

**NINE MILE RANCH
DIVISION VIII
T. 40 N., R. 28 E., W.M.
PART ON SECTIONS 19 & 30
T. 40 N., R. 27 E., W.M.
PART OF SECTIONS 23, 24, 25 & 26
OKANOGAN COUNTY, WASHINGTON**

LEGAL DESCRIPTION

Section 19, Township 40 North, Range 28 East, W.M., Okanogan County, Washington:
That portion of Government Lot 3 lying South of Okanogan County Road No. 9480; EXCEPT that portion thereof described as follows: Commencing at the Southwest corner of said Lot 3; Thence East a distance of 330.0 feet to the POINT OF BEGINNING;
Thence continuing East a distance of 356.0 feet; Thence North 25°00'00" East, for a distance of 380.0 feet; Thence South 65°00'00" East, for a distance of 382.0 feet, more or less to a point on the East line of said Lot 3; Thence run North on the East line of said Lot 3 for a distance of 137.0 feet, more or less to the South right of way line of the County Road; Thence North 75°00'00" West, for a distance of 320.0 feet; Thence South 75°00'00" West, for a distance of 570.0 feet, more or less, to a point 252.0 feet North of the POINT OF BEGINNING; Thence South a distance of 252.0 feet to the POINT OF BEGINNING;

Section 19, Township 40 North, Range 28 East, W.M., Okanogan County, Washington, Government Lot 4, EXCEPT that portion described as follows:
Commencing at a point on the West boundary of said Government Lot 4 which lies 100 feet South of the Northwest corner of said Lot 4; Thence East a distance of 330 feet to the TRUE POINT OF BEGINNING; Thence North a distance of 100 feet, more or less, to the North boundary of said Government Lot 4; Thence East along said North boundary a distance of 356 feet; Thence South 25° West a point which lies East of the POINT OF BEGINNING and 100 feet South of the North boundary of said Government Lot 4; Thence West to the TRUE POINT OF BEGINNING.

Section 23, Township 40 North, Range 27 East, W.M., Okanogan County, Washington:
That portion of the Southeast quarter lying South of Okanogan County Road No. 9480.

Section 24, Township 40 North, Range 27 East, W.M., Okanogan County, Washington:
That portion of the Southwest quarter lying South of Okanogan County Road No. 9480.

Section 25, Township 40 North, Range 27 East, W.M., Okanogan County, Washington:
All, EXCEPT the Southeast quarter of the Southeast quarter thereof.

Section 26, Township 40 North, Range 27 East, W.M., Okanogan County, Washington:
That portion of the East half, lying South of Okanogan County Road No. 9480.

Section 30, Township 40 North, Range 28 East, W.M., Okanogan County, Washington, Government Lots 1, 2, 3, 4, 7, and 15, and the northeast quarter, EXCEPT the following described partial: Beginning at the southeast corner of the northeast quarter; thence North 1°52'57" West along the east section line, for a distance of 509.70 feet; thence South 76°03'44" west, for a distance of 13.92 feet; thence along a curve to the left with a radius of 10,783.29 feet, an arc length of 489.31 feet, a central angle of 2°36'00", a chord bearing of South 74°45'44" West for a distance of 489.27 feet; thence South 0°26'41" East, for a distance of 384.50 feet; thence North 89°11'45" East, for a distance of 499.31 feet to the Point of Beginning.

NOTES

- All existing monuments were visited between April 1994 and March 1995.
- Field traverses were performed with a Leica TC1100, Sokkisha \ Lietz Set 2 and Set 3, total stations, having a 2" and 3" angular capability. The traverse was balanced using the least squares method.
- Initial control and subsequent field points were established using Trimble GPS navigation survey equipment.
- Field data processing for GPS survey equipment was performed using Trimble GPS software, and Softdesk Civil software.
- Basis of bearing is Washington State Plane coordinate system, NAD 83 (91). 4601 Washington North zone.
- Measured distances are in State Plane U.S. Survey feet and decimal feet, and can be converted to ground distance by multiplying a combined factor of 1.00007431.
- Private ingress, egress, and utility easements are 60.00 feet in width, lying 30.00 feet each side of the centerline, and shall be for the use of all lots of this plat. The centerline of said easement is also the property line for the Lots adjoining this easement.
- Water of sufficient quality and quantity for normal domestic purposes, is not provided at time time of filing of this plat.
- Sanitary sewage disposal systems cannot be approved at the time of filing of this plat.
- Access by county road to all lots within the plat is not provided at the time of filing of this plat. Maintenance of the private roads shall be the responsibility of the Nine Mile Ranch Homeowners Association.
- Snowplowing will be provided by the Nine Mile Ranch Homeowners Association.
- School bus service is not provided at the time of the filing of this plat. The buyer should inquire / investigate as to the availability of such service.
- Roads may have been constructed after this survey was recorded and may not be within designated easements.
- See record of survey Volume K, Pages 330 & 331 of Okanogan County records for section control data.
- Lot lines and distances extend to the centerline of the 60' easement. Lot monuments are set on the easement right-of-way.

