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Chelan Co, WA

**Return Address:**  
Chelan County Planning Department  
411 Washington Street  
Wenatchee, WA 98801

*re-record. Amend  
new legal lot B - page 6*

**CHELAN COUNTY  
BOUNDARY LINE ADJUSTMENT APPLICATION**

**BLA 2004-031  
RECEIPT # 013822**

**PROPERTY OWNER A:  
AND ADDRESS**

Roger McMahon  
6000 Warner Canyon Road  
Cashmere, WA 98815

Additional names on page \_\_\_\_\_

Phone: (509)782-1122

Present lot size 3.92 acres

Proposed lot size 3.92 acres

Abbreviated legal description:  
(i.e. lot, block, subdivision, or section,  
township, and range):

SW 1/4 of the SE 1/4 Section  
14 T24 N R 19 E WM

Additional legal on page \_\_\_\_\_

Assessor's parcel #:  
241914430100

Property Address:  
Nahahum Canyon Rd.

Zoning District: RR10

Section: 14

Township: 24

Range: 19

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BLA # 27.00  
NORTHWEST GEODIMENSIONS



**STAFF ONLY**

**THIS BOUNDARY LINE ADJUSTMENT BLA 2004 - 031, IS  
"APPROVED"**

IT IS BASED ON THE FOLLOWING SECTION OF THE CHELAN COUNTY  
SUBDIVISION AND/OR ZONING RESOLUTIONS:

*Article 9 of Title 12, Chelan County Subdivision Resolution  
Title 11, Chelan County Zoning Resolution*

THIS BOUNDARY LINE ADJUSTMENT SHALL BE SUBJECT TO THE FOLLOWING  
FINDINGS OF FACT:

1. The applicant shall comply with all requirements and regulations of CHELAN COUNTY TITLE 12 (SUBDIVISION) & TITLE 11 (ZONING) RESOLUTIONS.
2. The applicant shall comply with all requirements of the Chelan-Douglas Health District and/or appropriate utility purveyor and/or County Public Works regarding wastewater disposal, on-site water or public water systems, access and roads, respectively.
3. The Chelan-Douglas County Health District has not reviewed the legal availability of water to the site.

THIS BOUNDARY LINE ADJUSTMENT IS FOR AND SHALL RUN WITH THE LAND,  
AND SHALL BE APPLICABLE TO THE APPLICANT, OWNER, HEIRS, SUCCESSORS  
OR ASSIGNS.

APPROVED/DENIED THIS 2nd DAY OF June, 20 04

*Reanna Walker*

ADMINISTRATOR, CHELAN COUNTY BUILDING/FIRE SAFETY AND PLANNING  
DEPARTMENT

THIS BOUNDARY LINE ADJUSTMENT IS ISSUED BY  
CHELAN COUNTY PLANNING DEPARTMENT  
411 WASHINGTON ST., WENATCHEE, WA 98801, 509-667-6225



## PRESENT LEGAL DESCRIPTION

### OWNER A

A part of the Southwest quarter of the Southeast quarter of Section 14, Township 24 North, Range 19 East of the Willamette Meridian, Chelan County, Washington, described as follows:

Beginning at the southwest corner of the Southeast quarter of Section 14 and running East along the southern boundary of said Section 14 for a distance of 282.5 feet to a point; thence turning an angle of 90° to the left and running a distance of 207.3 feet to a point; thence turning an angle of 90° to the left and running a distance of 143.3 feet to a point; thence turning an angle of 97°21' to the right and running a distance of 389.6 feet to a point; thence turning an angle of 37°12' to the left and running a distance pf 123.6 feet to a point; thence turning an angle of 40°10 to the right and running a distance of 257.2 feet to a point; thence turning an angle of 15° to the right and running a distance of 133 feet to a point; thence turning an angle of 13°42' to the left and running a distance of 171.5 feet to a point; thence turning an angle of 90° to the left and running a distance of 80 feet, more or less, to the westerly line of County Road No. 72 as it existed in 1933; thence north along said westerly line of said County Road to the North line of Section 14; thence West 75 feet, more or less , to the center line of said Section 14; thence South along the center line of Section 14 to the point of beginning,  
EXCEPT any part lying westerly of the said county road and northerly of the North line of the Southwest quarter of the Southeast quarter.

