

CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46305948

RECEIVED
APR 01 2019

GUARANTEE

Kittitas Co. CDS

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: March 1, 2019

Issued by:

AmeriTitle, Inc.
101 W Fifth Ave.
Ellensburg, WA 98926
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY



By: 

ATTEST

Secretary

Received By: Encompass

MAR 26 2019

Engineering and Surveying

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

Subdivision Guarantee Policy Number: 72156-46305948

UPDATED SUBDIVISION GUARANTEE

Order No.: 222015AM
Guarantee No.: 72156-46305948
Dated: March 25, 2019

Liability: \$1,000.00
Fee: \$350.00
Tax: \$28.70

Your Reference: 41 Ranch Road, Cle Elum

Assured: Encompass Engineering & Surveying

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Parcel 1:

Lot 3, of HASKELL SHORT PLAT AMENDMENT, Kittitas County Short Plat No. 03-39, as recorded July 19, 2004, in Book G of Short Plats, pages 171 through 174, under Auditor's File No. 200407190004, records of Kittitas County, State of Washington; being a portion of the East Half of the Northeast Quarter of Section 28, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Parcel 2:

Lots 1, 2 and 4 of HASKELL SHORT PLAT AMENDMENT, Kittitas County Short Plat No. 03-39, as recorded July 19, 2004, in Book G of Short Plats, pages 171 through 174, under Auditor's File No. 200407190004, records of Kittitas County, State of Washington; being a portion of the East Half of the Northeast Quarter of Section 28, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Parcel 3:

Lots 3 and 4 of BERRY SHORT PLAT AMENDMENT, Kittitas County Short Plat No. SP# 03-40, as recorded July 19, 2004, in Book G of Short Plats, pages 175 through 178, under Auditor's File No. 200407190005, records of Kittitas County, State of Washington; being a portion of the Northeast Quarter of Section 28, Township 20 North, Range 17 East, W.M., in the County of Kittitas, State of Washington.

Title to said real property is vested in:

Parcel 1:

Cle Elum Pines West, LLC, a Washington limited liability company

Parcels 2 and 3:

James K. Schuler, a married man, presumptively subject to the community interest of his spouse

END OF SCHEDULE A

Subdivision Guarantee Policy Number: 72156-46305948

(SCHEDULE B)

Order No: 222015AM
Policy No: 72156-46305948

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit:
<http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2019
Tax Type: County
Total Annual Tax: \$508.24
Tax ID #: 17014
Taxing Entity: Kittitas County Treasurer
First Installment: \$254.12
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$254.12
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

7. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$587.08
Tax ID #: 075535
Taxing Entity: Kittitas County Treasurer
First Installment: \$293.54
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$293.54
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
8. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$557.05
Tax ID #: 17012
Taxing Entity: Kittitas County Treasurer
First Installment: \$278.53
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$278.52
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
9. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$549.39
Tax ID #: 17015
Taxing Entity: Kittitas County Treasurer
First Installment: \$274.70
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$274.69
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
10. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$495.39
Tax ID #: 17018
Taxing Entity: Kittitas County Treasurer
First Installment: \$247.70
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$247.69
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019

11. Tax Year: 2019
Tax Type: County
Total Annual Tax: \$512.56
Tax ID #: 17021
Taxing Entity: Kittitas County Treasurer
First Installment: \$256.28
First Installment Status: Due
First Installment Due/Paid Date: April 30, 2019
Second Installment: \$256.28
Second Installment Status: Due
Second Installment Due/Paid Date: October 31, 2019
12. Liens, levies and assessments of the Lauderdale Ridge Homeowner's Association.
13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: Right to erect and maintain poles with necessary wires and fixtures thereon
Recorded: November 28, 1925
Instrument No.: 79814
Book 43 of Deeds, Page 39
Affects: A portion of the Northeast Quarter of the Northeast Quarter of said Section 28

Said easement was assigned to Ellensburg Telephone Company by deed recorded September 21, 1959, in Book 105 of Deeds, page 33, under Kittitas County Auditor's File No. 278670.
14. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: The Pacific Telephone and Telegraph Company
Purpose: The right to erect and maintain poles with necessary wires with fixtures thereon
Recorded: July 12, 1929
Instrument No.: 96346
Book 47 of Deeds, Page 461
Affects: The Southeast Quarter of the Northeast Quarter of said Section 28

Said easement was assigned to Ellensburg Telephone Company by deed recorded September 21, 1959 in Volume 105, page 33, under Auditor's File No. 278670.
15. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Ellensburg Telephone Company
Purpose: Irrigation ditches
Recorded: September 25, 1967
Instrument No.: 341869 and 341870
16. Agreement and the terms and conditions contained therein
Between: Kenneth J. Hartman and Ruthie J. Hartman, husband and wife, and Donald A. Hartman and Ruth Dahlgren Hartman, husband and wife
And: The State of Washington
Purpose: State Route 131
Dated: February 8, 1973
Volume 37 of Deeds, page 399
Instrument No.: 380924