SURVEYOR'S CERTIFICATE

I, Norman Nelson, registered as a Land Surveyor by the state of Washington, certify that this plat of Nine Mile Ranch Division VIII, is based on an actual survey of the land described herein, conducted by me or under my supervision, that the distances, courses, and angles are shown hereon correctly.

Norman Nelson 22963
Norman Nelson Certificate No.
6-22-98
Date

AUDITOR'S CERTIFICATE

Filed for record this 24 day of SEPT, 1998 at 3:47 p in Book M of Plats at Page 213-217.

3000492
Auditor's No. Reggie Robbins
County Auditor
Brae Greag
Deputy Auditor

94701
PROJ. NO.
1 of 5
SHT.

**NINE MILE RANCH
DIVISION VIII
OKANOGAN COUNTY WASHINGTON**

DATE: 6/22/98 DIGN: RED DIM: RED FILE: DWG-SHT.DWG

NORTHWEST GEODIMENSIONS

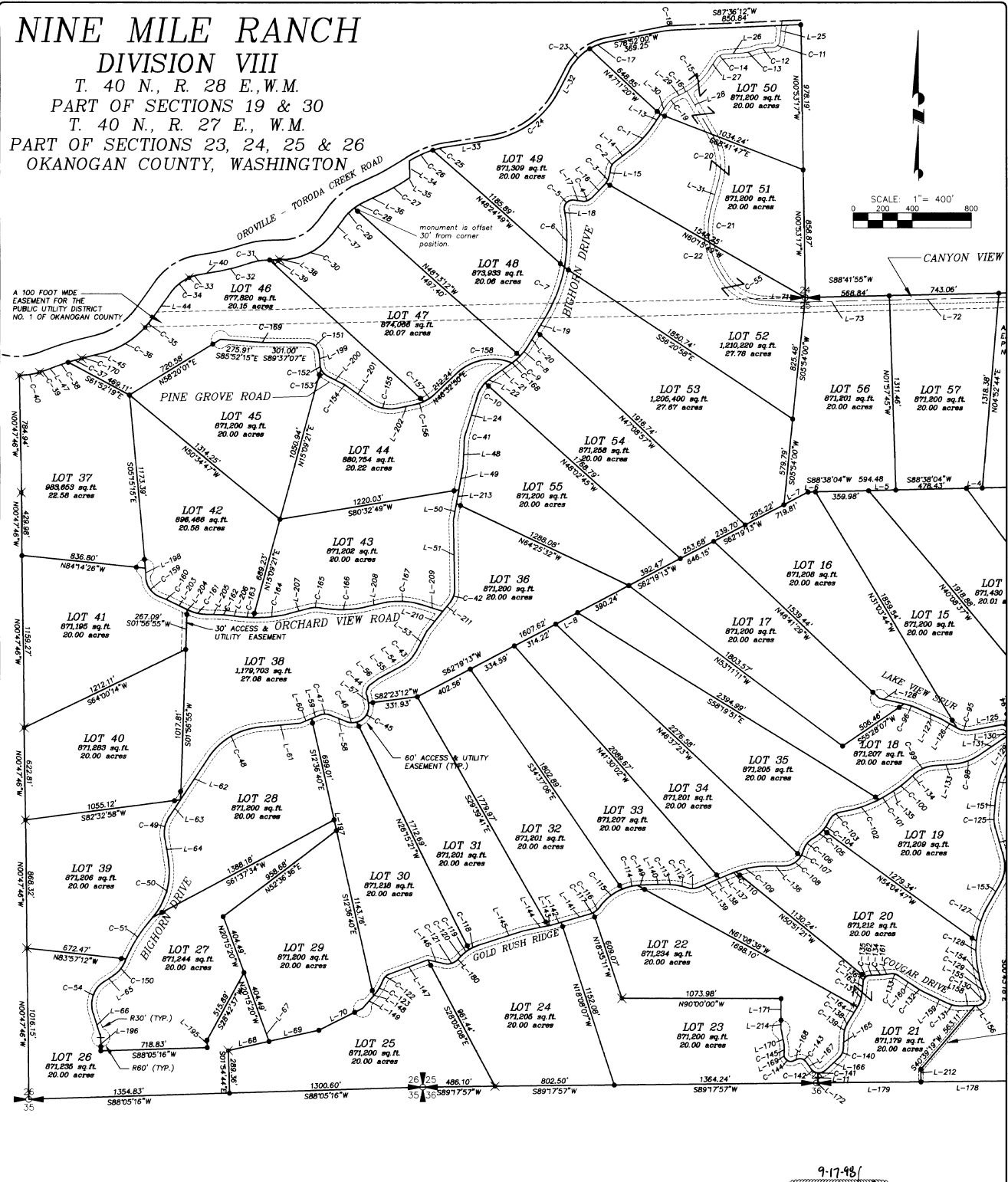
• Boundary Surveys • GPS Surveys • Topographical Surveys • Subdivisions • Construction Surveys



3030 G.S. Center Road
Suite B
Wenatchee, Wa. 98801
Phone (509) 663-8660
Fax (509) 663-6278

NINE MILE RANCH DIVISION VIII

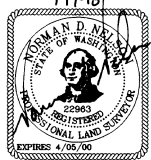
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T. 40 N., R. 27 E., W.M.
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OKANOGAN COUNTY, WASHINGTON