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## PRESENT LEGAL DESCRIPTION

### OWNER B

The Southwest quarter of the Southeast quarter of Section 14, Township 24 North, Range 19 East of the Willamette Meridian, Chelan County, Washington,  
EXCEPT a part of the Southwest quarter of the Southeast quarter of Section 14, Township 24 North, Range 19 East of the Willamette Meridian, Chelan County, Washington, described as follows:  
Beginning at the southwest corner of the Southeast quarter of Section 14 and running East along the southern boundary of said Section 14 for a distance of 282.5 feet to a point; thence turning an angle of 90° to the left and running a distance of 207.3 feet to a point; thence turning an angle of 90° to the left and running a distance of 143.3 feet to a point; thence turning an angle of 97°21' to the right and running a distance of 389.6 feet to a point; thence turning an angle of 37°12' to the left and running a distance pf 123.6 feet to a point; thence turning an angle of 40°10 to the right and running a distance of 257.2 feet to a point; thence turning an angle of 15° to the right and running a distance of 133 feet to a point; thence turning an angle of 13°42' to the left and running a distance of 171.5 feet to a point; thence turning an angle of 90° to the left and running a distance of 80 feet, more or less, to the westerly line of County Road No. 72 as it existed in 1933; thence north along said westerly line of said County Road to the North line of Section 14; thence West 75 feet, more or less , to the center line of said Section 14; thence South along the center line of Section 14 to the point of beginning,  
EXCEPT any part lying westerly of the said county road and northerly of the North line of the Southwest quarter of the Southeast quarter.

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## PROPOSED LEGAL DESCRIPTION

### OWNER A

A portion of the southwest quarter of the southeast quarter of Section 14, Township 24 North, Range 19 East, W.M., Chelan County, Washington, more particularly described as follows:

Beginning at the southwest corner of said subdivision and the True Point of Beginning; thence South 89°19'03" East along the south line of said Section 14, for a distance of 547.45 feet; thence North 00°58'16" East, for a distance of 312.77 feet; thence North 90°00'00" West for a distance of 555.13 feet more or less to the easterly Right of Way of Nahahum Canyon Road; thence southwesterly along said right of way on a non-tangent curve to the left with a radius of 295.11 feet, an arc-length of 15.32 feet, a central angle of 2°58'29", a chord bearing of South 7°38'49" West for a distance of 15.32 feet to the north-south center line of said Section 14; thence South 00°52'39" East along said center section line, for a distance of 291.06 feet to the True Point of Beginning.



## PROPOSED LEGAL DESCRIPTION

### OWNER B

The southwest quarter of the southeast quarter of Section 14,  
Township 24 North, Range 19 East, W.M., Chelan County,  
Washington,

EXCEPT a parcel located in the southwest corner of said subdivision  
more particularly described as follows:

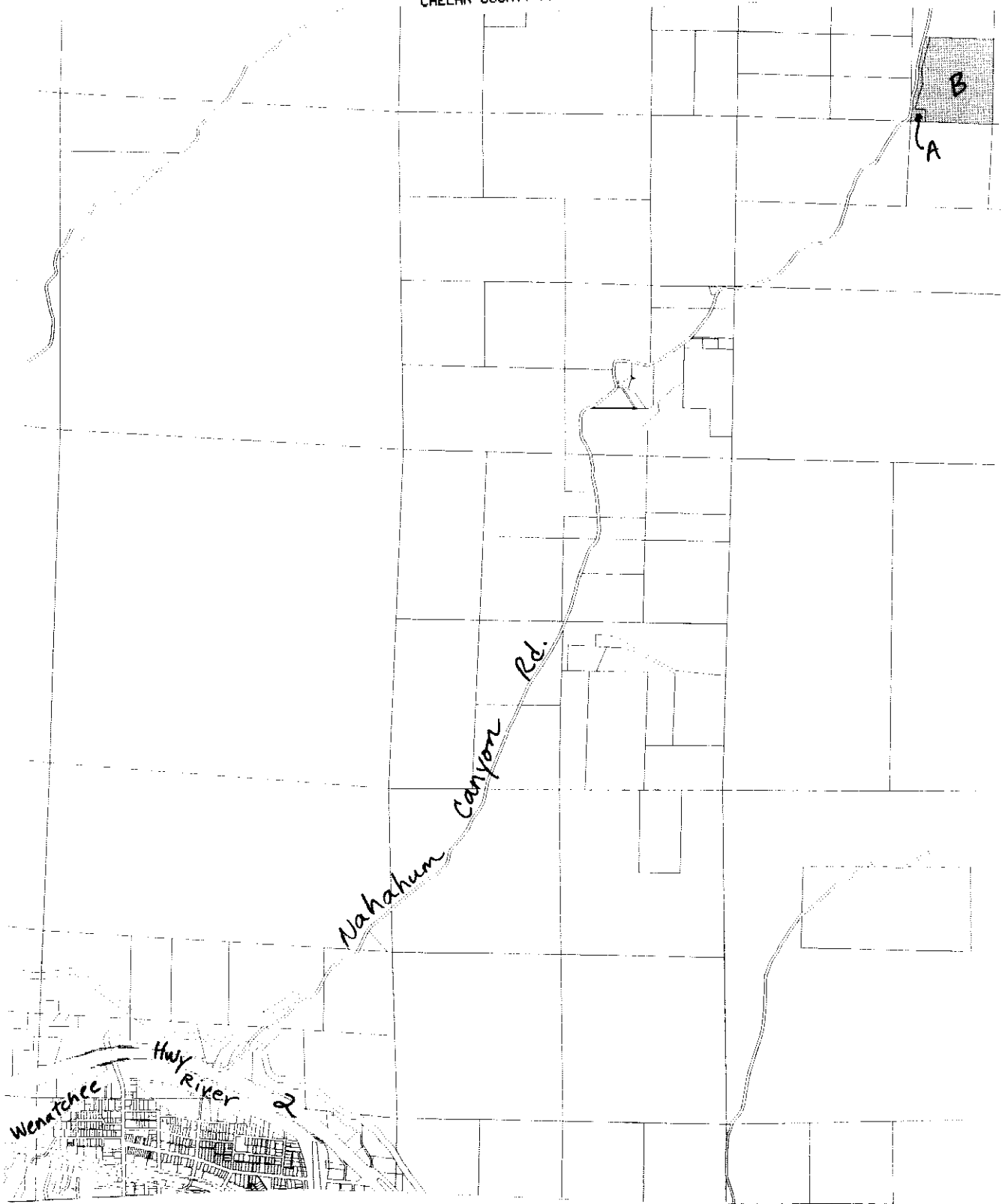
Beginning at the southwest corner of said subdivision and the True  
Point of Beginning; thence South 89°19'03" East along the south line  
of said Section 14, for a distance of 547.45 feet; thence North  
00°58'16" East, for a distance of 312.74 feet; thence North 90°00'00"  
West for a distance of 555.13 feet more or less to the easterly Right  
of Way of Nahahum Canyon Road; thence southwesterly along said  
right of way on a non-tangent curve to the left with a radius of 295.11  
feet, an arc-length of 15.32 feet, a central angle of 2°58'29", a chord  
bearing of South 7°38'49" West for a distance of 15.32 feet to the  
north-south center line of said Section 14; thence South 00°52'39"  
East along said center section line, for a distance of 291.06 feet to  
the True Point of Beginning.

EXCEPT any part lying westerly of the said county road.

