

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON**

**PRELIMINARY PLAT APPROVAL
Tiger Preliminary Plat LP-08-00022**

RESOLUTION

NO. 2009- 149

WHEREAS, according to Kittitas County Code Chapter 16, relating to the Subdivision of Land, adopted pursuant to RCW 58.17, an open record hearing was held by the Kittitas County Hearing Examiner on August 27, 2009 for the purpose of considering a preliminary plat known as the Tiger Preliminary Plat and described as follows:

The division of 21.06 acres into 7 lots, map number 18-19-32020-0029 located in a portion of Section 32, T18N, R19E, W.M. in Kittitas County. Proponent: David Nelson, authorized agent for Tiger Estates LLC, landowner.

WHEREAS, public testimony was heard from those persons present; and,

WHEREAS, due notice of the hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by such platting; and,

WHEREAS, the Hearing Examiner recommended approval of said proposed subdivision; and,

WHEREAS, a closed record public meeting was held by the Board of County Commissioners on October 20, 2009 to consider the Hearing Examiner's recommendation on this matter; and,

WHEREAS, the Kittitas County Board of Commissioners make the following FINDINGS OF FACT and CONCLUSIONS AT LAW concerning said proposed preliminary plat:

1. David Nelson, authorized agent for Tiger Estates LLC, landowner, applied for a 7-lot plat on approximately 21.06 acres of land that is zoned Agriculture-3.
2. The subject property is located east of the City of Ellensburg, east of Wilson Creek Road, off Mission View Drive, Ellensburg, WA, and located in a portion of Section 32, T18N, R19E, WM, in Kittitas County. Map number 18-19-32020-0029.
3. A complete long plat application was submitted to Community Development Services on May 30, 2008. The Notice of Application was issued on September 22, 2008. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties.

4. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Mitigated Determination of Non-Significance (MDNS) was issued on August 11, 2009. The appeal period ended on August 25, 2009 at 5:00 p.m. No appeals were filed.
5. The Hearing Examiner conducted an open record hearing on August 27, 2009 to consider this matter where testimony was heard. On September 9, 2009 the Hearing Examiner issued a recommendation of preliminary plat approval for the Tiger Preliminary Plat (LP-08-00022).
6. The Board of County Commissioners conducted a closed record meeting on October 20, 2009 for the purpose of considering the preliminary plat known as the Tiger Preliminary Plat (LP-08-00022). A motion was made and seconded that the preliminary plat be approved subject to revising condition #27 of the Hearing Examiner's recommendation because the Board determined the wording should reference "objects" instead of "resources". The motion carried with a vote of 2-0.
7. The Board of County Commissioners revised condition #27 to read: "If any archeological objects as defined by RCW 27.53.030 are discovered or excavated, the owner/developer/contactor shall stop work immediately and notify the Kittitas County Department of Community Development Services and the Washington State Department of Archaeology and Historic Preservation as provided by RCW 27.53.020."
8. The Board of County Commissioners finds that additional conditions **are not** necessary to protect the public's interest.

NOW, THEREFORE BE IT RESOLVED: That the Kittitas County Board of Commissioners hereby grants preliminary plat approval to the Tiger Preliminary Plat (LP-08-00022) and adopts the Kittitas County Land Use Hearing Examiner's Recommended Finds of Fact, Conclusions of Law, Decision and Conditions of Approval (See Exhibit A):

NOW THEREFORE,

BE IT HEREBY RESOLVED by the Board of County Commissioners of Kittitas County, Washington, that said preliminary plat designated as Tiger Preliminary Plat (LP-08-00022) and the same hereby is, approved with the proposed development configuration (See Exhibit B).

DATED this 1st day of December, 2009 at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON


Alan A. Crankovich, Chairman

~~ABSENT~~
Paul Jewell, Vice Chairman



Julie A. Kjorsvik
Julie A Kjorsvik

Mark McClain
Mark McClain, Commissioner

APPROVED AS TO FORM:

Greg Zempel WSBA #19125

Exhibit "A"

**KITTITAS COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF)	RECOMMENDED FINDINGS OF
)	FACT, CONCLUSIONS OF
LP-08-22)	LAW, DECISION AND
Tiger Preliminary Plat)	CONDITIONS OF APPROVAL

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on August 27, 2009, the Hearing Examiner having taken evidence hereby submits the following Recommended Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. RECOMMENDED FINDINGS OF FACT

1. David Nelson, authorized agent for Tiger Estates LLC, landowner, submitted an application for a 7-lot preliminary plat on approximately 21.06 acres of land that is zoned AG-3. The project is proposed to be served by Group B water systems and individual septic systems. (Staff Report)
2. The applicant is Tiger Estates LLC, landowner, 4050 Robinson Canyon Rd, Ellensburg, WA 98926. The authorized agent is David P. Nelson, 707 Tamarack Lane, Ellensburg, WA 98926. (Application materials)
3. The proposed lot sizes range from 3.00 acres to 3.02 acres. The project is proposed to be served by Group B water system and individual on-site septic systems. (Staff Report)
4. The subject property is located east of the City of Ellensburg, east of Wilson Creek Road, off Mission View Drive, Ellensburg, WA, and located in a portion of Section 32, T18N, R19E, WM, in Kittitas County. Map number 18-19-32020-0029. (Staff Report)
5. Site Information:

Total Project Size:	21.06 acres
Number of Lots:	7
Zoning district	Agriculture-3
Domestic Water:	Group B water system.

