

T.23N., R.20E.W.M., SEC. 33 & 34

LEGEND/ABBREVIATIONS

- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR AND CAP LS 22963 OR 35989
- COMPUTED POINT
- A.P. ANGLE POINT
- A.P.N. ASSESSOR'S PARCEL NUMBER
- A.F.N. AUDITOR'S FILE NUMBER
- BLDG. BUILDING
- B.N.S.F. BURLINGTON NORTHERN SANTA FE
- CL. CENTERLINE
- B.L.A. BOUNDARY LINE ADJUSTMENT
- LT. LEFT
- P.R. PRIVATE ROAD (PLATTED)
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- R.O.W. RIGHT OF WAY
- RR. RAILROAD
- RT. RIGHT
- R.O.S. RECORD OF SURVEY
- ⊖(X) CURVE LABEL - SEE CORRESPONDING NUMBER IN CURVE DATA LIST ON SHEET 2 OF 2
- EXISTING RIGHT OF WAY
- - - STREET RIGHT OF WAY CENTERLINE
- PROPERTY LINE
- ===== PROPOSED RIGHT OF WAY
- XXXXXXXXXX LANDOWNER/ASSESSOR'S PARCEL NUMBER (A.P.N.)

CENTERLINE ALIGNMENT DESIGNATIONS

- A = SR 285 (NORTH WENATCHEE AVENUE)
- B = MCKITTRICK STREET (EXISTING)
- C = MCKITTRICK STREET (DESIGN)
- H = HAWLEY STREET (EXISTING/DESIGN)
- M = MILLER STREET (EXISTING/DESIGN)

NOTE

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EQUIPMENT & PROCEDURES:

- EQUIPMENT:** TOPCON HIPER V BASE/RTK
TOPCON GT 503 3" ROBOTIC TOTAL STATION
- PROCEDURES:** BASE CONTROL ESTABLISHED BY STATIC GNSS OBSERVATIONS POSITIONALLY DERIVED BY POST PROCESSING THROUGH OPUS. RTK OBSERVATION PERFORMED FROM BASE CONTROL, AND CONVENTIONAL TRAVERSE RAN FROM SECONDARY CONTROL POINTS POSITIONALLY DERIVED BY RTK. PROCEDURES EXCEED W.A.C. 332-130-090.
- DATES:** PRIMARY BASE CONTROL ESTABLISHED JULY, 2016. SITE CONTROL AND MONUMENTS OBSERVED/VISITED JUNE & JULY, 2017. MONUMENTS SET JULY & NOVEMBER, 2017.

MAP PROJECTION/BASIS OF BEARINGS:

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

META DATA ON PRIMARY BASE CONTROL POINT C0096 (RTK POSITIONING; 2" ALUMINUM CONTROL CAP ON 5/8" REBAR):
LATITUDE: 47°26'45.90880" N
LONGITUDE: 120°20'07.86686" W
ELLIPSOID HEIGHT: 646.521'
ORTHO ELEVATION: 710.75'
CONVERGENCE ANGLE: 0°22'14"
COMBINED FACTOR: 0.9999816534

BEARINGS, DISTANCES AND AREAS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, DERIVED FROM GNSS OBSERVATIONS UTILIZING CORS STATIONS DESIGNATED AS: SC00, P451, AND ZSE1. DISTANCES AND AREAS SHOWN HEREIN ARE GRID VALUES. MULTIPLY DISTANCES AND AREAS BY SITE SPECIFIC FACTOR OF 1.000018886 (RECIPROCAL OF THE COMBINED SCALE FACTOR) TO OBTAIN GROUND VALUES.



