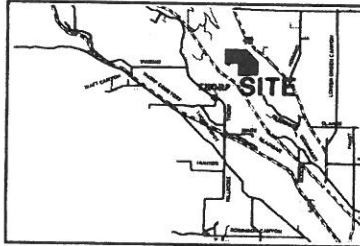


"LOOKOUT" LARGE LOT SUBDIVISION

A PTN. OF THE NORTH 1/2 OF SEC. 1,
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.
KITITAS COUNTY, WASHINGTON



VICINITY MAP
NTS

OWNER:

FRANK M. RAGLAND
JUDY L. RAGLAND
PO BOX 208
THORP, WA 98946

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

EXISTING PARCEL # 18-17-01020-0005 (736333)
11 LOT SUBDIVISION (MIN. 20 AC LOT)
EXISTING PARCEL AREA: 235.1 ACRES

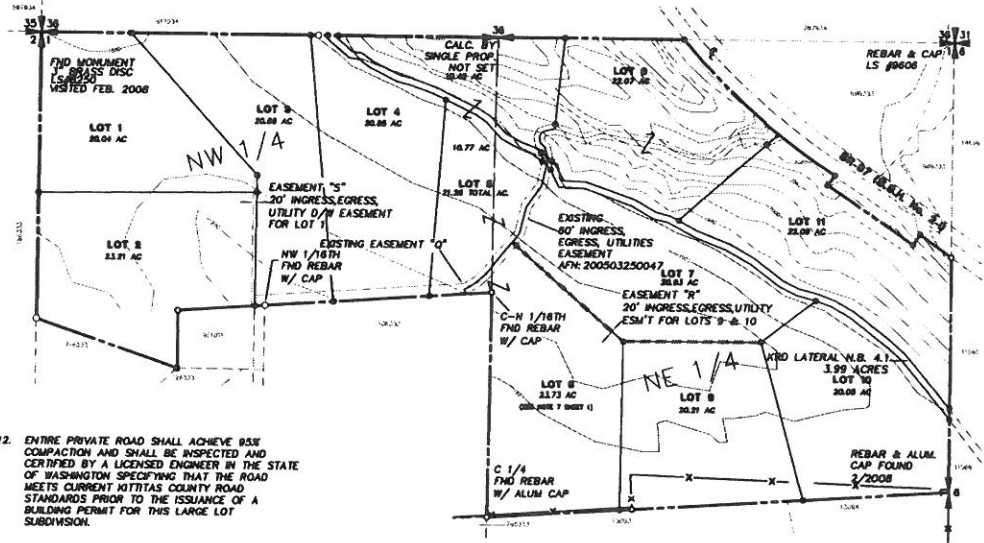
ZONE: AG-5

LEGAL DESCRIPTION:

PARCEL 12 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 19, 2005, IN BOOK 31 OF SURVEYS, PAGES 184 AND 185, UNDER AUDITOR'S FILE NO. 200509190016, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M. IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES

- THE PURPOSE OF THIS SURVEY IS TO LARGE LOT SUBDIVIDE TAX PARCEL No. 18-17-01020-0005 INTO THE CONFIGURATION SHOWN HEREON.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S8 SERIES 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR THE BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY RECORDED IN BOOK 23 OF SURVEYS AT PAGE 55-88, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- THE WASHINGTON STATE DEPT. OF TRANSPORTATION REMOVED ALL MONUMENTATION FOR SR-87. THE LOCATION FOR SR-87 RIGHT-OF-WAY IS BASED ON THE INFORMATION SHOWN ON THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF SURVEYS AT PAGES 248-252, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- THE CONTOURS SHOWN HEREON ARE ON AN ASSUMED DATUM.
- ACCESS TO LOT 8 SHALL BE DIRECTLY OFF EXISTING ROAD ESM'T APN#200503250047
- PER RCW 17.10.140 LAND OWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- PURSUANT TO RCW 90.44.50, THE CUMULATIVE EFFECT OF WATER INTRUSIONS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 85% 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 LARGE LOT SUBDIVISION.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND 5 FEET ON SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS 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.
- KITITAS 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 DIVISION.
- THE LOTS IN THIS SURVEY ARE CREATED THROUGH THE LARGE LOT SUBDIVISION REVIEW PROCESS. AS SUCH THERE HAS BEEN REVIEW FOR CONFORMANCE WITH SUITABILITY FOR ON-SITE SEWAGE DISPOSAL AND AVAILABILITY OF POTABLE WATER.

