

# CLE ELUM RIVER TRAILS DIVISION NO. I

## IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M. KITTITAS COUNTY, WASHINGTON

### APPROVALS

#### KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 21<sup>st</sup> day of

September A.D., 2000

*[Signature]*  
Public Works Director

#### KITTITAS COUNTY PLANNING DIRECTOR

I hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. I has been examined by me and I find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 2<sup>nd</sup> day of October, A.D., 2000

*[Signature]*  
Kittitas County Planning Director

#### KITTITAS COUNTY HEALTH DEPARTMENT

I hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. I has been examined by me and I find that the sewage and water system herein shown do meet and comply with all requirements of the County Health Department.

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this 19<sup>th</sup> day of SEPTEMBER, A.D., 2000

*[Signature]*  
Kittitas County Health Officer

#### ASSESSOR'S CERTIFICATE

I hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. I has been examined by me and I find the property to be in an acceptable condition for platting.

Dated this 28 day of September, A.D., 2000

*[Signature]*  
Kittitas County Assessor

#### TREASURER'S CERTIFICATE

I hereby certify that the taxes and assessments are paid for the preceding years and for this year in which the plat is now to be filed.

Dated this 28<sup>th</sup> day of September, A.D., 2000

*[Signature]*  
Kittitas County Treasurer  
Original Tax Parcel No. 20-14-12030-0001

#### BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED This 3<sup>rd</sup> day of October, A.D., 2000

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

BY: *[Signature]*  
Chairperson

ATTEST:  
*[Signature]*  
Clerk of the Board

### ADJACENT OWNERSHIPS

Baker's Acres Lot 11  
Frank Newman  
12629 NE 73rd St.  
Kirkland, Wa 98033

Baker's Acres Lot 12  
Robert Faulkner  
904 N. 36th St.  
Kirkland, Wa 98033

Unplatted  
Port Quendall Development  
Company, Inc.  
1890 Nelson Siding road  
Cle Elum, Wa 98922

Evergreen Valley Div. III Lot 1  
Port Quendall Development  
1890 Nelson Siding Road  
Cle Elum, WA 98922

Evergreen Valley Div. III Lot 2  
Kerry & Kathy Johnson  
14241 NE Woodinville-Duvall Rd  
Woodinville, WA 98072

Evergreen Valley Div. III Lot 3  
Kerry & Kathy Johnson  
14241 NE Woodinville-Duvall Rd  
Woodinville, WA 98072

Evergreen Valley Div. III Lot 4  
JTM Company  
212 Hubbard Rd  
Lynnwood, WA 98036

Evergreen Valley Div. III Lot 5  
Francis & Deborah Cammarano  
16507 64th Ave. W.  
Lynnwood, WA 98037

Evergreen Valley Div. III Lot 6  
Jerry & Sheryl Martens  
212 Hubbard Rd.  
Lynnwood, WA 98036

Evergreen Valley Div. III Lot 7  
Edwin & Deborah Medvedich  
3335 Centennial Way NE  
Tacoma, WA 98422

Evergreen Valley Div. III Lot 8  
Douglas & Sandra Bearden  
7003 188th PI SW  
Lynnwood, WA 98036

Evergreen Valley Div. III Lot 9  
Jeffrey & Katherine Ziegler  
3907 240th PI SE  
Issaquah, WA 98029

Evergreen Valley Div. III Lot 10  
Jonathan & Dixie Carlson  
28605 118th SE  
Kent, WA 98031

Evergreen Valley Div. III Lot 16  
B&T Brunner Family Limited Part.  
Brian & Barbara Brunner  
18819 SE 287th St.  
Kent, WA 98042

Evergreen Valley Div. III Lot 17  
Port Quendall Development  
1890 Nelson Siding Road  
Cle Elum, WA 98922

### SURVEYOR'S DECLARATION

I, a registered land surveyor, do hereby certify that this PLAT OF CLE ELUM RIVER TRAILS DIVISION NO. I is based on actual survey and subdivision of Section 12, Township 20 North, Range 14 East, W.M., that the distances and courses and angles are shown thereon correctly to the best of my knowledge and that proper monuments will be set and lot block corners staked on the ground as shown on the lot.

*[Signature]*  
Registered Land Surveyor

16915  
Washington License No.

### EASEMENT PROVISIONS

An easement is hereby granted to and reserved for Puget Sound Energy Company, Evergreen Valley Water Systems, Inc., Roslyn Telephone Company, and their respective successors and assigns under and upon the exterior ten feet parallel with and adjacent to the road frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving this subdivision and other property with electric, natural gas, telephone, and water service. Together with the right to enter upon the lots at all times for the purposes herein stated. These easements entered upon fore these purposes shall be restored as near as possible to their original condition.