GRID NORTH

SCALE: 1" = 200'



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
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SW	SW	SE	SE

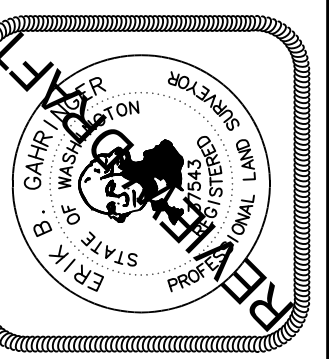
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SW	SE	SW	SE
NW	NW	NE	NE
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SECTION 33, T.23N., R.20E., W.M., CHELAN COUNTY, WA SECTION 34, T.23N., R.20E., W.M., CHELAN COUNTY, WA

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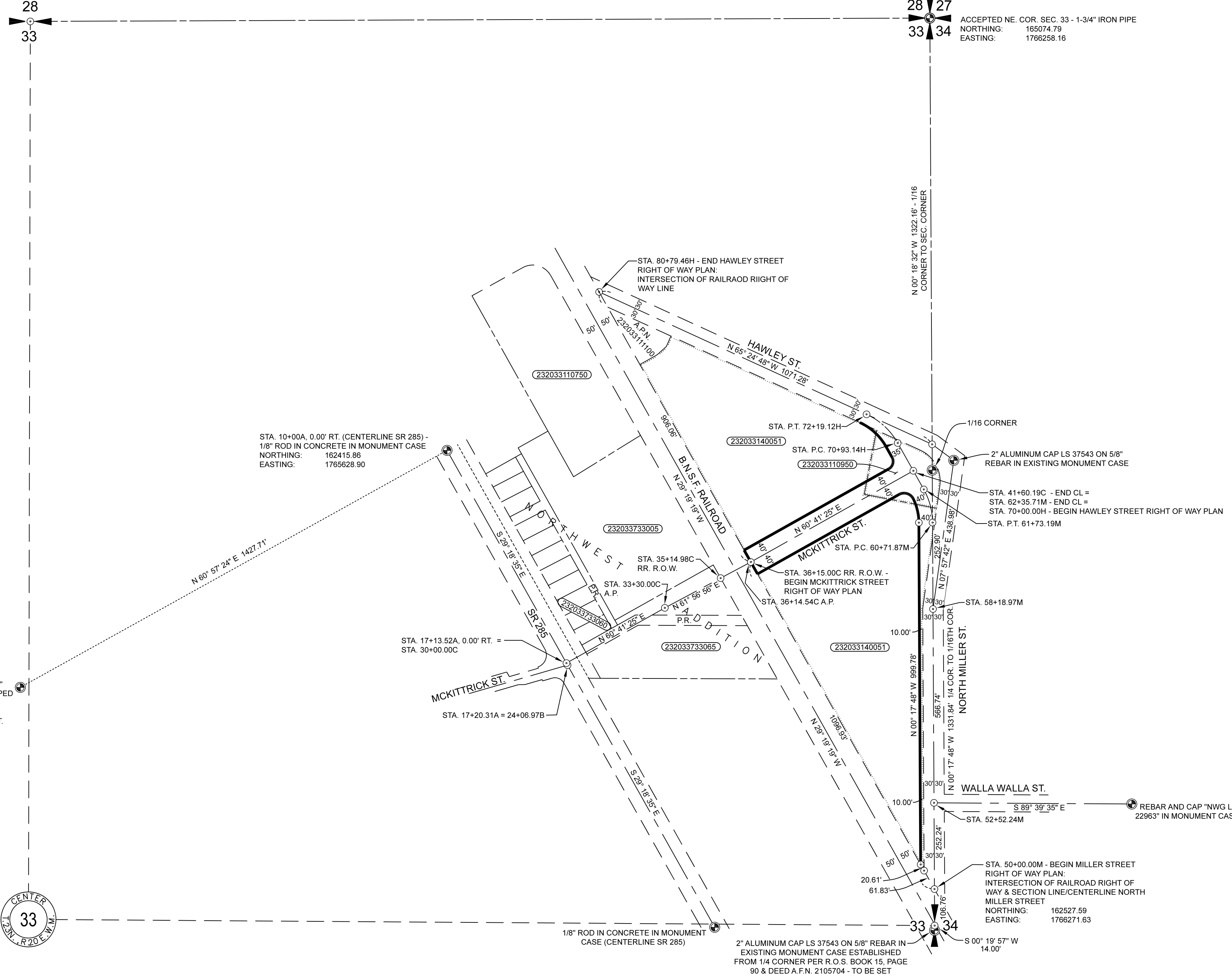
NORTH
DATE: DECEMBER 5, 2017
DRAWN BY: EBG
PROJECT: 17-017 CoW STEMILT ACC RW PLAN DWG