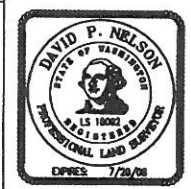


GRAPHIC SCALE

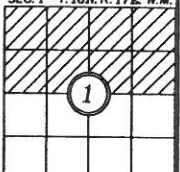


LEGEND

- SECTION CORNER
- QUARTER CORNER
- FOUND REBAR W/ CAP
- SET 1/2" REBAR WITH SURVEY CAP L.S. #10092
- FENCE



INDEX LOCATION:



APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ___ day of _____ A.D., 20__

Kititas County Engineer

COUNTY PLANNING DIRECTOR

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

Dated this ___ day of _____ A.D., 20__

Kititas County Planning Director

KITITAS 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 plot. 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__

Kititas 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 plot is now to be filed.

Dated this ___ day of _____ A.D., 20__

Kititas County Treasurer

ORIGINAL TAX LOT NO. 18-17-01020-0005 (736333)

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

ERALD V. PETTIT
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...FRANK RAGLAND...in.....FEB.....2008.

DAVID P. NELSON

3-18-8

Certificate No. 18092



ENGINEERING & SURVEYING

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

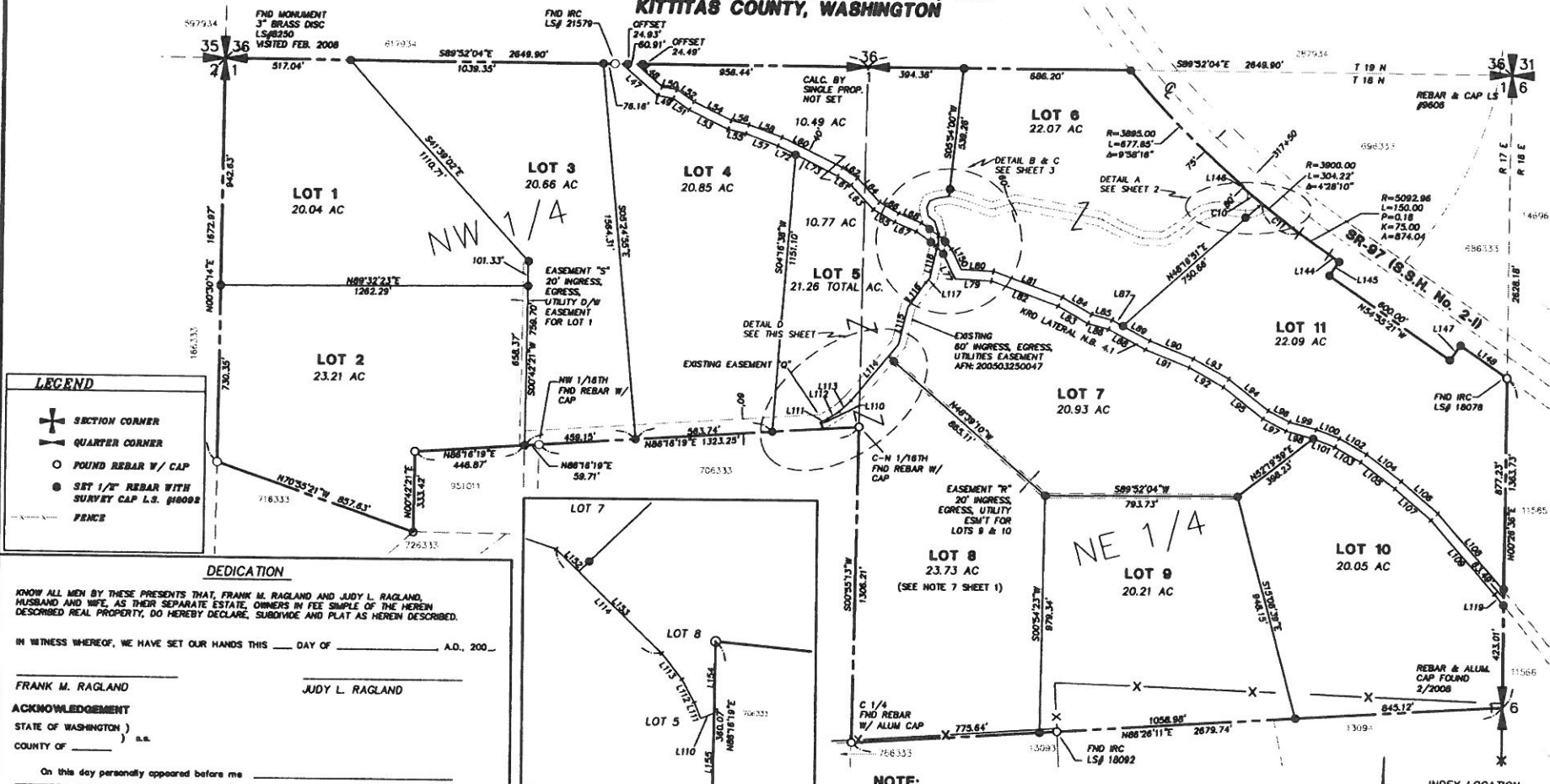
"LOOKOUT" LARGE LOT SUBDIVISION

PREPARED FOR
FRANK RAGLAND
PTN. OF THE NORTH 1/2 OF SEC. 1,
TOWNSHIP 18 NORTH RANGE 17 EAST, W.M.
KITITAS COUNTY WASHINGTON

OWN BY	DATE	JOB NO.
DP/ST/GW	03/2008	08009
CHKD BY	SCALE	SHEET
D. NELSON	1"=500'	1 OF 3

"LOOKOUT" LARGE LOT SUBDIVISION

A PTN. OF THE NORTH 1/2 OF SEC. 1,