RECORDER'S CERTIFICATE 200010110017.....

Filed for record this 11<sup>th</sup> day of October 2000 at 2:53P in book 8 of 200 P.M.S. at page 201 at the request of

KITTITAS COUNTY BOARD OF COMMISSIONERS  
*[Signature]*  
County Auditor  
*[Signature]*  
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 CLE ELUM CONSULTANTS in JUNE, 2000.

*[Signature]*  
Certificate No. 16915



**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
510 EAST FIRST  
CLE ELUM, WASHINGTON 98922  
PHONE: (509)674-7433  
FAX: (509)674-7419

### CLE ELUM RIVER TRAILS DIVISION NO. I

IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M.

DWN BY <b>S. KITZ</b>	DATE <b>6/00</b>	JOB NO. <b>94516</b>
CHKD BY <b>R. KITZ</b>	SCALE <b>1"=100'</b>	SHEET <b>1 OF 3</b>

# CLE ELUM RIVER TRAILS DIVISION NO. I

## IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M. KITTITAS COUNTY, WASHINGTON

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby subdivided, hereby declare this plat and dedicate to the public forever all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights-of-way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

IN WITNESS WHEREOF, We have hereunto set our hands and seal this 7<sup>th</sup> day of September A.D., 2000

PORT QUENDALL DEVELOPMENT CO., INC. A WASHINGTON CORPORATION

BY: [Signature]  
ITS ASSISTANT SECRETARY

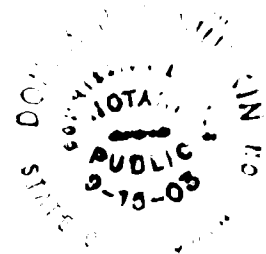
### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITTITAS ) S.S.

On this 7<sup>th</sup> day of SEPTEMBER, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared PATRICK A. DEWBRA to me known to be the ASSISTANT SECRETARY of PORT QUENDALL DEVELOPMENT CO., INC. 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 He is 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.

[Signature]  
Notary Public in and for the State of Washington, residing at 616 Fern, 420 9922  
My Appointment Expires 8-15-2003



### LEGAL DESCRIPTION

THE SOUTHWEST QUARTER AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 2 EAST (903), SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT;

1. THE PLAT OF BAKER'S ACRES, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGES 76, 77 AND 78, RECORDS OF SAID COUNTY.
2. THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. I, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS ON PAGES 51 THROUGH 53, RECORDS OF SAID COUNTY;
3. THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. II, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 121, 122 AND 123, RECORDS OF SAID COUNTY;
4. THE PLAT OF EVERGREEN VALLEY PLAT, DIVISION NO. III, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGES 124 THROUGH 126, RECORDS OF SAID COUNTY;
5. THE NORTH 200 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12;
6. THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., COUNTY OF KITTITAS, STATE OF WASHINGTON, AND THAT PORTION OF THE PROPERTY DESCRIBED IN THE PARCEL DESIGNATED AS PARCEL "B" OF THE RECORD OF SURVEY DRAWING PREPARED BY WESTERN PACIFIC ENGINEERING, INC., DATED SEPTEMBER 1991 AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF LOT 39, BAKER'S ACRES PLAT, AS PER PLAT THEREOF FILED IN VOLUME 5 OF PLATS, PAGES 76, 77 AND 78, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 372709, SAID POINT ALSO BEING THE NORTHERLY MOST CORNER OF SAID PARCEL "B" DESCRIBED IN THE RECORD OF SURVEY DRAWING AS FOUND IN BOOK 16 OF SURVEYS, PAGES 66 AND 67, AS FOUND UNDER THE KITTITAS COUNTY AUDITOR'S FILE NO. 523717, RECORDS OF KITTITAS COUNTY AND ON THE SOUTHWEST RIGHT OF WAY BOUNDARY LINE OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S STATE HIGHWAY KNOWN AS STATE HIGHWAY 903; THENCE SOUTHEASTERLY ON A 2,894.80 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST AN ARC DISTANCE OF 62.47 FEET TO A POINT THAT LIES 60.00 FEET SOUTHEAST OF THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39, THE LONG CHORD OF SAID CURVE BEING SOUTH 60°28'57" EAST, A DISTANCE OF 62.47 FEET, SAID LINE BEING COINCIDENT WITH THE SOUTHWEST RIGHT OF WAY BOUNDARY LINE OF SAID STATE HIGHWAY 903 AND NORTHEAST BOUNDARY LINE OF SAID PARCEL "B"; THENCE SOUTH 45° 41'32" WEST, A DISTANCE OF 100.00 FEET, SAID LINE BEING PARALLEL WITH 60.00 FEET SOUTHEAST OF THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39; THENCE SOUTH 09°21'21" WEST, A DISTANCE OF 267.40 FEET; THENCE NORTH 63°43'23" WEST, A DISTANCE OF 231.61 FEET TO THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39 AND TO A NORTHWESTERLY BOUNDARY LINE OF SAID PARCEL "B"; THENCE NORTH 45° 41'32" EAST COINCIDENT WITH THE SOUTHEAST BOUNDARY LINE OF SAID LOT 39 AND THE NORTHWEST BOUNDARY LINE OF SAID PARCEL "B", A DISTANCE OF 374.99 FEET TO THE POINT OF BEGINNING.