17. Agreement and the terms and conditions contained therein
Between: Kenneth J. Hartman and Ruthie J. Hartman, husband and wife, Donald A. Hartman and Ruth Dahlgren Hartman, husband and wife
And: The State of Washington
Recorded: September 14, 1977
Instrument No.: 416393
18. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
19. Water System Agreement, including the terms and provisions thereof,
Between: Ridgway, LLC and public
Recorded: December 9, 2002
Instrument No.: 200212090026
20. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:
Granted To: Mountain Creek Homeowner's Association
Purpose: Retention pond and drainage
Recorded: October 14, 2003
Instrument No.: 200310140059
21. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Haskell Short Plat Amendment,
Recorded: July 19, 2004
Book: G of Short Plats Page: 171 through 174
Instrument No.: 200407190004
Matters shown:
 - a) Dedication contained thereon;
 - b) Notes contained thereon;
 - c) 40 foot Irrigation ditch right-of-way;
 - d) Burke-Hartman ditch;
 - e) FEMA floodplain limits (Zone A)
 - f) 10 foot drainage easement

22. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by Berry Short Plat Amendment,
Recorded: July 19, 2004
Book: G of Short Plats Pages: 175 through 178
Instrument No.: 200407190005
Matters shown:
a) Survey notes contained thereon;
b) General notes contained thereon;
c) Dedication contained thereon;
d) 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;
e) Note: Area dedicated to Kittitas County for road purposes on the Berry Short Plat No. 01-20. This land and any easements will be vacated and attached to Lots 1 through 4 as shown upon recording of this short plat amendment;
f) Centerline of Burke-Hartman irrigation ditch;
g) 10' irrigation ditch right-of-way;
h) 30' irrigation ditch right-of-way;
i) 10' drainage easement
j) 40' x 30' common access driveway easement
23. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: September 30, 2005
Instrument No.: 200509300063
- Replaces and supercedes Covenants and Amended Covenants recorded under Auditor's File Nos. 200102260017, 200102260020, 200203190042 and 200406280001.
24. Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
Recorded: March 12, 2008
Instrument No.: 200803120033
- Modification(s) of said covenants, conditions and restrictions
Recorded: March 7, 2019
Instrument No: 201903070001
25. Liens, levies and assessments of the Ranch on Swauk Creek Owners' Association.
26. Agreement and the terms and conditions contained therein
Between: James K. Schuler
And: Tudor J. Thomas and Mary R. Thomas
Purpose: For use and maintenance of an easement for ingress and egress
Recorded: March 13, 2019
Instrument No.: 201903130003
Affects: Lot 4 of Parcel 3

END OF EXCEPTIONS

Notes:

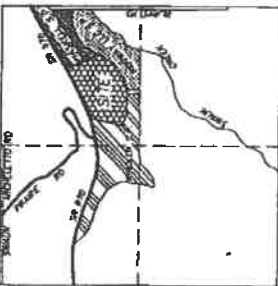
Subdivision Guarantee Policy Number: 72156-46305948

- a. All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Lot 3, of HASKELL SHORT PLAT AMENDMENT, Book G of Short Plats, pgs 171-174, ptn E Half NE Quarter of Section 28, Township 20N, Range 17E, W.M. and Lots 1, 2 and 4 of HASKELL SHORT PLAT AMENDMENT, Book G of Short Plats, pgs 171-174, ptn E Half NE Quarter of Section 28, Township 20N, Range 17E, W.M. and Lots 3 and 4 of BERRY SHORT PLAT AMENDMENT, Book G of Short Plats, pgs 175-178, ptn NE Quarter of Section 28, Township 20N, Range 17E, W.M.
- b. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

END OF GUARANTEE

SEC. 28, T.20N., R.17E., W.M.