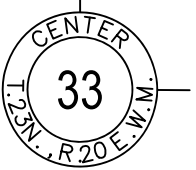
CITY OF WENATCHEE
NORTH WENATCHEE REDEVELOPMENT PROJECT
RIGHT OF WAY ACQUISITION AND STREET INTERSECTION IMPROVEMENTS
MCKITTRICK, MILLER, & HAWLEY STREETS
RIGHT OF WAY PLAN - OVERALL LOCATION DETAIL

REVISIONS					

RW1 SHEET: 1 OF 2



PROJECT BASE CONTROL POINT C0096 - 2" ALUMINUM CAP ON 5/8"x24" REBAR STAMPED "48" NORTH CONTROL" NEAR SE CORNER CITY OF WENATCHEE SERVICES BUILDING PROPERTY 1350 MCKITTRICK ST.
NORTHING: 163117.46
EASTING: 1763597.70
ELEVATION: 710.75'



28
33

27
34

ACCEPTED NE. COR. SEC. 33 - 1-3/4" IRON PIPE
NORTHING: 165074.79
EASTING: 1766258.16

STA. 10+00A, 0.00' RT. (CENTERLINE SR 285) - 1/8" ROD IN CONCRETE IN MONUMENT CASE
NORTHING: 162415.86
EASTING: 1765628.90

STA. 17+13.52A, 0.00' RT. = STA. 30+00.00C

STA. 17+20.31A = 24+06.97B

STA. 35+14.98C RR. R.O.W.

STA. 33+30.00C CR A.P.

STA. 36+14.54C A.P.

STA. 36+15.00C RR. R.O.W. - BEGIN MCKITTRICK STREET RIGHT OF WAY PLAN

STA. 60+71.87M STA. P.C.

STA. 70+93.14H STA. P.C.

STA. 72+19.12H STA. P.T.

STA. 41+80.19C - END CL = STA. 62+35.71M - END CL = STA. 70+00.00H - BEGIN HAWLEY STREET RIGHT OF WAY PLAN

STA. P.T. 61+73.19M

STA. 58+16.97M

STA. 52+52.24M

STA. 50+00.00M - BEGIN MILLER STREET RIGHT OF WAY PLAN: INTERSECTION OF RAILROAD RIGHT OF WAY & SECTION LINE/CENTERLINE NORTH MILLER STREET

NORTHING: 162527.59
EASTING: 1766271.63

S 00° 19' 57" W 14.00'

2" ALUMINUM CAP LS 37543 ON 5/8" REBAR IN EXISTING MONUMENT CASE ESTABLISHED FROM 1/4 CORNER PER R.O.S. BOOK 15, PAGE 90 & DEED A.F.N. 2105704 - TO BE SET

1/8" ROD IN CONCRETE IN MONUMENT CASE (CENTERLINE SR 285)

1/16 CORNER

2" ALUMINUM CAP LS 37543 ON 5/8" REBAR IN EXISTING MONUMENT CASE

1/4 COR. TO 1/16TH COR.

N 00° 17' 48" W 6997.76'

N 00° 17' 48" W 1331.64'

