

VICINITY MAP  
N.T.S.

### APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "COE" Large Lot Subdivision has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Planning Director

KITTITAS 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 \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Health Officer

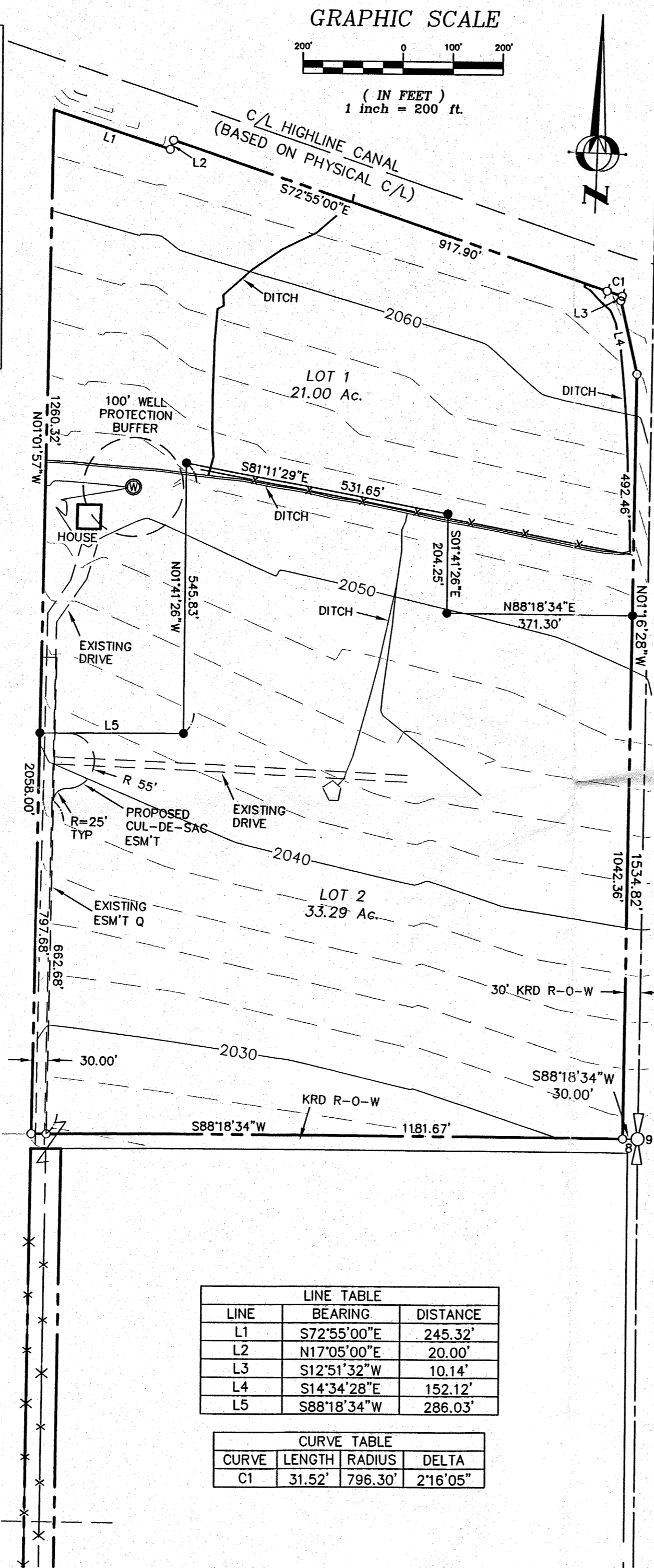
CERTIFICATE OF COUNTY TREASURER

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 \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