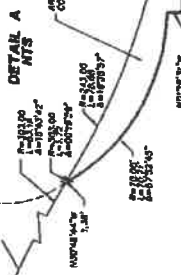
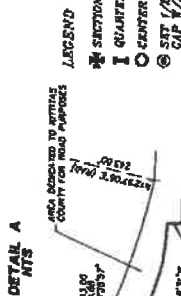
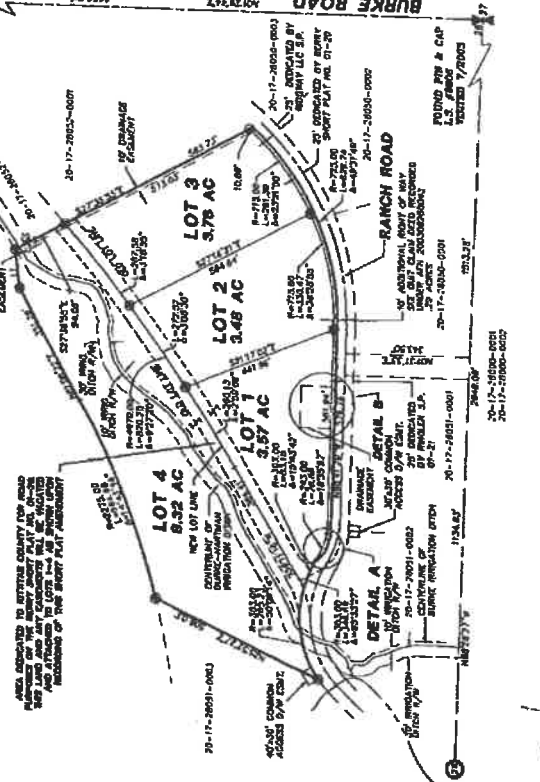
VICINITY MAP
N.T.S.

BERRY SHORT PLAT AMENDMENT
KITTITAS COUNTY SHORT PLAT AMENDMENT NO. 03-40
PORTION OF THE NE 1/4, SEC. 28, T. 20N., R. 17E., W.M.
KITTITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 20-17-28053-0001,
20-17-28053-0002, 20-17-28053-0003 & 20-17-28053-0004

SURVEY NOTES:

1. THIS IS A REVISION OF THE SECTION BOUNDARY PLAT FILED IN BOOK 28 OF SURVEYS AT PAGE 504 AND RECORDED IN JAMES AUSTON'S FILE NUMBER 20-17-28053-0001.
2. THE PURPOSE OF THIS AMENDMENT IS TO AMEND THE BERRY SHORT PLAT AS RECORDED IN BOOK 28 OF SURVEYS AT PAGE 504 AND UNDER AUSTON'S FILE NUMBER 20-17-28053-0001.
3. THE AMENDMENT AND ENCUMBRANCES OF RECORD ARE AS FOLLOWS:
4. THE REGULATORY DITCH CONVEYED REFERRED TO AS "DITCH" IN THE BERRY SHORT PLAT IS TO BE AMENDED BY THE AMENDMENT TO BE A 10' WIDE DITCH WITH 1:1 SLOPES AND A 2' DEPTH. THE DITCH IS TO BE LOCATED AS SHOWN ON THE AMENDMENT PLAT AND IS TO BE CONVEYED TO ALL ADJACENT PROPERTY OWNERS BY DEED.
5. THE AMENDMENT IS TO BE CONVEYED TO ALL ADJACENT PROPERTY OWNERS BY DEED.
6. THE AMENDMENT IS TO BE CONVEYED TO ALL ADJACENT PROPERTY OWNERS BY DEED.

LINE	BEARING	DISTANCE	AREA
1	N 89° 15' 00" E	107.20	0.15
2	S 89° 15' 00" W	107.20	0.15
3	S 0° 00' 00" W	107.20	0.15
4	N 89° 15' 00" E	107.20	0.15



1 inch = 200 ft.

RECORDED IN BOOK 28 OF SURVEYS AT PAGE 504 AND RECORDED IN JAMES AUSTON'S FILE NUMBER 20-17-28053-0001.

FILED FOR RECORD THIS 19th day of July 2004 at 10:00 AM in book 28 of surveys at page 504 at the request of DAVID B. BRADY, County Auditor.

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me at the location in accordance with the requirements of the Surveying Act of the State of Washington, and I am a duly licensed Surveyor in the State of Washington.

K.C.S.P. AMENDMENT NO. 03-40
 Portion NE 1/4, Sec. 28, T.20N., R.17E., W.M.
 KITTITAS County, Washington

DRAWN BY: G.W.E.W.
 DATE: 01/04
 JOB NO: 0356489C

CHECKED BY: D. NELSON
 SCALE: 1"=200'
 SHEET: 1 OF 4



- LEGEND**
- SECTION CORNER
 - QUARTER CORNER
 - CENTER OF SECTION
 - SET 1/2" BEAR & CAP 1/2" S. HUBB

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 DEMAND AND APPROVED THE 1st Day of July A.D. 2004

COUNTY PLANNING DIRECTOR
 I hereby certify that the "Berry" Short Plat Amendment has been examined by me and the same is in accordance with the provisions of the Kittitas County Planning Code.

