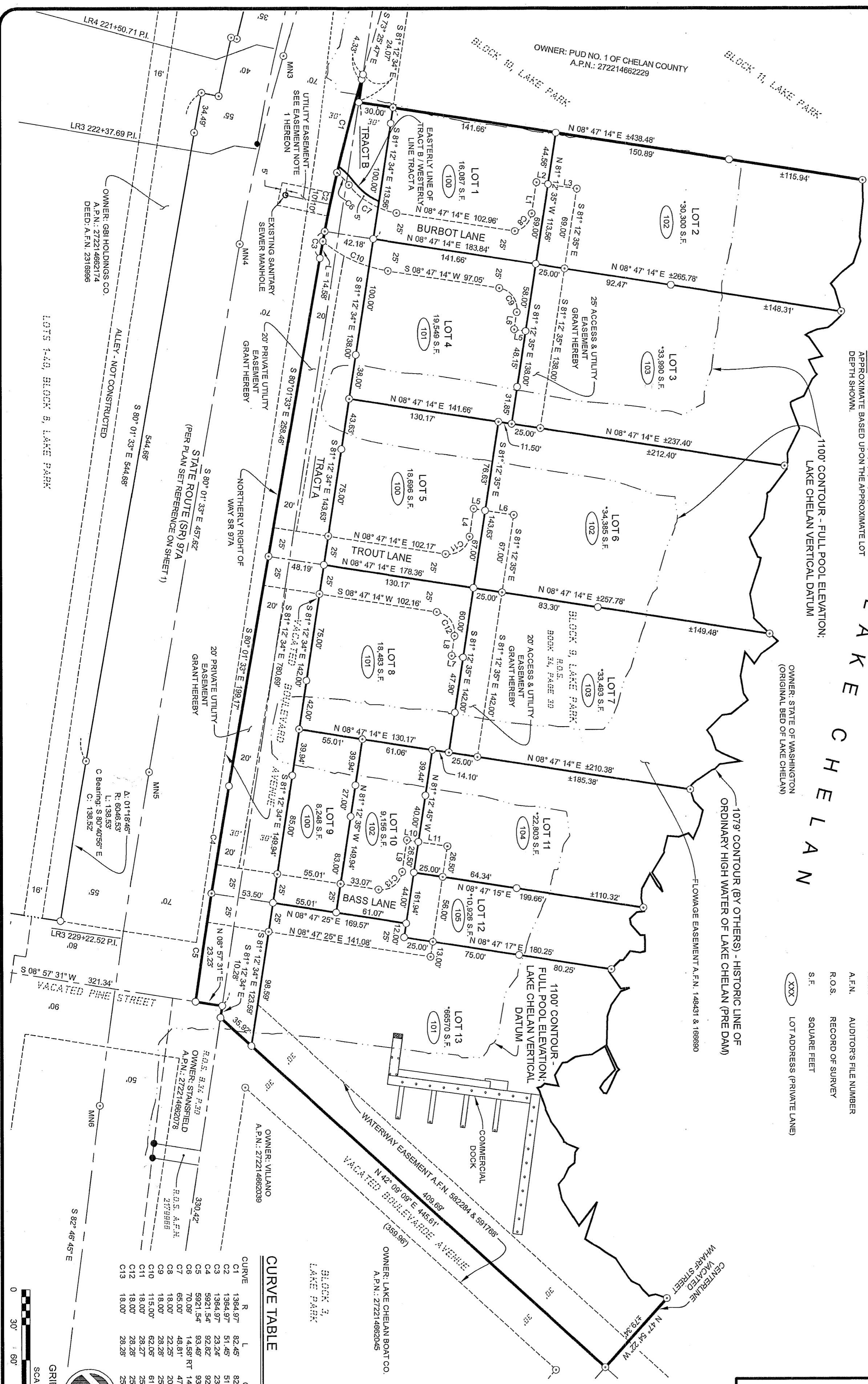
PRIVATE LANES

BURBOT LANE: EASEMENT FOR PRIVATE ACCESS AND THE INSTALLATION, OPERATION, & MAINTENANCE OF MAIN LINES OF PUBLIC UTILITIES TO LOTS 1 - 4, & TRACT A. ...

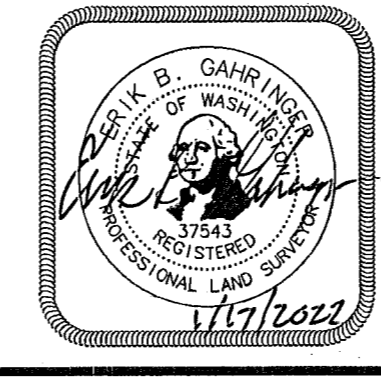
LEGEND/ABBREVIATIONS

- FOUND MONUMENT AS NOTED
FOUND REBAR AND CAP, LS 31450, OR AS NOTED
COMPUTED POINT - SR 97A LR3 CURVE POINT, OR OTHER
COMPUTED CURVE POINT SR 97A, LR4 LINE
SET PLASTIC CAP, LS 37543 ON 5/8" REBAR OR 1" BRASS PLUG ON ROCK, APPROVED TO BE SET AT A LATER DATE

A COMMON OWNERSHIP INTEREST PLAT COMMUNITY
CHELAN BAY
BLOCK 9, PLAT OF LAKE PARK, AND VACATED BOULEVARD AVENUE;
BLOCK 3, 4 AND 5, SEC. 14, T.27N., R.22E.W.M., CITY OF CHELAN, CHELAN COUNTY, WA
SDP 2019-10, SEPA 2019-16, SUB 2019-16



CURVE TABLE and LINE TABLE. CURVE TABLE lists curves C1-C13 with R, L, C, and A values. LINE TABLE lists lines L1-L11 with bearings and distances.



PROFESSIONAL LAND SURVEYING & LAND USE CONSULTING
NORTH
DATE: JANUARY 17, 2022
DRAWING: 18-039 GBI PLATR2 SHT 3.DWG
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