



STRUCTURE LOCATION & PROPOSED UNTIL BOUNDARIES EXHIBIT MAP FOR:  
**COVE OVERLOOK PARK CONDOMINIUM ASSOCIATION**

ALL UNITS, COVE OVERLOOK PARK CONDOMINIUM, WITHIN A PORTION OF  
GOVT. LOT 1 OF SEC. 20, T.28N., R.21E.W.M., CHELAN COUNTY, WA

PURPOSE STATEMENT

THE PURPOSE OF THIS EXHIBIT MAP IS TO PROVIDE THE LOCATION OF EXISTING  
STRUCTURE IMPROVEMENTS AND PROPOSED UNIT BOUNDARIES ASSOCIATED WITH THE  
COVE OVERLOOK PARK CONDOMINIUM.

BOUNDARY DESCRIPTION

A.P.N.: MULTIPLE

COVE OVERLOOK PARK CONOMINIUM PLAT RECORDED MARCH 1, 1990, IN VOLUME 17 OF  
PLATS, AT PAGES 38-39, UNDER AUDITOR'S FILE NUMBER 9003020009, RECORDS OF  
CHELAN COUNTY, WASHINGTON.

NOTE

1. PROPERTY AND EASEMENT BOUNDARIES SHOWN ON THIS SURVEY ARE BASED UPON  
DOCUMENTS, PLATS AND SURVEYS FOUND OF PUBLIC RECORD. THIS SURVEY DOES  
NOT PURPORT TO SHOW ALL RIGHTS, RIGHTS OF WAYS, EASEMENTS, VACATIONS,  
COVENANTS, RESTRICTIONS AND/OR RESERVATIONS THAT MAY BENEFIT OR BURDEN  
THE SURVEYED PROPERTY AND/OR THAT ARE NOT PLOTTABLE OR OTHERWISE  
DEFINABLE.
2. ALL DISTANCES SHOWN ON THIS SURVEY ARE GRID DISTANCES. DISTANCES IN  
BOUNDARY DESCRIPTIONS/DEEDS ARE RECORD/GROUND DISTANCES, UNLESS  
OTHERWISE NOTED.
3. THE ORTHOMAXES SHOWN DERIVED BY GROUND CONTROLLED DRONE FLIGHT  
CONDUCTED OCTOBER 2, 2025.
4. BOUNDARIES SHOWN BASED UPON THE RETRACEMENT OF THE CONDOMINIUM PLAT  
REFERENCED UNDER BOUNDARY DESCRIPTION AND RECORD OF SURVEY A.F.N.  
2582680.

LEGEND/ABBREVIATIONS

- FOUND MONUMENT AS NOTED
- FOUND REBAR OR REBAR CAP LS 16231 OR 29283
- SET 1" PLASTIC CAP LS 37543 ON 5/8" REBAR
- ⊙ SET MAG NAIL & WASHER LS 37543
- COMPUTED POINT

A.P.N. ASSESSOR'S PARCEL NUMBER

A.F.N. AUDITOR'S FILE NUMBER

B.L.A. BOUNDARY LINE ADJUSTMENT

R.O.S. RECORD OF SURVEY

— SUBJECT CONDOMINIUM BOUNDARY

- - - - - SUBJECT CONDOMINIUM RECORD UNIT BOUNDARY

REFERENCE PLATS AND SURVEYS:

R.O.S. BOOK 24, PAGE 48.  
SHORT PLAT NO. 1979, BOOK 7, PAGE 1.  
COVE OVERLOOK PARK CONDOMINIUM BOOK 17 OF PLATS, PAGE 38.  
COVE OVERLOOK PARK CONDOMINIUM DECLARATION A.F.N. 9003020009.  
DEED A.F.N. 9101140046 & 9202140018.  
SHORT PLAT NO. 2019-001 A.F.N. 2510593.

EQUIPMENT & PROCEDURES:

- EQUIPMENT: TOPCON HIPER V GNSS RECEIVERS (BASE); HIPER HR GNSS  
RECEIVERS (BASE/RTK)  
CARLSON BRX7 GNSS RECEIVERS (BASE/RTK 2025)  
AUTEL EVO II PRO RTK PHOTOGRAMMETRY.
- PROCEDURES: CONTROL ESTABLISHED BY STATIC GPS OBSERVATIONS  
PROCESSED THROUGH OPUS. SECONDARY CONTROL AND  
MONUMENT OBSERVATIONS PERFORMED WITH RTK POSITIONING  
FROM BASE CONTROL. PROCEDURES EXCEED W.A.C. 332-130-090.
- DATES: FIELD BASE CONTROL ESTABLISHED NOVEMBER 23, 2020 AND  
MONUMENTS VISITED IN DECEMBER 2022 & APRIL 2023, AND  
OCTOBER 2025. DRONE FLIGHT PERFORMED OCTOBER 2, 2025.  
MONUMENTS SET **FEBRUARY 10, 2026.**

MAP PROJECTION/BASIS OF BEARINGS:

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

META DATA PROJECT CONTROL POINT C201123 (20-073; 2" ALUMINUM CONTROL CAP):

LATITUDE: 47°54'04.26722" N  
LONGITUDE: 120°12'52.58210" W  
ELLIPSOID HEIGHT: 1216.56'  
ORTHO ELEVATION: 1277.43'  
CONVERGENCE ANGLE: 0°27'38"  
COMBINED FACTOR: 0.99999127

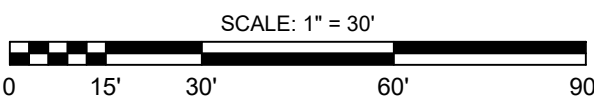
BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM, NORTH ZONE, GRID.  
DERIVED FROM GPS OBSERVATIONS UTILIZING N.G.S. CORS STATIONS: BREW, P020, & P451. TO

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|----|----|----|----|
| NW | NE | NW | NE |
| NW | NW | NE | NE |
| SW | SE | SW | SE |
| NW | NW | NE | NE |
| NW | NE | NW | NE |
| SW | SW | SE | SE |
| SW | SE | SW | SE |
| SW | SW | SE | GL |

SECTION 20, T.28N., R.21E., W.M.,  
CHELAN COUNTY, WA



GRID NORTH



PROFESSIONAL LAND SURVEYING &  
LAND USE CONSULTING  
P.O. Box 4266 Wenatchee, WA 98807-4266  
Phone: (509) 436-1640  
http://www.48dnorth.com

DATE: APRIL 10, 2026

DRAWN BY: EBG

DRAWING: 25-061 COVE OVERLOOK BNDYR2.DWG

PROJECT: 25-061

SHEET 1 OF 1