KITTITAS COUNTY HEALTH DEPARTMENT
 Preliminary inspection indicated said conditions may give rise to a public health hazard and the necessity of building codes which shall be enforced.

CERTIFICATE OF COUNTY TREASURER
 I hereby certify that the amount of \$0.00 has been received for the plat fee of \$10.00 and the same is in accordance with the provisions of the Kittitas County Code.

500081245002 - 2/1/17

70001010005 7/1/73

RECEIVING NO. 200-07190005

BERRY SHORT PLAT AMENDMENT
KITTITAS COUNTY SHORT PLAT AMENDMENT NO. 03-40
PORTION OF THE NE1/4, SEC. 28, T. 20N., R. 17E., W.M.
KITTITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 20-17-28053-0001,
20-17-28053-0002, 20-17-28053-0003 & 20-17-28053-0004

OWNERS:
20-17-28053-0001 (LOT 1) 3.02 AC
CORNING R VORS -
TRUSTEE OF THE VORS TRUST
SEATTLE WA 98119
20-17-28053-0002 (LOT 2) 3.32 AC
SANDER V. MACHAM & ANNE M. MACHAM
PUJALUP WA 98371
20-17-28053-0003 (LOT 3) 3.80 AC
THOMAS SKIRWAT & KATHALEN SKIRWAT
4010 6TH STREET
TACOMA WA 98403
20-17-28053-0004 (LOT 4) 8.38 AC
WATER SOURCE INVESTMENT WELLS
SEVEN SOURCE, SEVEN - 5
ZAGS BATH, WAC
EDGEWOOD WA 98321

ADJACENT OWNERSHIPS:
20-17-28053-0004
JACOBUS & COPPEL
2001 WASHINGTON ROAD
KITTITAS WA 98944
20-17-28053-0007
SMITH & BROWN FAMILY LLC
20 2ND ST
FARMINGTON WA 99001
20-17-28053-0008
FRANCIS & ANNE L. BERRY
2002 W 29th ST
FARMINGTON WA 99001

20-17-28053-0001
20-17-28053-0002
20-17-28053-0003
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20-17-28053-0048
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20-17-28053-0050

GENERAL NOTES:

1. ALL RIGHTS RESERVED ARE SHOWN AS SHOWN AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND TO SHOW THEM AS SHOWN ON THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES NOT SHOWN ON THE SURVEY.
2. A PUBLIC UTILITY EASEMENT TO BE SET IN PLACE WITHIN THE BOUNDARIES OF THE SHORT PLAT AS SHOWN ON THE SURVEY. THE EASEMENT SHALL BE FOR THE USE OF THE PUBLIC UTILITY COMPANY AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT AGREEMENT BETWEEN THE PROPERTY OWNER AND THE PUBLIC UTILITY COMPANY.
3. THE EXISTING UTILITIES SHOWN ON THE SURVEY ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND TO SHOW THEM AS SHOWN ON THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES NOT SHOWN ON THE SURVEY.
4. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THE SURVEYOR IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS.
5. THE EXISTING UTILITIES SHOWN ON THE SURVEY ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S RESPONSIBILITY IS TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND TO SHOW THEM AS SHOWN ON THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES NOT SHOWN ON THE SURVEY.

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE LOCATIONS BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR'S RESPONSIBILITY IS TO VERIFY THE SIZE, TYPE, LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION AND TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THE UTILITIES.
EastSide Consultants, Inc.
1-800-893-4344

RECORDER'S CERTIFICATE 200107190005
Filed for record this 19 day of July, 2001, at the office of the County Auditor, Kittitas County, Washington, in book 10000, page 10000.

SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction, and in accordance with the requirements of the Surveying Act of the State of Washington, Chapter 92A, RCW, and the rules and regulations of the Board of Surveyors, Chapter 92A-02, WAC.

DAVID P. NELSON
Surveyor
Kittitas County Auditor

Certificate No. 18092

K.C.S.P. AMENDMENT NO. 03-40
Portion N.E. 1/4, Sec. 28, T. 20N., R. 17E., W.M.
Kittitas County, Washington

OWN BY	G.W./N.W.	DATE	FOR NO.
		01/04	030848PC
CHD BY	D. NELSON	SCALE	1"=300'
			2 OF 4

EASTSIDE CONSULTANTS, INC.
SURVEYORS - SURVEYORS
215 E. KILLBUCK AVENUE
SPokane, WA 99201
PH: 509-325-7428



RECEIVING NO. 20840719 0005

6-1-17-1

BERRY SHORT PLAT AMENDMENT NO. 03-40
KITITTAS COUNTY SHORT PLAT AMENDMENT NO. 03-40
PORTION OF THE NE 1/4, SEC. 28, T.20N., R.17E., W.1M.
KITITTAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 20-17-28053-0001,
20-17-28053-0002, 20-17-28053-0003 & 20-17-28053-0004

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of fee simple interest in the public lands... James Berry, Rozekhan Berry

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 19th day of June, A.D. 2004.