- SUBJECT TO AN EASEMENT FOR WATER PIPELINE PURPOSES AS RECORDED IN BOOK 22 OF DEEDS ON PAGE 121.
- SUBJECT TO PENDENCY OF YAKIMA COUNTY SUPERIOR COURT CASE NO. 77-2-01484-5.
- SUBJECT TO AN EASEMENT FOR TELEPHONE LINE RIGHT-OF-WAY AS RECORDED UNDER AUDITOR'S FILE NO. 442098.
- SUBJECT TO AN EASEMENT FOR PLUM CREEK TIMBER COMPANY, INC. AS RECORDED UNDER AUDITOR'S FILE NO. 481279.
- SUBJECT TO ELECTRIC TRANSMISSION LINE EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NO.S 541181 AND 574976.
- SUBJECT TO A WELL AND WATER USE AGREEMENT AS FILED UNDER AUDITOR'S FILE NO. 553172.

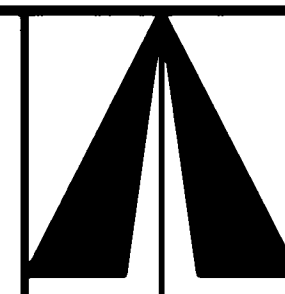


RECORDER'S CERTIFICATE 200010110017

Filed for record this 11<sup>th</sup> day of October 2000 at 1:53 P in book 8 of Plats at page 202 at the request of KITTITAS COUNTY BOARD OF COMMISSIONERS  
Beverly M. Allenbaugh County Auditor  
S. Newkirk 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 CLE ELUM CONSULTANTS in JUNE 2000.  
[Signature]  
Certificate No. 16915