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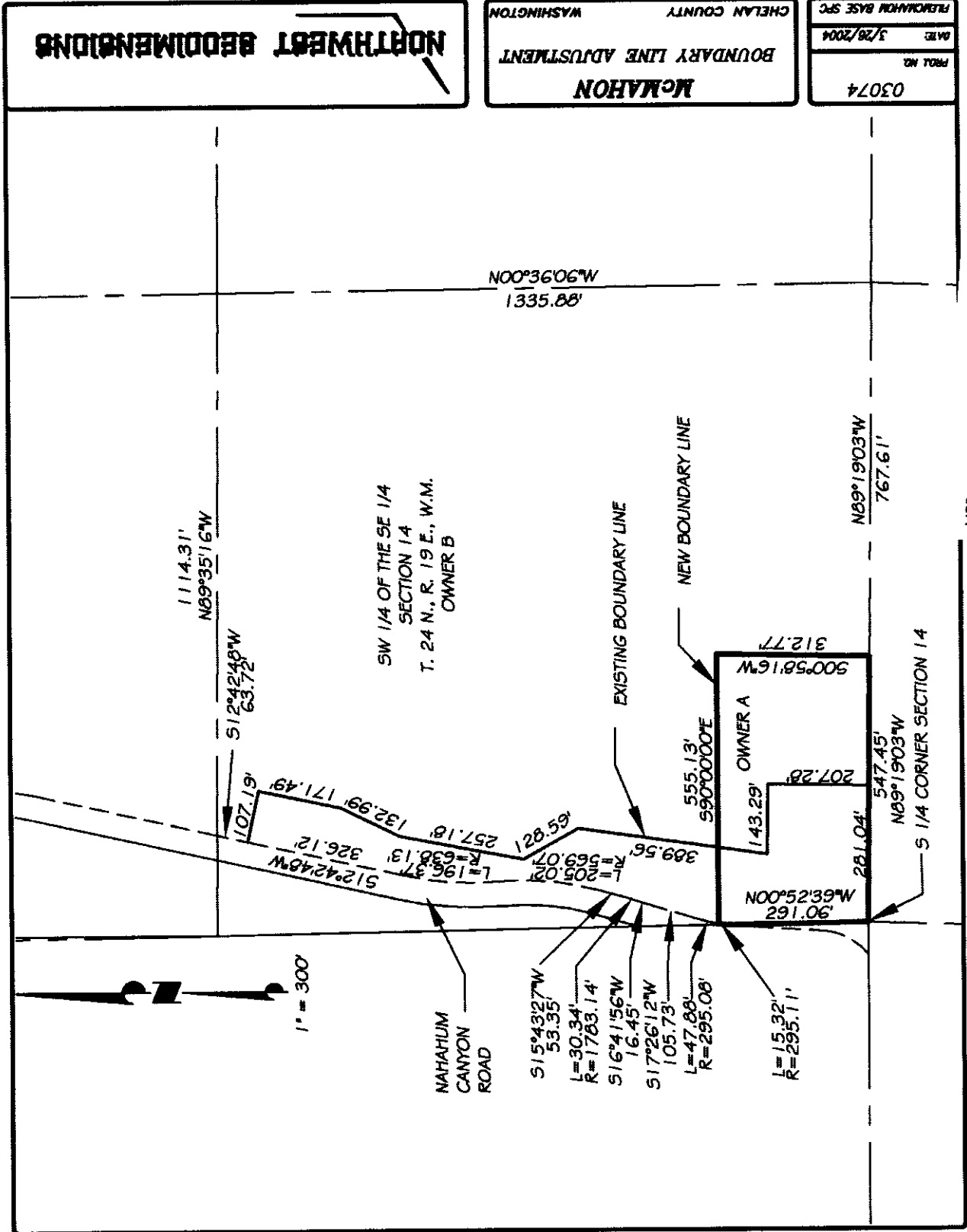
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CHELAN COUNTY PLANNING DE

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NORTHWEST BEDDIMENSIONS  
BLA \$ 27.00

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**SIGNED, DATED, AND NOTARIZED SIGNATURES FOR ALL PERSONS HAVING A FINANCIAL INTEREST IN THIS PROPERTY**

I (we), the undersigned, swear under penalty of perjury that the above responses and accompanying documentation are made truthfully and to the best of my (our) knowledge. I (we) further understand that, should there be any willful misrepresentation or willful lack of full disclosure on my (our) part, Chelan County may withdraw any approval that it might issue in reliance on this application.

I, (we) the owner(s) of all the property described herein do hereby acknowledge and agree to hold Chelan County harmless in any cause of action arising out of the boundary line adjustment or recordation of same. Furthermore, I, (we), the owner(s) of all the property involved in this boundary adjustment, hereby consent to the adjustment of property lines as proposed in this application.

241914420100  
Tax Parcel #

[Signature]  
Owner (signature)

4/2/04  
Date

[Signature]  
Owner (signature)

4/2/04  
Date

241914430050  
Tax Parcel #

[Signature]  
Owner (signature)

4/2/04  
Date

[Signature]  
Owner (signature)

4/2/04  
Date

**ACKNOWLEDGMENT**

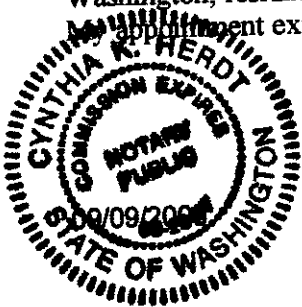
This is to certify that on the 7<sup>th</sup> day of April, 2004  
Before me, the undersigned, personally appeared

Roger McMahon and Stephanie McMahon

To me known to be the person(s), who executed the foregoing statement and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year last above written.

[Signature]

NOTARY PUBLIC in and for the State of  
Washington, residing in Entiat  
appointment expires 8-26-07



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