JAMES BERRY ROZEKHAN BERRY
Acknowledgment

STATE OF WASHINGTON

COUNTY OF Kittitas

On this day personally appeared before me James Berry, Rozekhan Berry...
Each under my hand and official seal this 19th day of June, A.D. 2004.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of fee simple interest in the public lands... Robert L. Bergius, Hanson A. Bergius, Husbans & Wife

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 23rd day of July, A.D. 2004.

ROBERT L. BERGIUS HANSON A. BERGIUS
HUSBANS & WIFE, d77/s 0005, INVESTMENTS COMPANY

STATE OF WASHINGTON

COUNTY OF Kittitas

On this day personally appeared before me Robert L. Bergius and Hanson A. Bergius...
Each under my hand and official seal this 23rd day of July, A.D. 2004.

ROBERT L. BERGIUS HANSON A. BERGIUS
Acknowledgment

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of fee simple interest in the public lands... Sandra V. Medhurst, Anne M. Erickson

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 19th day of June, A.D. 2004.

SANDRA V. MEDHURST ANNE M. ERICKSON
Acknowledgment

STATE OF WASHINGTON

COUNTY OF Kittitas

On this day personally appeared before me Sandra V. Medhurst and Anne M. Erickson...
Each under my hand and official seal this 19th day of June, A.D. 2004.

SANDRA V. MEDHURST ANNE M. ERICKSON
Acknowledgment

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of fee simple interest in the public lands... Thomas Soriano, Kathleen Spurr

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 19th day of June, A.D. 2004.

THOMAS SORIANO KATHLEEN SPURR
Acknowledgment

STATE OF WASHINGTON

COUNTY OF Kittitas

On this day personally appeared before me Thomas Soriano and Kathleen Spurr...
Each under my hand and official seal this 19th day of June, A.D. 2004.

THOMAS SORIANO KATHLEEN SPURR
Acknowledgment

RECORDED'S CERTIFICATE

Filed for record this 19 day of June, 2004 at 04:24:14 in Book 267-0300-1009 at the request of SANDRA V. MEDHURST and ANNE M. ERICKSON.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Washington Recording Act at the date hereof. D. NELSON

K.C.S.P. AMENDMENT NO. 03-40
Portion NE 1/4, Sec. 28, T.20N., R.17E., W.1M.
Kittitas County, Washington

DWN BY D. NELSON DATE 07/04 JOB NO. 036948FC



EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS
214 FRONT STARRA AVE.
PROSESPERITY, WA 98950

RECEIVING NO. 200407190005

50006170000

0177

BERRY SHORT PLAT AMENDMENT
KITTITAS COUNTY SHORT PLAT AMENDMENT NO. 03-40
PORTION OF THE NE1/4, SEC. 28, T. 20N., R. 17E., W.M.
KITTITAS COUNTY, WASHINGTON
ORIGINAL TAX PARCEL NO. 20-17-28053-0001,
20-17-28053-0002, 20-17-28053-0003 & 20-17-28053-0004

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee and severalty of the land hereinafter described, do hereby affirm the plat and address to the public forever as roads and highways and the right to them to the extent of necessary easements for utility lines and for the right to use them for the purpose of the public and to the extent of the easements granted in the plat and maps shown herein.

Following original responsible grading of roads and maps shown hereon, we intend to use the same for the purpose of the public and to the extent of the easements granted in the plat and maps shown hereon. Any easements of right-of-way which are shown on the plat and maps shown hereon shall be deemed to have been granted to the public for the purpose of the public and to the extent of the easements granted in the plat and maps shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 28th day of July, A.D., 2004.

Corinne R. Voris
 CORINNE R. VORIS (TRUSTEE OF THE VORIS TRUST)

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF Kittitas) s.s.

On this day personally appeared before me Corinne R. Voris a Female of the County of Kittitas, State of Washington, who acknowledged to me that she executed the foregoing instrument and acknowledged that she executed the same as Trustee of the Voris Trust and that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and official seal this 28th day of July, 2004.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners in fee and severalty of the land hereinafter described, do hereby affirm the plat and address to the public forever as roads and highways and the right to them to the extent of necessary easements for utility lines and for the right to use them for the purpose of the public and to the extent of the easements granted in the plat and maps shown herein.

