

NO. 001/2007 04:08:38 PM V: 11 P: 12 200709260400
 STATE OF WASHINGTON
 KITTITAS COUNTY REGISTER
 200709260400
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ELKHORN RIDGE PLAT
PORTION OF THE WEST 1/2, SEC-1, T.19N., R.14E., W.M.
KITTITAS COUNTY, WASHINGTON

P-06-36

RECEIVING NUMBER: 200709260400

OWNER:
 BABCOCK & BLANCO LLC
 2301 SOUTH ST
 SPOKANE, WA 99208
 WATER SOURCE: INDIVIDUAL WELLS
 SEWER SOURCE: SEPTIC & DRAINFIELD
 DRAINAGE IMPROVEMENTS: NONE PLANNED
 EXISTING TAX PARCEL NO. 19-14-01000-0004
 ORIGINAL PARCEL AREA: 6.20 ACRES
 ZONE: RURAL J

EXISTING LEGAL DESCRIPTION:
 LOT 4, OF BABCOCK & BLANCO SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 05-25, AS RECORDED DECEMBER 22, 2005, IN BOOK H OF SHORT PLATS, PAGES 169 & 170 UNDER AUDITOR'S FILE NUMBER 200512220022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 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 ACCORDING TO THE KITTITAS COUNTY WEEDS CONTROL AND PROHIBITION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. ACCORDING TO RCW 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
6. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO OBTAINING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
10. ENTIRE PRIVATE ROAD SHALL ACHIEVE 99% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
11. KITTITAS 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.
12. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.009(1)) COMMERCIAL, NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.005).
13. PLANTED LOTS WHERE THE SIZE OF THE LOT IS THREE ACRES OR LESS SHALL BE IRRIGATED BY THE USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRAIN IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE IRRIGATION ENTITY THAT SUPPLIES THE WATER. (ORD. 2005-31, 2005).

KNOW ALL MEN BY THESE PRESENTS THAT BABCOCK & BLANCO, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBSCRIBE AND PLAT AS HEREBY DESCRIBED.
 IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 9 DAY OF August, A.D., 2007.
 By: David P. Nelson
 TITLE: Surveyor

ACKNOWLEDGEMENT
 STATE OF WASHINGTON)
 COUNTY OF Kittitas)

On this 9th day of August, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David P. Nelson, known to me to be the Surveyor of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said David P. Nelson, and on oath stated that the said instrument and that the said officer (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereat on the day and year first above written.



Notary Public and for the State of Washington, residing at 108 East 2nd Street, Cle Elum, WA 98922, by appointment expires 1/20/08.

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 AND REPORT THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 Call Before You Dig
 1-800-553-4344



RECORDER'S CERTIFICATE
 Filed for record this 9th day of August, 2007, at Spokane in Book 11 of Plats, at page 36 of the request of DAVID P. NELSON, Surveyor's Name
DAVID P. NELSON
 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 Surveying and Mapping Act of the State of Washington.
DAVID P. NELSON
 DATE 8/9/07
 Certificate No. 18092

Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7418

ELKHORN RIDGE PLAT
 PTK. W/2 OF SECTION 1, T.19N., R.14E., W.M.,
 KITTITAS COUNTY, STATE OF WASHINGTON

DRAWN BY	DATE	JOB NO.
G. WEISER	04/07	06175
CHECK BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2