94701
PROJ. NO.
2 OF 5
SHT

NINE MILE RANCH
DIVISION VIII AMENDED
OKANOGAN COUNTY WASHINGTON
DATE 9/17/98 DSN: RDW DM: RDW FILED IN AMCHD.DM

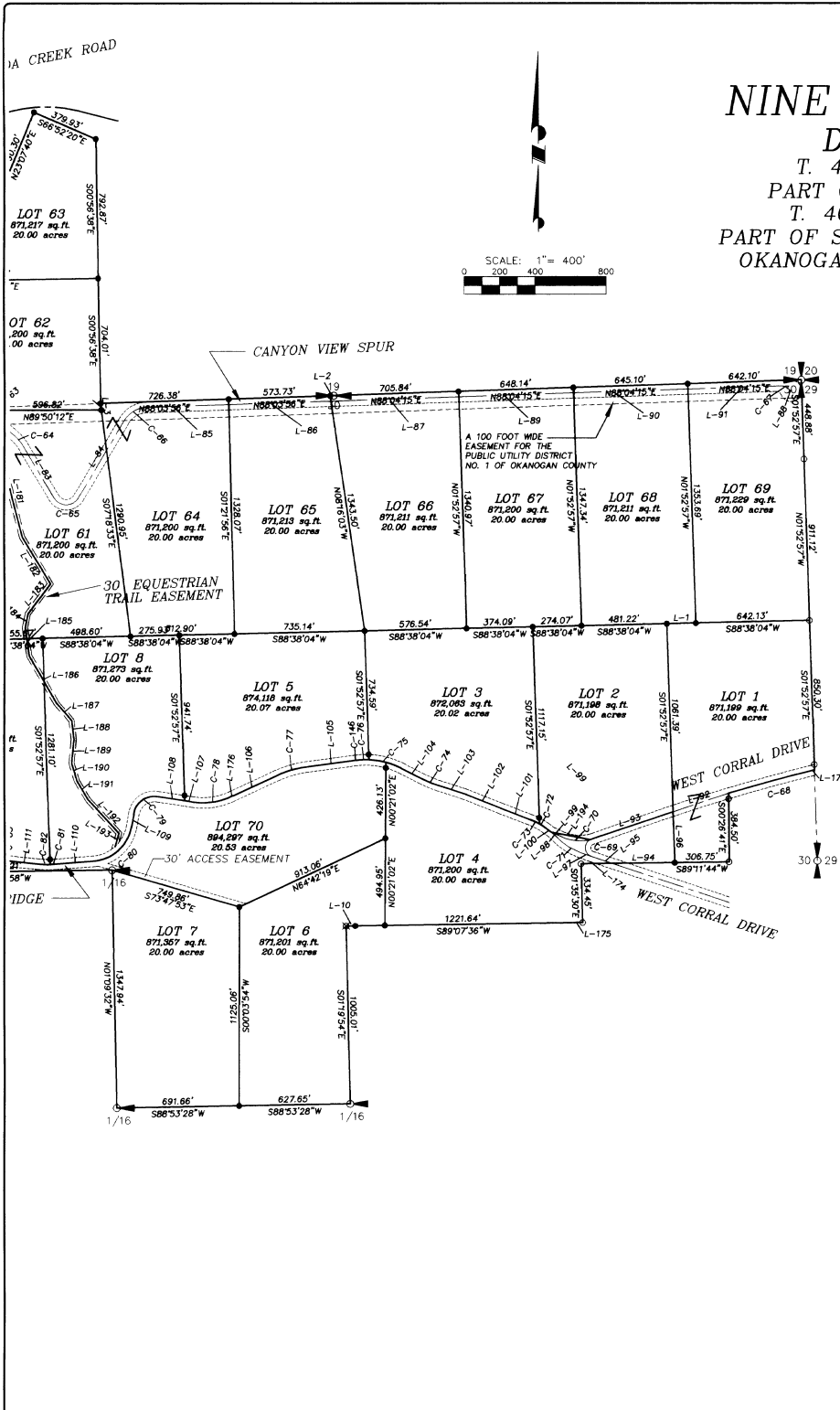
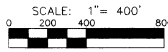
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OKANOGAN COUNTY, WASHINGTON



LEGEND

- ⊗ Found corner as per survey recorded in Volume K, pages 330-331, Okanogan County records.
- Found corner as per survey recorded in Volume K, pages 330-331, Okanogan County records.
- ⊗ Found corner as per survey recorded in Volume K, pages 330-331, Okanogan County records.
- ⊗ Found corner as per survey recorded in Volume K, pages 330-331, Okanogan County records.
- Found corner as per survey recorded in Volume L, pages 254-257, Okanogan County records.
- Set 5/8" X 2.5" rebar & cap, stamped: NWG 22963
- ⊗ Calculated point (not set).

94701
PROJ. NO.
4 OF 5
SHT

NINE MILE RANCH
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OKANOGAN COUNTY WASHINGTON

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