**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS  
510 EAST FIRST  
CLE ELUM, WASHINGTON 98922  
PHONE: (509)874-7433  
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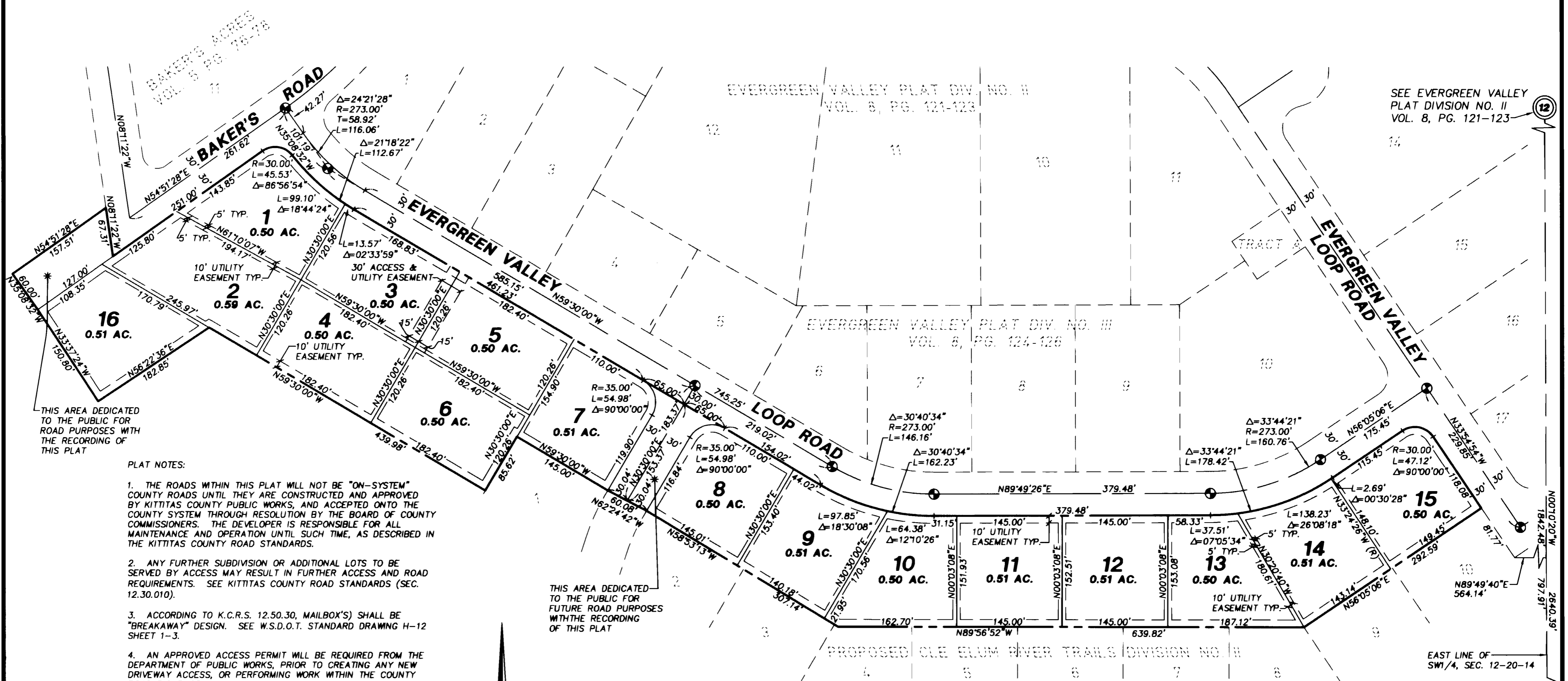
### CLE ELUM RIVER TRAILS DIVISION NO. I

IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M.

DWN BY <b>S. KITZ</b>	DATE <b>6/00</b>	JOB NO. <b>94516</b>
CHKD BY <b>R. KITZ</b>	SCALE <b>1"=100'</b>	SHEET <b>2 OF 3</b>

# CLE ELUM RIVER TRAILS DIVISION NO. I

## IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M. KITTITAS COUNTY, WASHINGTON

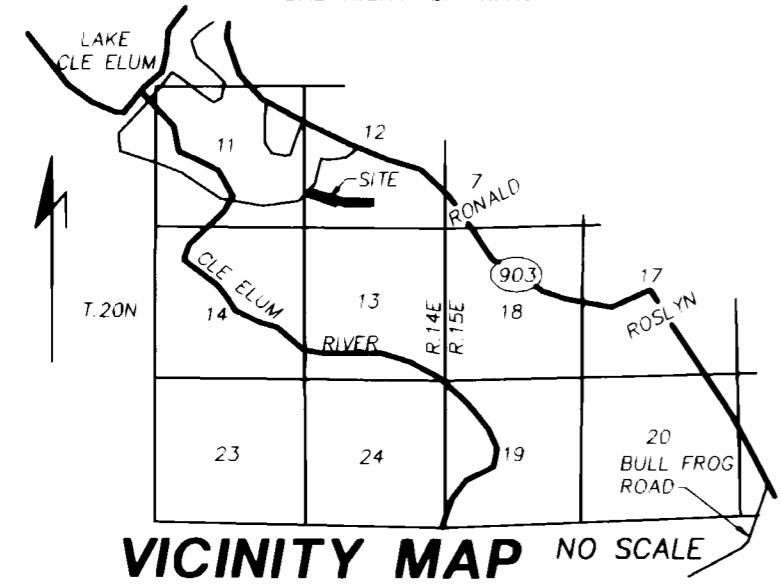


THIS AREA DEDICATED TO THE PUBLIC FOR ROAD PURPOSES WITH THE RECORDING OF THIS PLAT

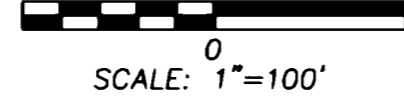
**PLAT NOTES:**

1. THE ROADS WITHIN THIS PLAT WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNTIL THEY ARE CONSTRUCTED AND APPROVED BY KITTITAS COUNTY PUBLIC WORKS, AND ACCEPTED ONTO THE COUNTY SYSTEM THROUGH RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATION UNTIL SUCH TIME, AS DESCRIBED IN THE KITTITAS COUNTY ROAD STANDARDS.
2. ANY FURTHER SUBDIVISION OR ADDITIONAL LOTS TO BE SERVED BY ACCESS MAY RESULT IN FURTHER ACCESS AND ROAD REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS (SEC. 12.30.010).
3. ACCORDING TO K.C.R.S. 12.50.30, MAILBOX(S) SHALL BE "BREAKAWAY" DESIGN. SEE W.S.D.O.T. STANDARD DRAWING H-12 SHEET 1-3.
4. 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.