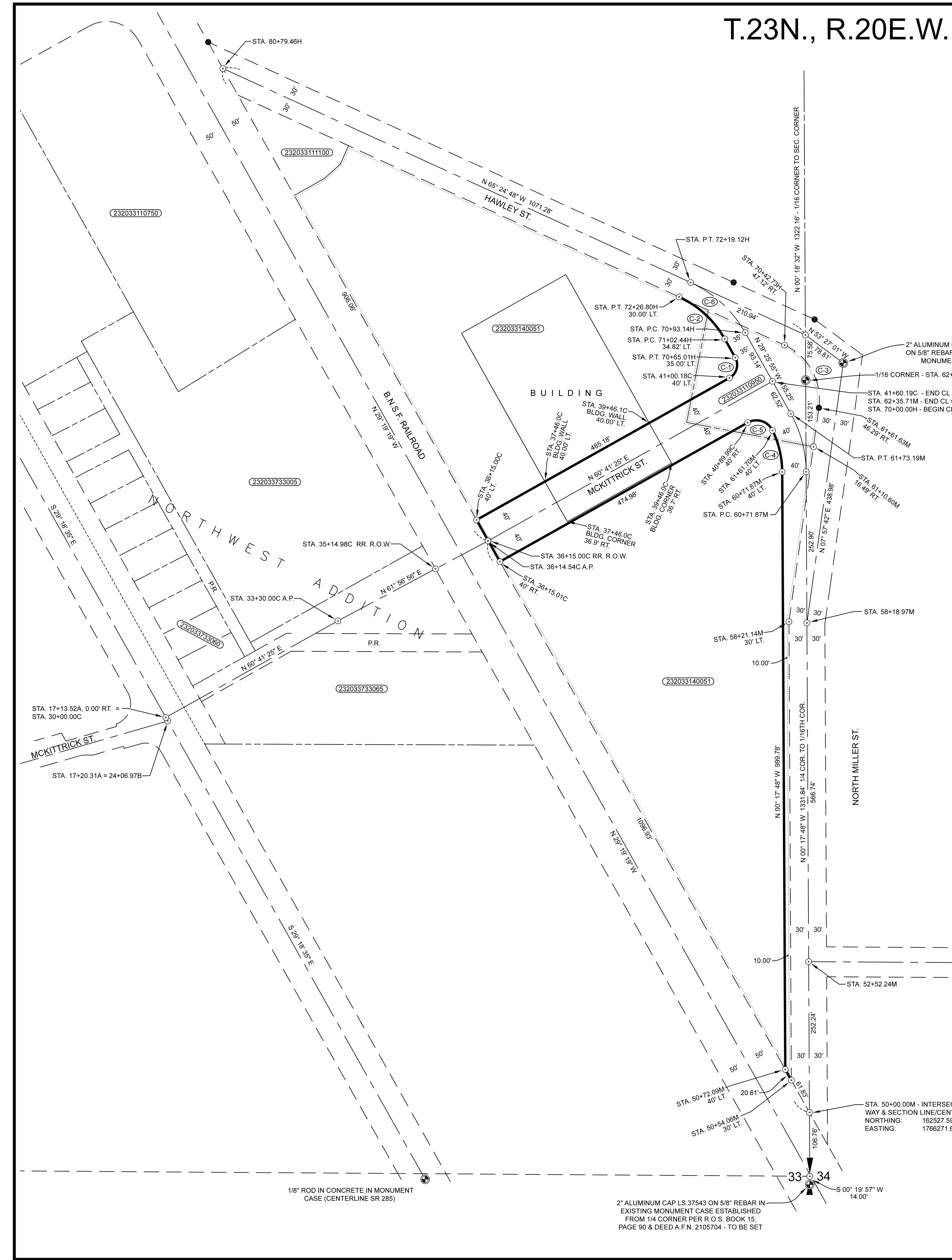
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T.23N., R.20E.W.M., SEC. 33 & 34



PARCEL OWNER/AREAS							
PARCEL NUMBER	OWNER NAME	TOTAL ASSESSED AREA	TOTAL AREA	R.O.W.	REMAINDER LT.	REMAINDER RT.	EASEMENT
232033110950	STEMILT GROWERS, INC.	0.790 ACRE	0.7806 ACRE	0.6256 ACRE	0.1259 ACRE	0.0293 ACRE	N.A.
232033140051	STEMILT GROWERS, INC.	11.310 ACRES	12.1581 ACRES	1.1497 ACRES	5.0239 ACRES	5.9845 ACRES	N.A.
232033110950 & 232033140051	STEMILT GROWERS, INC.	12.100 ACRES	12.9389 ACRES	1.7753 ACRES	5.1498 ACRES	6.0138 ACRES	N.A.