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.
KITITAS COUNTY, WASHINGTON



LEGEND

- SECTION CORNER
- QUARTER CORNER
- FOUND REBAR W/ CAP
- SET 1/2" REBAR WITH SURVEY CAP L.S. #18008
- FRNCE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, FRANK M. RAGLAND, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREW DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREN DESCRIBED.

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

FRANK M. RAGLAND
JUDY L. RAGLAND

ACKNOWLEDGEMENT

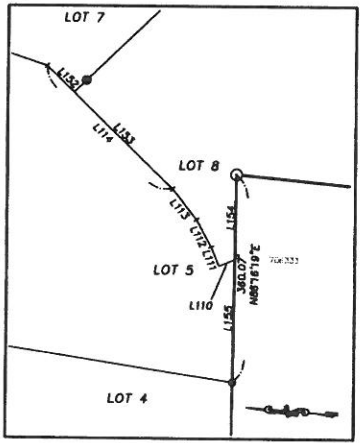
STATE OF WASHINGTON)
COUNTY OF _____) s.s.

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.

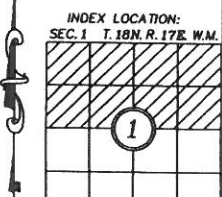
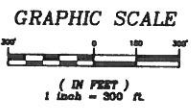
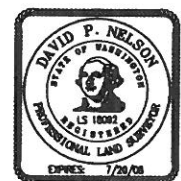
GIVEN under my hand and official seal this _____ day of _____, 200__

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



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



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

GERALD V. PETTIT
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... FRANK RAGLAND... in... FEB., 2008.

DAVID P. NELSON
Certificate No. 18082

Encompass
ENGINEERING & SURVEYING

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

"LOOKOUT" LARGE LOT SUBDIVISION
PREPARED FOR
FRANK RAGLAND
PTN. OF THE NORTH 1/2 OF SEC. 1,
TOWNSHIP 18 NORTH RANGE 17 EAST, W.M.
KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
DP/ST/GW	03/2008	08009
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	2 OF 3