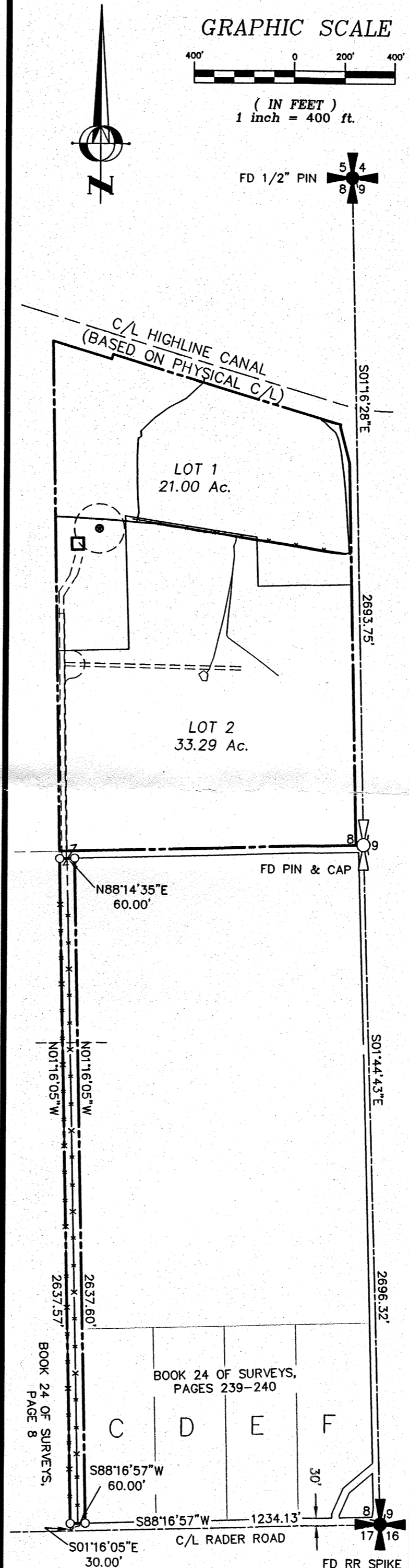
\_\_\_\_\_  
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 18-19-08010-0004 (574234)

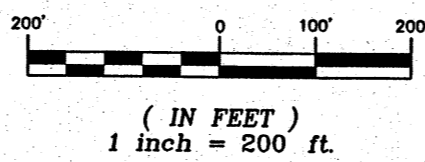


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S72°55'00"E	245.32'
L2	N17°05'00"E	20.00'
L3	S12°51'32"W	10.14'
L4	S14°34'28"E	152.12'
L5	S88°18'34"W	286.03'

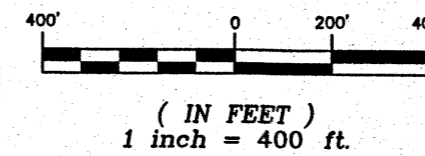
CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.52'	796.30'	2°16'05"



GRAPHIC SCALE



GRAPHIC SCALE

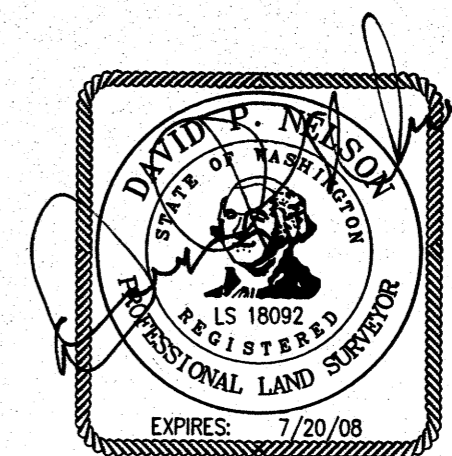


FD 1/2" PIN

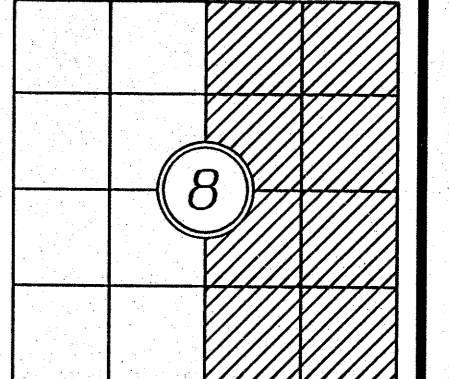
## COE LARGE LOT SUBDIVISION KITTITAS COUNTY LLSD 08-XX A PORTION OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M. KITTITAS COUNTY, WASHINGTON

### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 1/2" REBAR & CAP
- FOUND REBAR & CAP
- FENCE LINE



INDEX LOCATION:  
SEC. 8 T.18N., R.19E., W.M.



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...MATT. COE.....  
in...FER.....2007.

*David P. Nelson* 02/26/08  
DAVID P. NELSON DATE

Certificate No. 18092

**K.C.L.L.S.D. NO. 08-XX**  
**PART OF THE EAST 1/2, SEC. 8, T.18N., R.19E., W.M. KITTITAS COUNTY, WASHINGTON**

DWN BY <b>D. PIERCE</b>	DATE <b>02/2008</b>	JOB NO. <b>07099</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=400'</b>	SHEET <b>1 OF 2</b>

**Encompass**  
ENGINEERING & SURVEYING

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

**RECEIVED**

FEB 26 2008

KITTITAS COUNTY  
CDS

OWNER:  
MATT COE  
721 THOMAS ROAD  
ELLENSBURG, WA 98926

WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: SEPTIC/DRAINFIELD  
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL NO.: 18-19-08010-0004 (574234)

EXISTING PARCEL AREA: 54.29 ACRES

ZONE: AG-20

**COE LARGE LOT SUBDIVISION  
KITTITAS COUNTY LLSD 08-XX  
A PORTION OF THE EAST 1/2 OF SECTION 8,  
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
KITTITAS COUNTY, WASHINGTON**

EXISTING LEGAL DESCRIPTION:

PARCEL U OF THAT CERTAIN SURVEY AS RECORDED JUNE 24, 2003, IN BOOK 29 OF SURVEYS, PAGES 16 THROUGH 18, UNDER AUDITOR'S FILE No. 200306240041, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS STATE OF WASHINGTON.