CURVE DATA

C-1	$\Delta: 90^{\circ}00'44''$	R: 25.00'	L: 33.25'	CHORD BEARING: N 15°41'03" E	C: 35.36'
C-2	$\Delta: 36^{\circ}05'29''$	R: 167.50'	L: 105.51'	CHORD BEARING: N 47°22'04" W	C: 103.77'
C-3	$\Delta: 73^{\circ}22'30''$	R: 100.00'	L: 128.06'	CHORD BEARING: S 28°43'33" E	C: 119.49'
C-4	$\Delta: 25^{\circ}44'03''$	R: 150.00'	L: 71.86'	CHORD BEARING: N 13°09'49" W	C: 71.26'
C-5	$\Delta: 93^{\circ}16'44''$	R: 30.00'	L: 48.84'	CHORD BEARING: N 72°40'13" W	C: 43.62'
C-6	$\Delta: 36^{\circ}05'29''$	R: 200.00'	L: 125.98'	CHORD BEARING: N 47°22'04" W	C: 123.91'

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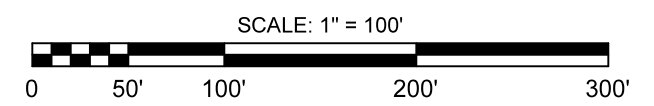
AUDITOR'S INDEX SKETCH

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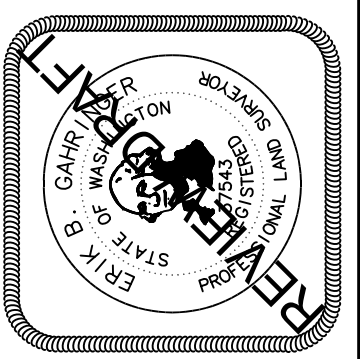
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NORTH

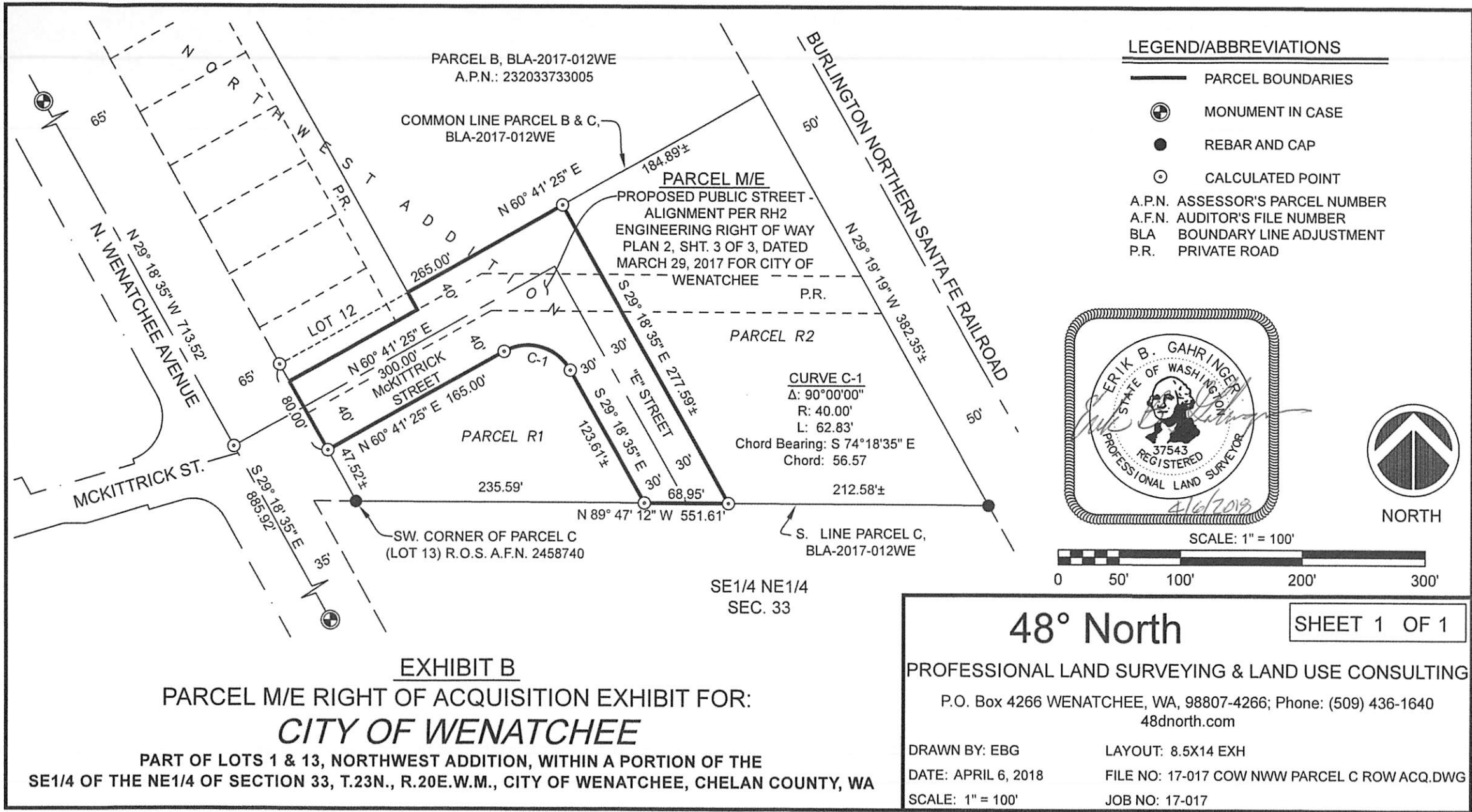
DATE: DECEMBER 5, 2017
DRAWN BY: EBG
PROJECT: DRAWING: 17-017 CoW STEMILT-ACC RW PLAN2.DWG
17-017