"LOOKOUT" LARGE LOT SUBDIVISION
 A PTN. OF THE NORTH 1/2 OF SEC. 1,
 TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L9	511.56	S30°35'48"E	L86	88.17	N78°23'39"W
L10	473.36	S24°18'07"E	L87	50.58	N81°23'39"W
L11	186.02	N74°33'16"W	L88	175.04	N81°23'39"W
L12	845.53	S27°32'50"W	L89	127.04	N81°23'39"W
L13	241.52	N84°28'07"W	L90	196.14	N88°07'38"W
L14	448.40	N58°18'14"W	L91	185.82	N88°07'38"W
L15	343.83	N68°38'14"W	L92	182.80	N80°45'38"W
L16	81.60	N73°35'46"W	L93	166.50	N82°52'38"W
L17	150.00	N58°34'16"E	L94	208.57	N52°52'38"W
L18	178.88	N21°11'42"W	L95	210.20	N52°52'38"W
L19	268.75	N21°11'42"W	L96	101.88	N82°32'38"W
L20	284.75	N21°11'42"W	L97	110.02	N82°32'38"W
L21	267.47	N21°11'42"W	L98	117.85	N73°06'38"W
L22	234.64	N21°11'42"W	L99	115.50	N73°06'38"W
L23	686.70	N47°01'34"E	L100	102.38	N82°52'38"W
L24	275.79	N47°01'34"E	L101	86.57	N82°52'38"W
L25	212.14	N47°18'48"E	L102	127.79	N58°38'38"W
L27	223.36	S47°18'34"W	L103	121.72	N58°38'38"W
L28	224.85	N47°18'48"E	L104	178.38	N51°47'38"W
L29	238.55	N27°32'48"E	L105	175.58	N51°47'38"W
L30	243.48	N00°38'33"E	L106	195.43	N48°11'38"W
L31	255.89	S30°35'48"E	L107	188.54	N48°11'38"W
L32	255.71	S30°35'48"E	L108	414.78	N42°40'38"W
L33	262.07	S28°18'07"E	L109	400.70	N42°40'38"W
L34	211.31	S28°18'07"E	L110	30.00	S27°32'29"E
L35	86.23	S28°18'07"E	L111	38.01	N82°40'18"E
L36	884.19	N47°18'33"E	L112	54.39	N47°38'17"E
L37	874.11	N47°18'33"E	L113	85.84	N48°30'38"E
L38	829.20	N47°18'33"E	L114	306.07	N48°30'38"E
L39	784.80	N47°18'33"E	L115	156.44	N135°18'18"E
L40	501.20	N47°18'33"E	L116	125.83	N34°40'17"E
L41	724.09	N47°18'33"E	L117	25.63	N41°48'38"E
L43	792.33	N58°18'14"W	L118	128.89	N12°30'12"E
L47	186.47	N48°38'54"W	L119	58.05	N38°58'38"W
L48	139.41	N48°38'54"W	L120	12.74	S04°08'48"E
L49	65.81	N78°54'55"W	L121	45.68	S18°17'10"E
L50	83.86	N78°54'55"W	L131	33.00	S82°28'52"E
L51	80.81	N54°35'55"W	L132	38.10	S10°43'11"E
L52	86.88	N54°35'55"W	L133	30.09	S21°38'01"W
L53	180.81	N83°32'38"W	L134	30.09	S68°37'58"W
L54	173.37	N83°32'38"W	L135	52.38	S78°32'38"W
L55	74.78	N78°01'38"W	L136	53.12	N77°21'38"W
L56	72.70	N78°01'38"W	L137	115.70	S71°02'40"E
L57	143.38	N88°27'54"W	L138	88.55	N53°25'54"E
L58	147.71	N88°27'54"W	L139	38.42	N41°16'55"W
L60	281.94	N83°37'54"W	L140	58.17	N41°16'55"W
L61	87.25	N58°10'34"W	L141	21.15	N53°17'58"W
L62	74.58	N58°10'34"W	L142	86.60	N53°17'58"W
L63	137.78	S44°31'58"E	L143	8.88	N41°18'58"W
L64	138.24	S44°31'58"E	L144	53.03	N48°38'21"W
L65	102.27	N60°20'34"W	L145	70.00	S33°34'24"W
L66	93.33	N60°20'34"W	L146	5.00	S40°34'24"W
L67	97.14	N87°32'55"W	L147	75.00	S35°04'38"W
L68	98.44	N87°32'55"W	L148	232.72	N54°38'21"W
L72	81.68	N43°17'34"W	L150	84.52	N84°40'53"W
L73	188.18	N83°17'55"W	L152	86.19	N38°42'41"E
L77	112.88	N42°40'38"E	L153	238.88	N38°42'41"E
L78	151.81	N87°18'53"E	L154	147.10	N88°18'18"E
L80	133.88	N87°18'53"E	L155	212.97	N88°18'18"E
L81	301.02	N68°38'54"W			
L82	291.39	N68°38'54"W			
L83	140.93	N58°30'54"W			
L84	138.89	N58°30'54"W			
L85	87.82	N78°23'39"W			

CURVE	LENGTH	RADIUS	DELTA
C9	31.82	50.00	31°27'48"
C10	104.81	3800.00	1°32'24"
C11	198.31	3800.00	2°35'41"