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE RB GPS IN CONJUNCTION WITH 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. FOR SECTION BREAKDOWN, BASIS OF BEARINGS, AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY RECORDED IN BOOK 24 OF SURVEYS AT PAGES 239-240, UNDER AUDITOR'S FILE No. 200002220015 AND THE SURVEY RECORDED IN BOOK 29 OF SURVEYS AT PAGES 16-18, UNDER AUDITOR'S FILE No. 200306240041, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. 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, SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
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.
5. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
8. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND.
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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SUBDIVISION.
10. 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.
11. 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.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305).

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 21.00 IRRIGABLE ACRES AND LOT 2 HAS 17.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

ADJACENT OWNERS:

18-19-08040-0001  
18-19-08040-0010  
18-19-08040-0011  
18-19-08040-0018  
18-19-08040-0019  
18-19-08040-0020  
18-19-08040-0021  
18-19-08040-0022  
18-19-09000-0025  
BRENT W. MINOR, ETUX  
8001 NANEUM ROAD  
ELLENSBURG, WA 98926

18-19-08040-0007  
18-19-08040-0004  
THOMAS R. HEDRICK, ETUX TRUSTEES  
18240 150TH AVE SE  
RENTON, WA 98058

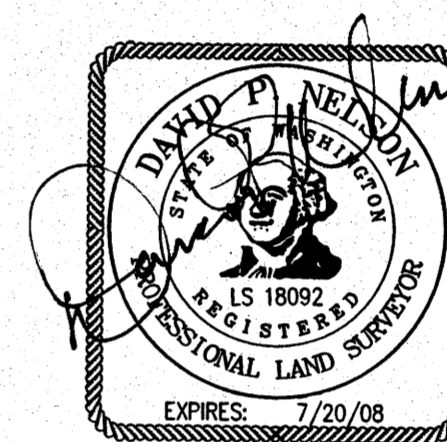
18-19-08010-0007  
WILLIAM W. SPETH, ETUX  
1030 BAR 14 ROAD  
ELLENSBURG, WA 98926

18-19-08010-0003  
CLIFFORD R. GRIFFIN, ETUX  
860 BAR 14 ROAD  
ELLENSBURG, WA 98926

18-19-08010-0008  
MOLLY A. STONE  
866 BAR 14 ROAD  
ELLENSBURG, WA 98926

18-19-09000-0017  
18-19-08010-0001  
PATRICK M. JENKINS, ETUX  
6221 WILSON CREEK ROAD  
ELLENSBURG, WA 98926

18-19-08040-0002  
18-19-08040-0003  
MATTHEW P. MILLER, ETUX  
1120 HOBERT AVE.  
ELLENSBURG, WA 98926



**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, MATTHEW COE, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE AND SUBDIVIDE AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2008.

\_\_\_\_\_  
MATTHEW COE

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
                                  ) S.S.

COUNTY OF KITTITAS

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

\_\_\_\_\_  
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS \_\_\_\_\_ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2008.

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

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

ACKNOWLEDGMENT

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

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 \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ PRESIDENT AND \_\_\_\_\_ SECRETARY, RESPECTIVELY, OF \_\_\_\_\_ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND 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 INSTRUMENT 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 RESIDENT AT \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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

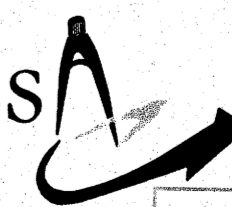
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of...MATT COE..... in...FEB.....2007.

\_\_\_\_\_  
DAVID P. NELSON DATE 02/20/08  
Certificate No. 18092.....

**K.C.L.L.S.D. NO. 08-XX**  
**PART OF THE EAST 1/2, SEC. 8, T.18N., R.19E., W.M. KITTITAS COUNTY, WASHINGTON**

DWN BY <b>D. PIERCE</b>	DATE <b>02/2008</b>	JOB NO. <b>07099</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>N/A</b>	SHEET <b>2 OF 2</b>

**Encompass**  
ENGINEERING & SURVEYING



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

**RECEIVED**

FEB 26 2008

KITTITAS COUNTY  
CDS