Following original responsible grading of roads and maps shown hereon, we intend to use the same for the purpose of the public and to the extent of the easements granted in the plat and maps shown hereon. Any easements of right-of-way which are shown on the plat and maps shown hereon shall be deemed to have been granted to the public for the purpose of the public and to the extent of the easements granted in the plat and maps shown hereon.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 28th day of July, A.D., 2004.

Melita Johnson
 MELITA JOHNSON

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF Kittitas) s.s.

On this day personally appeared before me Melita Johnson a Female of the County of Kittitas, State of Washington, who acknowledged to me that she executed the foregoing instrument and acknowledged that she executed the same as Trustee of the Voris Trust and that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and official seal this 28th day of July, 2004.



RECORDERS CERTIFICATE: 2004PL110005
 Filed for record this 29th day of July 2004 at the request of
 DAVID P. NELSON
 County of Kittitas, Washington

SURVYOR'S CERTIFICATE

This map correctly represents a survey made
 me or under my direction in compliance with the
 requirements of the Recording Act of this
 State of Washington, in Kittitas County,
 in June, 2004.

DAVID P. NELSON
 Certificate No. 18092

K.C.S.P. AMENDMENT NO. 03-40
Portion NE 1/4, Sec. 28, T. 20N., R. 17E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
G.W./E.W.	01/04	038648PC
D. NELSON	SCALE	SHEET
	1"=200'	4 OF 4

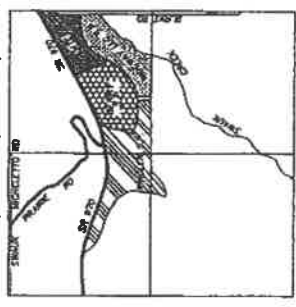


EASTSIDE CONSULTANTS, INC.
 ENGINEERS - SURVEYORS
 204 PERRYVILLE AVE.
 OJAI BLVD, WASHINGTON STATE
 PROFESSIONAL ENGINEER

RECEIVING NO. 200-4017004

2004/07/20 12/17

HASKELL SHORT PLAT AMENDMENT
 KITTITAS COUNTY SHORT PLAT AMENDMENT NO. 03-39
 PORTION OF THE E 1/2 OF THE N.E. 1/4
 OF SEC. 28, T.20N., R.17E., W.M.
 KITTITAS COUNTY, WASHINGTON
 ORIGINAL TAX PARCEL NO. 20-17-28052-0001, 0002, 0003 & 0004



VICINITY MAP
N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

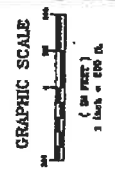
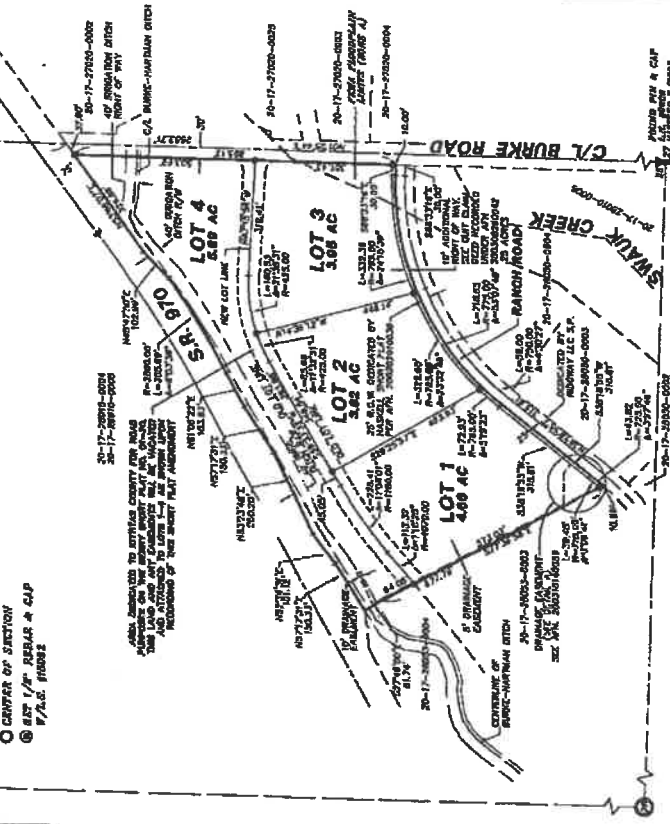
CHANGED AND APPROVED THIS 17th day of July at
 P.O. Box 1000
 Pella, Iowa

COUNTY PLANNING DIRECTOR
 I hereby certify that the "HASKELL" Short Plat Amendment has been submitted by me and that I am a member of the Commission.
 David W. [Signature]
 Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT
 I hereby certify that the "HASKELL" Short Plat Amendment may affect the health of the community and that I am a member of the Commission.
 [Signature]
 Health Director