THIS AREA DEDICATED TO THE PUBLIC FOR FUTURE ROAD PURPOSES WITH THE RECORDING OF THIS PLAT



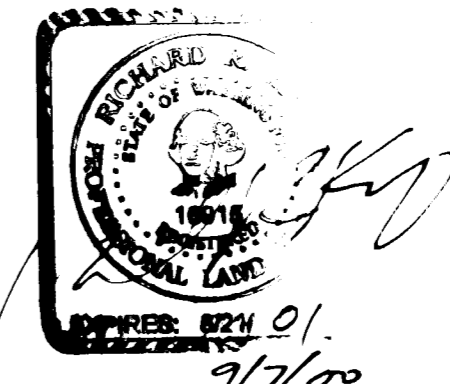
MERIDIAN: PLAT OF BAKER'S ACRES



- LEGEND:
- = SET 2" IRON PIPE W/BRASS CAP
  - (R) = RADIAL BEARING

**SURVEY NOTES:**

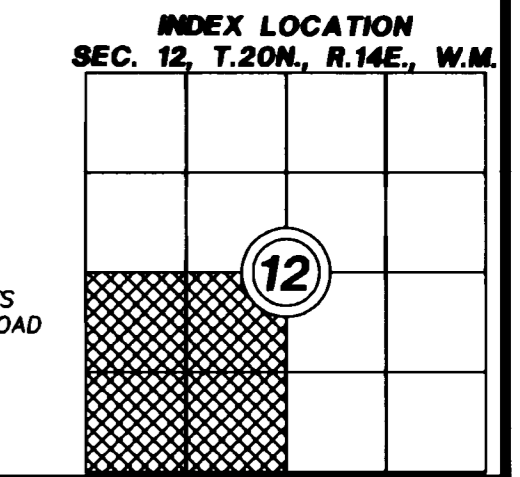
1. FIELD WORK WAS DONE USING A LIETZ SET 2C TOTAL STATION IN ACCORDANCE WITH W.A.C. 332-130
2. REFERENCE IS MADE TO THE FOLLOWING SURVEYS: PLAT OF BAKER'S ACRES VOL. 5, PG. 76-78. EVERGREEN VALLEY PLAT DIVISION NO. I VOL. 8 PG. 51-53. RECORD OF SURVEY BY W.P.E. BK. 19 PG. 198-200. EVERGREEN VALLEY PLAT DIVISION NO. II, VOL. 8, PG. 121-123, EVERGREEN VALLEY PLAT DIVISION NO. III VOL. 8 PG. 124-126.
3. BASIS OF BEARING AND SECTION BREAKDOWN ARE DETAILED ON EVERGREEN VALLEY PLAT DIVISION NO. II, AS RECORDED IN VOLUME 8 ON PAGES 121 THROUGH 123.



DEVELOPER:

CLE ELUM CONSULTANTS  
1890 NELSON SIDING ROAD  
CLE ELUM, WA. 98922  
PH: [509]674-5979

EXISTING ZONING:  
R-3



RECORDER'S CERTIFICATE 200010110017

Filed for record this 11th day of October 2000 at 3:58 P in book 8 of Plats at page 303 at the request of KITTITAS COUNTY BOARD OF COMMISSIONERS

Beverly M. Allenbaugh County Auditor  
S. Weiskie 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 CLE ELUM CONSULTANTS in JUNE 2000.

[Signature]  
Certificate No. 1691E

**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS

510 EAST FIRST  
CLE ELUM, WASHINGTON 98922  
PHONE: (509)674-7433  
FAX: (509)674-7419

CLE ELUM RIVER TRAILS DIVISION NO. I		
IN THE SW1/4, SECTION 12, T.20N., R.14E., W.M.		
DWN BY	DATE	JOB NO.
S. KITZ	6/00	94516
CHKD BY	SCALE	SHEET
R. KITZ	1"=100'	3 OF 3