CITY OF WENATCHEE
NORTH WENATCHEE REDEVELOPMENT PROJECT
RIGHT OF WAY ACQUISITION AND STREET INTERSECTION IMPROVEMENTS
MCKITTRICK, MILLER, & HAWLEY STREETS

**RIGHT OF WAY PLAN:
ALIGNMENT & BOUNDARY DETAIL**

REVISIONS	DATE	BY	DESCRIPTION



PARCEL B, BLA-2017-012WE
A.P.N.: 232033733005

COMMON LINE PARCEL B & C,
BLA-2017-012WE

PARCEL M/E
PROPOSED PUBLIC STREET -
ALIGNMENT PER RH2
ENGINEERING RIGHT OF WAY
PLAN 2, SHT. 3 OF 3, DATED
MARCH 29, 2017 FOR CITY OF
WENATCHEE

PARCEL R2

CURVE C-1
 Δ : 90°00'00"
R: 40.00'
L: 62.83'
Chord Bearing: S 74°18'35" E
Chord: 56.57

PARCEL R1

SW. CORNER OF PARCEL C
(LOT 13) R.O.S. A.F.N. 2458740

S. LINE PARCEL C,
BLA-2017-012WE

SE1/4 NE1/4
SEC. 33

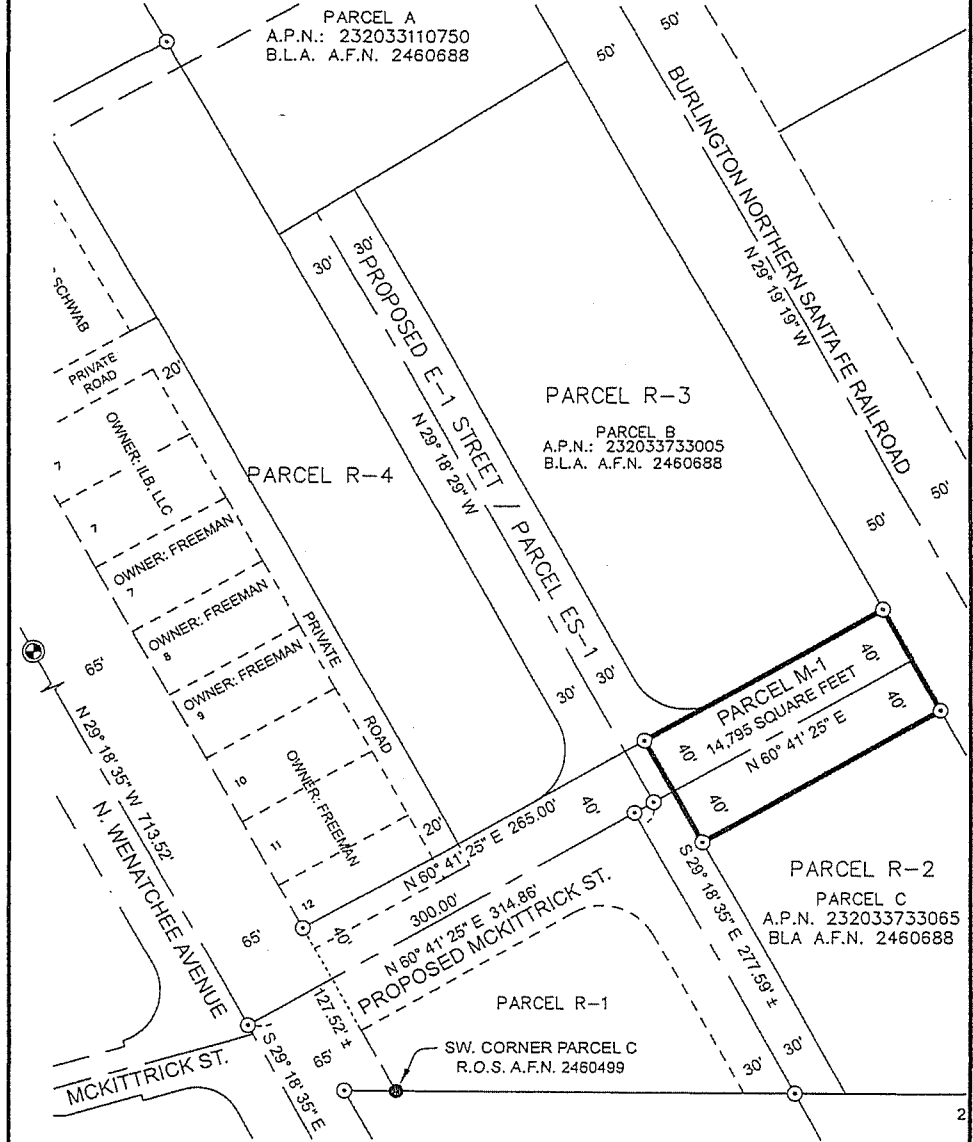
EXHIBIT B

**PARCEL M/E RIGHT OF ACQUISITION EXHIBIT FOR:
CITY OF WENATCHEE**

PART OF LOTS 1 & 13, NORTHWEST ADDITION, WITHIN A PORTION OF THE
SE1/4 OF THE NE1/4 OF SECTION 33, T.23N., R.20E.W.M., CITY OF WENATCHEE, CHELAN COUNTY, WA

EXHIBIT B: PARCEL M-1 EXHIBIT MAP FOR
CITY OF WENATCHEE

PART OF LOT 1, NORTHWEST ADDITION AND PART OF PARCEL B, B.L.A.-2017-012WE;
WITHIN PORTIONS OF THE SE1/4 OF THE NE1/4 OF SECTION 33, T.23N., R.20E.W.M.,
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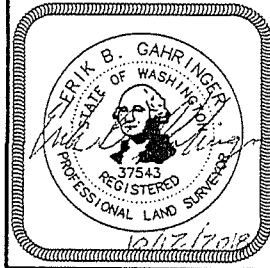
NOTE:

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NORTH

SCALE: 1" = 60'