ADJACENT PROPERTY OWNERS

18-17-01010-0002
688333
JOHNSON, BERNIE A ETUX
451 CROSS CREEK DR
ELLENSBURG, WA 98928

18-17-01020-0001
706333
MCCLARY, HENRY C ETUX
PO BOX 479
ELLENSBURG, WA 98928

18-17-01030-0012
13083
CORN, BILL ETUX
21828 87TH AVE SE
WOODHULL, WA 98072

18-17-02010-0015
186333
18-17-01020-0003
718133
KEHR, ROBERT H
412 LAUREL DR
EVERETT, WA 98201

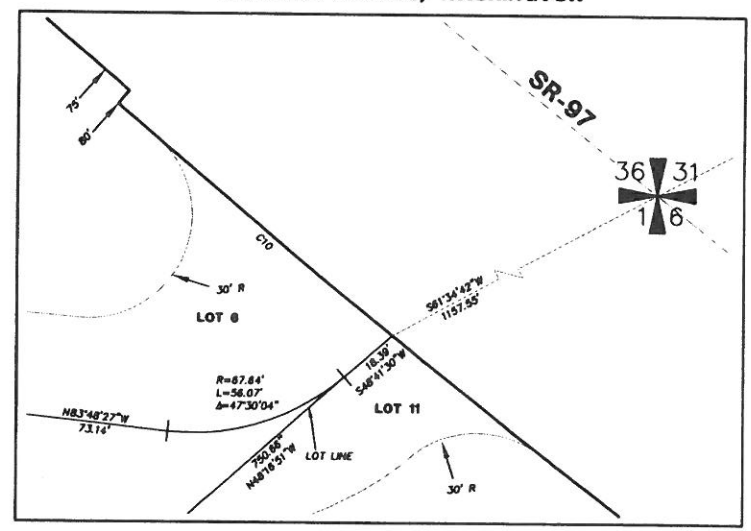
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11565
18-18-08000-0018
11568
18-17-01030-0013
13094
18-17-01030-0005
788333
SUNDANCE RIDGE, LLC
12515 BELLEVUE-REDWOOD RD
BELLEVUE, WA 98005

18-17-01010-0003
686333
POWELL, JOSEPH E
KLECK, JUDITH A
221 CROSS CREEK DR
ELLENSBURG, WA 98928

18-17-36040-0001
817834
STATE OF WASH (DNR)
1111 WASHINGTON ST SE
PO BOX 47016
OLYMPIA, WA 98504-7016

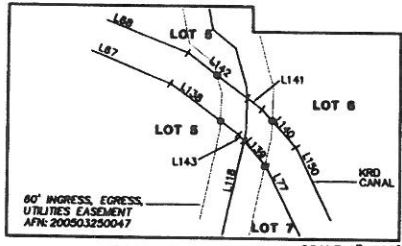
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597934
SHELTON, DENTON A ETUX
1385 TOKOMA FARM LAKE
ELLENSBURG, WA 98928

18-17-36040-0002
287834
POWELL, JOSEPH E ETUX
221 CROSS CREEK DR
ELLENSBURG, WA 98928



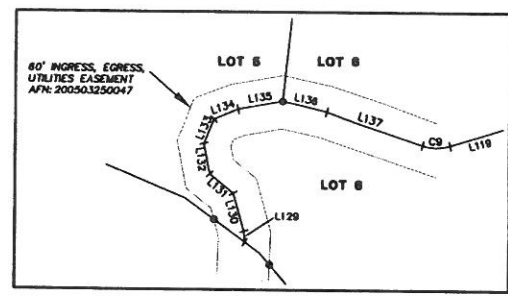
DETAIL A

SCALE 1"=100'



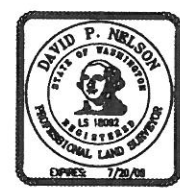
DETAIL C

SCALE 1"=100'

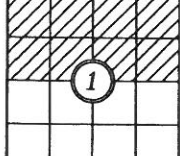


DETAIL B

SCALE 1"=100'



INDEX LOCATION:
SEC. 1 T. 18N. R. 17E. 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

 HERALD V. PETTIT
 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.....FRANK RAGLAND.....
 in.....SEP.T.....2005.

..... DAVID P. NELSON DATE

Certificate No.....18992.....

Encompass

ENGINEERING & SURVEYING

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

"LOOKOUT" LARGE LOT SUBDIVISION
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D. NELSON	1"=300'	3 of 3