CERTIFICATE OF COUNTY TREASURER
 I hereby certify that the "HASKELL" Short Plat Amendment is a valid and legal instrument and that I am a member of the Commission.
 [Signature]
 County Treasurer

- SURVEY NOTES:**
1. BASIS OF BEARINGS AND DISTANCES ARE PER A SURVEY BY CRUISE & NELSON AS FILED IN BOOK 26 OF SURVEYS AT PAGES 206-208 UNDER ADUTOR'S FILE NUMBER 0000150000.
 2. THE PURPOSE OF THIS DOCUMENT IS TO AMEND THE HASKELL SHORT PLAT AS RECORDED IN BOOK 19 OF SURVEYS AT PAGES 108-110 UNDER ADUTOR'S FILE NUMBER 0000150000.
 3. ALL EASEMENTS AND ENCUMBRANCES OF RECORD ARE NOT SHOWN ON THIS DOCUMENT.
 4. VERTICAL DATUM - NAVD 1983
 5. ALL DISTANCES AND BEARINGS SHALL BE AS SHOWN ON THE ORIGINAL SURVEY DOCUMENTS AND SHALL BE SUBJECT TO ADJUSTMENT BY INDICATION OF RANGE ROAD PER THIS SURVEY PLAT.



K.C.S.P. AMENDMENT NO. 03-39
 Portion of SEC. 28, T20N., R17E., W.M.
 Kittitas County, Washington

OWN BY: M.K.K./S.W./E.W.
 DATE: 01/04
 JOB NO.: 035648PD

DRAWN BY: D. NELSON
 SCALE: 1"=200'
 SHEET: 1 OF 4

EASTSIDE CONSULTANTS, INC.
 INCORPORATED - SURVEYORS
 215 PENNINGTON AVE
 PUEBLO, COLORADO 81001-7040

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformity with the requirements of the Survey Recording Act at the request of the [owner].
 DAVID P. NELSON
 Certificate No. 18092

RECORDED'S CERTIFICATE 20040719.0004
 Filed for record this 19 day of July, 2004, with sufficient legal description and payment of the required fee.
 DAVID P. NELSON
 County Auditor

HASKELL SHORT PLAT AMENDMENT

KITTITAS COUNTY SHORT PLAT AMENDMENT NO. 03-39
 PORTION OF THE E 1/2 OF THE N.E. 1/4
 OF SEC. 28, T.20N., R.17E., W.M.
 KITTITAS COUNTY, WASHINGTON
 ORIGINAL TAX PARCEL NO. 20-17-28052-0001, 0002, 0003 & 0004

OWNERS:
 20-17-28052-0001 (LOT 1) 4.66 AC
 RIVA JOHNSON FAMILY LLC
 # MARLO DE LAHAYE
 TACOMA WA 98401-1137

20-17-28052-0002 (LOT 2) 3.80 AC
 20-17-28052-0004 (LOT 4) 3.09 AC
 2107 N. 24TH ST.
 TACOMA WA 98403

20-17-28052-0003 (LOT 3) 3.99 AC
 20-17-28052-0004 (LOT 4) 3.09 AC
 1108 TOWER SW
 LAKEWOOD WA 98403

WATER SOURCE: INDIVIDUAL WELLS
 1. PER ROW 1710 AND LAND OWNERS ARE RESPONSIBLE FOR THE PROTECTION OF THE WELLS AND THE PROTECTION OF THE AGRICULTURAL ZONE.

LEGAL DESCRIPTION:
 LOTS 1, 2, 3, AND 4 OF HASKELL SHORT PLAT, AS DESCRIBED AND/OR DELINEATED ON KITTITAS COUNTY SHORT PLAT NO. 03-39, RECORDED FEBRUARY 1, 2002, UNDER AUDITOR'S FILE NO. 200202010036, AND LOTS 1, 2, 3, AND 4 OF HASKELL SHORT PLAT NO. 03-39, RECORDED FEBRUARY 1, 2002, UNDER AUDITOR'S FILE NO. 200202010036, IN BLOCK 28, SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, AND LOTS 1, 2, 3, AND 4 OF HASKELL SHORT PLAT NO. 03-39, RECORDED FEBRUARY 1, 2002, UNDER AUDITOR'S FILE NO. 200202010036, IN BLOCK 28, SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT THE SOUTHWESTERLY 1/4 OF LOT 1 AND THE SOUTHWESTERLY 1/4 OF LOTS 2 AND 3 OF HASKELL SHORT PLAT AS FILED IN BOOK F OF SHORT PLATS ON PAGES 317 AND 218 UNDER AUDITOR'S FILE NO. 200202010036, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