48° North

SHEET 1 OF 1

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LAYOUT: 8.5X14 EXH

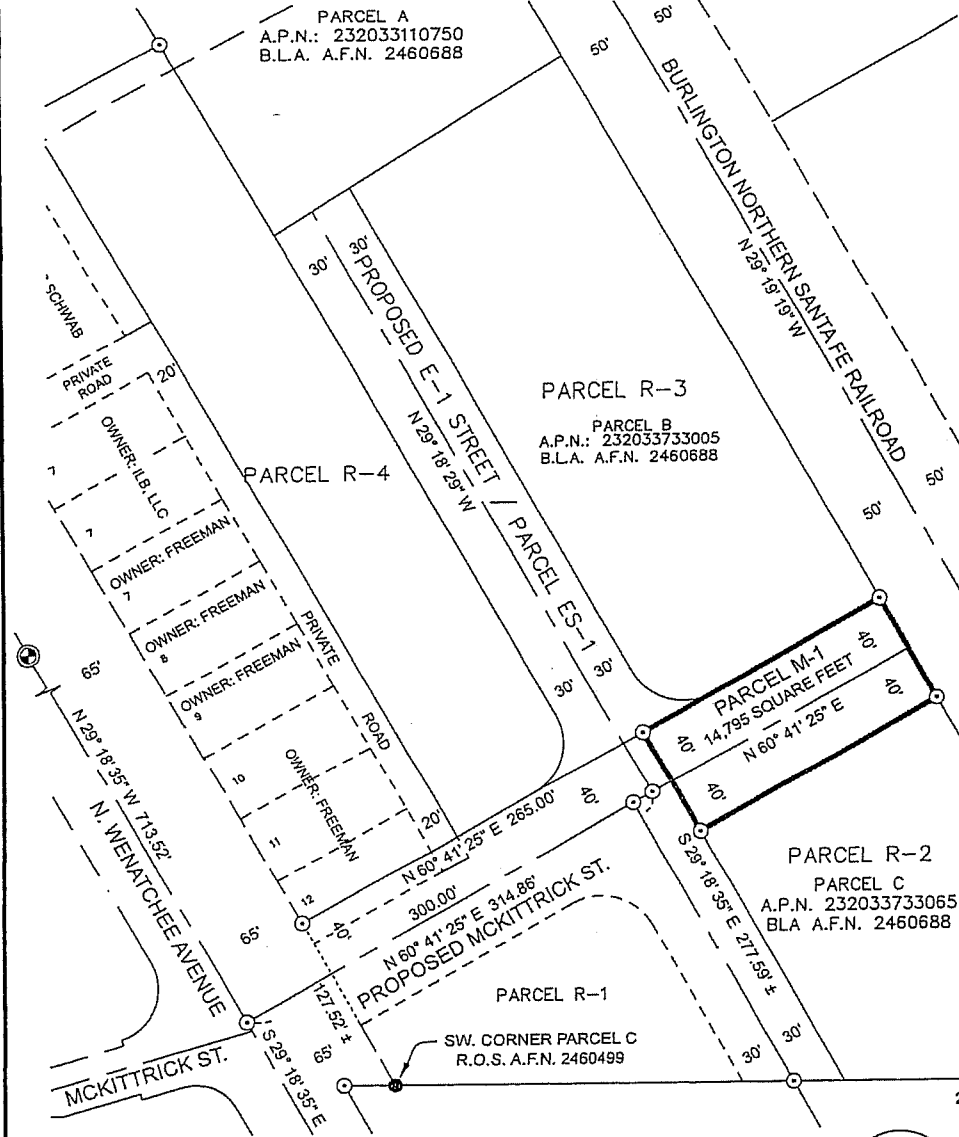
DATE: OCTOBER 12, 2018

FILE NO: 17-017 COW NWWW PARCEL C ROW ACQ2.DWG

SCALE: 1" = 100'

JOB NO: 17-017

EXHIBIT B: PARCEL M-1 EXHIBIT MAP FOR
CITY OF WENATCHEE
 PART OF LOT 1, NORTHWEST ADDITION AND PART OF PARCEL B, B.L.A.-2017-012WE;
 WITHIN PORTIONS OF THE SE1/4 OF THE NE1/4 OF SECTION 33, T.23N., R.20E.W.M.,
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