

DOUGLAS COUNTY
ERB SHORT SUBDIVISION 55-2026-01

ASSESSOR'S PARCEL NO(s). (original tract): 75000004200

ORIGINAL TRACT OWNERS

MICHAEL E. ERB

3115 10TH ST NE

EAST WENATCHEE, WA 98802

EXISTING ZONING AC-10 WATER SOURCE EAST WENATCHEE WATER DISTRICT

NO. SHORT PLATTED LOTS 2 SEWAGE SYSTEM ON SITE SEWAGE SYSTEM

NOTICE FOR A PERIOD OF FIVE (5) YEARS AFTER APPROVAL OF THIS SHORT PLAT, NO MORE THAN FOUR (4) LOTS MAY BE CREATED ON THIS PROPERTY THROUGH THE SHORT SUBDIVISION PROCESS.

CHELAN-DOUGLAS HEALTH DISTRICT

Boi Lin 9/23/26
DIRECTOR OF ENVIRONMENTAL HEALTH DATE

TRANSPORTATION DEPARTMENT

Shawn P. Fitzpatrick Oct 5, 2026
DIRECTOR / COUNTY ENGINEER DATE

PLANNING DEPARTMENT

Don Mc 10-05-2026
SHORT PLAT ADMINISTRATOR DATE

BOARD OF COUNTY COMMISSIONERS

Don Smith 10-14-26
CHAIR DATE
John C. C. 10/14/26
CLERK DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE ABOVE DESCRIBED PROPERTY FOR 2026 AND PRECEDING YEARS HAVE BEEN DULY PAID, SATISFIED AND DISCHARGED IN THE AMOUNT OF 2,685.31, AND HAVE BEEN DEPOSITED WITH THE CHELAN COUNTY TREASURER THIS 24th DAY OF April 2026.

Shawn P. Fitzpatrick 10-14-26
TREASURER DATE

CONSENT AND WAIVER OF CLAIMS

THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY WHICH IS SUBJECT OF THIS SHORT PLAT AND HEREBY DECLARE THIS AS THE ERB SHORT SUBDIVISION. THE UNDERSIGNED, 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 HIMSELF AND HIS SUCCESSORS AND ASSIGNS, HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION OF, MAINTENANCE OF AND IMPROVEMENTS OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN AND ADJACENT TO THE SHORT PLAT

THIS 18 DAY OF September, 2026

Michael Erb

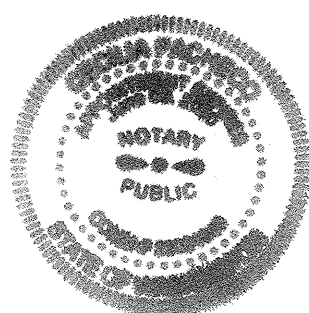
MICHAEL E. ERB

ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THE 18 DAY OF September 2026 BEFORE ME THE UNDERSIGNED MICHAEL E. ERB, KNOWN TO BE THE PERSON WHO EXECUTED THIS FOREGOING CONSENT AND WAIVER OF DAMAGES AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN MY HAND AND SEAL THE DAY AND YEAR LAST MENTIONED

Cecil P. Jones

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT East Wenatchee



DESCRIPTION: SUBDIVISION GUARANTEE: TITLE RESOURCES GUARANTEE COMPANY
GUARANTEE NO. 5479-SG-60043629-953

LOT 42, NILE ORCHARD TRACTS, DOUGLAS COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME B OF PLATS AT PAGE 10.

NOTES

1. ANY FUTURE DOMESTIC WATER SERVICE FACILITIES OR FIRE PROTECTION SERVICE FACILITIES FOR THIS PLAT WILL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER. THESE COSTS WILL INCLUDE, BUT NOT LIMITED TO, ALL ON-SITE AND OFF-SITE SYSTEM CONNECTIONS, MATERIALS, CONSTRUCTION, STREET RESTORATION AND ANY FEES FOR WATER METERS, PLANT INVESTMENT AND DEVELOPER EXTENSION PROCESS.