- GENERAL NOTES:**
- PER ROW 1710 AND LAND OWNERS ARE RESPONSIBLE FOR THE PROTECTION OF THE WELLS AND THE PROTECTION OF THE AGRICULTURAL ZONE.
 - ACCORDING TO THE HASKELL COUNTY RECORDS, THE BOARD OF WATERS NEEDS BOARD RECOMMENDS IMMEDIATE REVISIONS TO THE REGULATIONS OF PROTECTION OF WATERS NEEDS.
 - A PUBLIC UTILITY EASEMENT TO FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG EACH SIDE OF INTERIOR LOT LINES.
 - ANY FURTHER SUBDIVISION OR ADDITIONAL LOTS TO BE SAVED BY THIS PLAT SHALL BE MADE BY A FUTURE PLAT.
 - ACCORDING TO KITTITAS COUNTY ROAD STANDARDS, ALL LOTS SHALL BE DESIGNED TO MEET THE STANDARD DRAINAGES 1-12 SHEET 1-3.
 - AN APPROVED ACCESS FRONT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS FROM ANY DRIVEWAY WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
 - THE MAINTENANCE OF THE ADDRESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS AND BENEFIT FROM ITS USE.
 - PURSUANT TO KITTITAS COUNTY (RCW) 71.78, RIGHT TO PASS FOR THE PRESENTATION OF A SUBJECT PROPERTY IS GRANTED TO THE NEAR LAND USED FOR AGRICULTURE OR WHICH A VARIETY OF COMMERCIAL ACTIVITIES WHICH ARE NOT IN CONFLICT WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 32.70A.0001) COMMERCIAL NATURAL RESOURCE ACTIVITIES ARE NOT PERMITTED. FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCE. (RCW 7.48.205).
 - THE ROADS WILL NOT BE "ON-SYSTEM" COUNTY ROADS UNTIL THEY ARE CONSTRUCTED AND APPROVED BY KITTITAS COUNTY PUBLIC WORKS 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.
 - ACCESS TO LOT 3 SHALL BE RESTRICTED FROM DIRECTLY ACCESSING BURGE ROAD. ACCESS TO THIS LOT SHALL BE VIA FINCH ROAD.

- ADJACENT OWNERSHIPS:**
- 20-17-28052-0004
MERRILL W. MULLER
13712 217TH AVE SE
ISSAQUAH WA 98027
 - 20-17-28052-0003
JACQUELINE L. COOKILL
19382 HWY 20 W
CUNY WA 28948
 - 20-17-28052-0002
JANET M. STROMBECK &
DAVID M. STROMBECK
3425 107TH PL SE
BOYELL WA 98012
 - 20-17-28052-0004
THOMAS SPRINGER &
KATHLEEN SPRINGER
424 N. 1ST STREET
TACOMA WA 98403
 - 20-17-28052-0004
VALERIA JOHNSON
2405 94TH AVE E
EDUCWOOD WA 98371
 - 20-17-28052-0003 &
TRUSTEES &
KENNETH HARTMAN ETUI TRUSTEES
1000 HARTMAN ROAD
GLE ELUM, WA 98822
 - 20-17-28052-0002
FRED E. CHAPMAN ETUI
470 BURKE RD
GLE ELUM, WA 98822
 - 20-17-28052-0004
TRUSTEES &
KENNETH HARTMAN ETUI TRUSTEES
1000 HARTMAN ROAD
GLE ELUM, WA 98822
 - 20-17-28052-0004
BRADLET ROSGART ETUI
7960 CALIFORNIA AVE SW
SEATTLE WA 98136

RECORDED'S CERTIFICATE
 Filed for record this 19 day of July 2004 at page 1172 of the request of in book 4 of REC. WASH. COUNTY CLERK

DAVID E. NELSON
 County Auditor

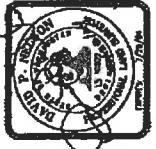
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me of under my direction in conformance with the request of DAVID E. NELSON, County Auditor of the County of KITTITAS, WASHINGTON, on June 18, 2004.

DAVID E. NELSON
 Surveyor

Certificate No. 18092

K.C.S.P. AMENDMENT NO. 03-39
 Portion of SEC. 28, T.20N., R.17E., W.M.
 KITTITAS County, Washington

DRAWN BY	DATE	JOB NO.
M.K.K./G.W./E.W.	01/04	03284889D
CHECKED BY	SCALE	SHEET
D. NELSON	T-200'	2 OF 4



EASTSIDE CONSULTANTS, INC.
 ENGINEERS - SURVEYORS
 214 PENNELL AVENUE
 PASADENA, WA 99373

NOTE:
 THE EXISTING UTILITIES AS SHOWN ON THIS PLAT ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.

You Dig
 1-800-523-1344

