

OWNER:

RONALD MILL SITE IV INC  
1890 NELSON SIDING ROAD  
CLE ELUM WA 98922

PARCEL #20-14-12010-0011 (21004)  
ACREAGE: 11.33

11 LOTS

WATER SOURCE: CLASS A WATER SYSTEM  
SEWER SOURCE: COMMUNITY SEPTIC  
ZONE: GENERAL COMMERCIAL

# RONALD MILL SITE IV PLAT

PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF LOT 2B OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON BEING A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY PORTION OF LOT 2B WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT 2B, NORTH 66°41'36" WEST, 681.75 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 2894.44 FEET (RADIUS BEARING SOUTH 23°18'24" WEST), A LENGTH OF 330.05 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00"; THENCE NORTH 73°13'36" WEST, 72.40 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5030.00 FEET (RADIUS BEARING SOUTH 16°46'24" WEST), A LENGTH OF 18.70 FEET, THROUGH A CENTRAL ANGLE OF 00°12'47"; THENCE NORTH 73°26'23" WEST, 137.79 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 6030.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 17.16 FEET, THROUGH A CENTRAL ANGLE OF 00°09'47"; THENCE NORTH 73°36'10" WEST, 307.53 FEET; THENCE NORTH 17°12'01" EAST, 130.52 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 242.00 FEET (RADIUS BEARING SOUTH 72°48'00" EAST), A LENGTH OF 49.90 FEET, THROUGH A CENTRAL ANGLE OF 11°48'48"; THENCE NORTH 29°00'48" EAST, 151.69 FEET; THENCE SOUTH 73°36'10" EAST, 266.76 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 6358.00 FEET (RADIUS BEARING SOUTH 16°23'50" WEST), A LENGTH OF 18.09 FEET, THROUGH A CENTRAL ANGLE OF 00°09'47"; THENCE SOUTH 73°26'23" EAST, 137.79 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5358.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 19.92 FEET, THROUGH A CENTRAL ANGLE OF 00°12'47"; THENCE SOUTH 73°13'36" EAST, 72.40 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 3222.44 FEET (RADIUS BEARING SOUTH 16°46'24" WEST), A LENGTH OF 367.45 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00"; THENCE SOUTH 66°41'36" EAST, 544.69 FEET TO THE EAST BOUNDARY OF SAID LOT 2B; THENCE SOUTH 00°22'53" WEST ALONG THE EAST BOUNDARY OF SAID LOT 2B, 3.18 FEET; THENCE CONTINUING SOUTH 00°37'51" WEST ALONG SAID EAST BOUNDARY LINE, 352.31 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ALL SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

ADJACENT PROPERTY OWNERS:

832534  
DONALD M CARNAHAN ETUX  
20131 SE 192ND ST  
RENTON WA 98058

12319  
WILLIAM S STUTH  
22207 230TH AVE SE  
MAPLE VALLEY WA 98038

12318  
FRED REYKDAL ETUX  
3531 102ND PL SE  
EVERETT WA 98208

14863  
LA FAMILLE LLC  
% SALLY TURNER  
2055 91ST AVE  
YAKIMA WA 98908

14862  
SCOTT D LEY ETUX  
9100 SR 903  
PO BOX 122  
RONALD WA 98940

14861  
WILLIAM & DENISE STUTH  
FRANK SCHMITZ  
T. STUTH-TOOLEY  
22207 230TH AVE SE  
MAPLE VALLEY WA 98038

486236  
DEBIE M MOROLES ETVR  
PO BOX 988  
ROSLYN WA 98941

852534  
ROSS D CARTER  
PO BOX 34  
RONALD WA 98940

842534  
582534  
TEANAWAY RIDGE LLC  
PO BOX 808  
CLE ELUM WA 98922

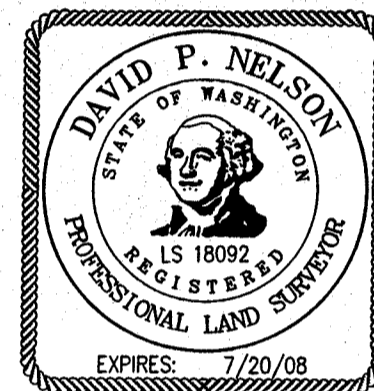
922836  
RONALD MILL SITE II  
PO BOX 808  
CLE ELUM WA 98922

RECEIVED  
JAN 23 2008  
Kittitas County  
CDS

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
1-800-553-4344



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RONALD MILL SITE IV, INC., A WASHINGTON CORPORATION, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
NAME \_\_\_\_\_ TITLE \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ President and \_\_\_\_\_ Secretary, respectively, of \_\_\_\_\_ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that \_\_\_\_\_ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_ My appointment expires \_\_\_\_\_

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

RECORDER'S CERTIFICATE

Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of  
..... DAVID P. NELSON .....  
Surveyor's Name

..... County Auditor ..... Deputy County Auditor

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...RONALD MILL SITE IV, INC... in...NOV.....2007.

DAVID P. NELSON DATE 11/23/07  
Certificate No.....18092.....

Encompass  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

RONALD MILL SITE IV PLAT  
PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	11/07	07252
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2