THE EAST WENATCHEE WATER DISTRICT'S WATER RIGHTS AND ABILITY TO SERVE WATER ARE SUBJECT TO SUBSEQUENT REGULATORY OR COURT ORDER WHICH MAY AFFECT THE AVAILABILITY OF WATER TO YOUR PROPERTY AND THE DISTRICT EXPRESSES NO OPINION OF ANY SUCH ASSURANCE TO YOU IN CONNECTION WITH ANY IMPACTS ANY SUCH ORDER.

2. SITE EVALUATIONS WILL BE REQUIRED AT THE TIME OF APPLICATION FOR INDIVIDUAL SEPTIC SYSTEM CONSTRUCTION PERMITS.

3. AT THE TIME OF BUILDING PERMIT SUBMITTAL, 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 DECLARATION OF STORMWATER SYSTEM MAINTENANCE COVENANTS, PREPARED WITH STANDARD DOUGLAS COUNTY FORMS, SHALL BE EXECUTED AND RECORDED WITH THE DOUGLAS COUNTY AUDITOR.

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

EQUIPMENT, PROCEDURES AND DATUM

EQUIPMENT: LEICA TCR 803, 3" THEODOLITE WITH E.D.M. AND TOPCON HIPER GB500, WITH PACIFIC CREST MODEM

PROCEDURES: PRIMARY CONTROL ESTABLISHED BY STATIC GPS OBSERVATIONS, WITH A PRECISION OF +/- 2 CM; CONVENTIONAL TRAVERSES WERE RUN BETWEEN INITIAL CONTROL FOR SITE SPECIFIC INFORMATION. PROCEDURES MEET OR EXCEED STANDARDS AS SPECIFIED IN W.A.C. 332-130-090.

DATES OF SURVEY: GPS (PRIMARY) CONTROL PERFORMED MAY 2026 MONUMENTS SET JULY 2026

BASIS OF BEARING: NAD 83/91 WASHINGTON STATE PLANE, NORTH ZONE, GRID, AS DERIVED BY GPS OBSERVATIONS. DISTANCES AND AREAS SHOWN HEREON ARE AT GRID. TO ACHIEVE GROUND DISTANCES, MULTIPLY DISTANCES SHOWN BY A COMBINED FACTOR OF 1.000031033.

AUDITOR'S CERTIFICATE A.F.# 3285671

FILED FOR RECORD THIS 14th DAY OF October 2026 AT 10:09 AM
IN BOOK n/a PAGE n/a OF SHORT PLATS AT THE
REQUEST OF SHAWN P. FITZPATRICK

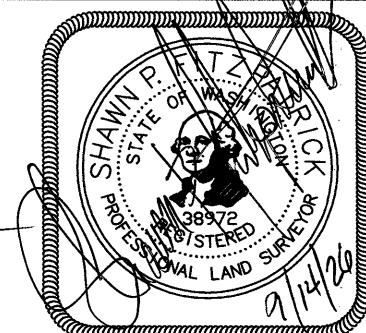
Amber Peters Deputy
Shawn P. Fitzpatrick COUNTY AUDITOR

\$428.50

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MICHAEL E. ERB, IN SEPTEMBER 2026

Shawn P. Fitzpatrick
SHAWN P. FITZPATRICK, P.L.S. 38972



SECTION REFERENCE

BEING A PORTION OF
NE 1/4 OF THE SE 1/4,
SEC 17, T.22 N., R.21 E.W.M.

DOUGLAS COUNTY, WASHINGTON

FITZPATRICK SURVEYING, PLLC

2350 GRAND AVE
EAST WENATCHEE, WA 98802 (509)782-2441

DATE: 09/09/26	DRAWN BY: SPF/LMC
SCALE: NA	FILE NO: 26-819sp.dwg

SHT 1 OF 2