Sewage Disposal:	Individual on-site septic system
Power/Electricity:	Puget Sound Energy
Fire Protection:	Kittitas Valley Fire & Rescue
Irrigation District:	Kittitas Reclamation District

(Staff Report)

6. Site Characteristics: The area is flat and has been in agriculture use for many years. (Staff Report)
7. Surrounding Property:
 - North: Agricultural
 - South: Agricultural
 - East: Agricultural
 - West: Residential
 (Staff Report)
8. The Comprehensive Plan designation is Rural. (Staff Report)
9. The subject property is zoned Agriculture-3, which allows for one residential unit per 3 acres. (Staff Report)
10. A complete long plat application was submitted to Community Development Services on May 23, 2008. The Notice of Application for the preliminary plat application was issued on September 22, 2009. This notice was published in the official county paper of record and was mailed to jurisdictional government agencies, adjacent property owners and other interested parties. (Staff Report)
11. In accordance with Kittitas County code 15A.030.110, this project was accurately posted with the "Land Use Action" sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record. (Staff Report)
12. Based upon review of the submitted application materials including an environmental checklist, correspondence received during this 15 day comment period and other information on file with Community Development Services, a Determination of Non-Significance (DNS) was issued on August 11, 2009. The appeal period ended on August 25, 2009 at 5:00 p.m. No appeals were filed. (Staff Report)
13. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. The proposed subdivision will be adequately served by rural levels of service. The lots will be served by individual wells and on-site septic systems. Staff has conducted and an administrative critical area review in accordance with KCC 17A and found no critical areas on site. (Staff Report)

14. This proposal is consistent with the Kittitas County Subdivision Code Chapter 16.12 for Preliminary Plats. (Staff Report)
15. All roads are required to meet all Kittitas County Road Standards as outlined in the September 17, 2008 memorandum issued by the Department of Public Works. As conditioned, the proposal is consistent with the provisions of KCC Title 12. (Staff Report)
16. The following agencies provided comments during the comment period: Department of Ecology, Kittitas Valley Fire & Rescue, Kittitas County Department of Public Works, and Environmental Health. These comments have been included as conditions of approval to address these agency concerns. (Staff Report)
17. Public and agency comments that were received were considered by the Hearing Examiner in rendering this Decision and forming Conditions of Approval. (Hearing Examiner finding based on the record)
18. This Application was found to be Technically Complete as required by law. (Staff report)
19. The entire Planning Staff file was admitted into the record at the public hearing. (Public hearing record)
20. The Kittitas County Community Development Services recommended approval of this permit, subject to the recommended conditions of approval. (Public hearing record)
21. Public hearing after due legal notice was held on August 27, 2009. Appearing and testifying on behalf of the applicant was Wayne Nelson of Encompass Engineering & Surveying. Mr. Nelson testified that he was authorized to appear and speak on behalf of the applicant. Admitted as Exhibit 1 to the hearing was an August 20, 2009, letter from Department of Ecology to Kittitas County Planning Staff with an attached photo. This Exhibit was admitted into the record. Also offered into evidence was Exhibit 2 which was a copy of an email from Holly Duncan to Mr. Dan Valoff of Kittitas County. Exhibit 2 was admitted into the record. Exhibit 3 admitted into the record and offered by the applicant was an aerial photograph showing an oversight of lots on the wetland portion of the property. Mr. Nelson also testified that no variance would be required for the development of any of the proposed lots. (Open record public hearing testimony)
22. Also testifying was the applicant, William Schmidt. Mr. Schmidt testified that the identified "wetlands" were actually runoff from the Kittitas Reclamation District. He also testified that the Group B well from the Mission View Plat is an excellent well and will be sufficient to also provide water to the Tiger Plat. (Open record public hearing testimony)

23. No members of the public testified at the hearing. (Hearing Examiner finding based on the record)
24. The proposal is appropriate in design, character and appearance with the goals and policies for the land use designation in which the proposed use is located. (Hearing Examiner finding based on the record)
25. The proposed use will not cause significant adverse impacts on the human or natural environments that cannot be mitigated by conditions of approval. (Hearing Examiner finding based on the record)
26. The proposal will be served by adequate facilities including access, fire protection, water, storm water control, and sewage disposal facilities. (Hearing Examiner finding based on the record)
27. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference. (Hearing Examiner finding based on the record)

II. RECOMMENDED CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted authority to render this recommended decision.
2. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Kittitas County Code Title 16 Subdivision, Title 17 Zoning, Title 17A Critical Areas, Title 15 Environmental, and Title 12 Roads and Bridges.
6. As conditioned, the proposed use is consistent with the intent, purposes and regulations of the Kittitas County Code and Comprehensive Plan.
7. As conditioned, the proposal does conform to the standards specified in Kittitas County Code.
8. As conditioned, the use will comply with all required performance standards as specified in Kittitas County Code.

9. As conditioned, the proposed use will not be contrary to the intent or purposes and regulations of the Kittitas County Code or the Comprehensive Plan.
10. As conditioned, this proposal does comply with Comprehensive Plan, the Shoreline Master Program, the zoning code and other land use regulations, and SEPA.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. RECOMMENDED DECISION

Based on the above Recommended Findings of Fact and Recommended Conclusions of Law, the Hearing Examiner hereby recommends that Application LP-08-22, Tiger Preliminary Plat, be **APPROVED** subject to the following Recommended Conditions of Approval.

IV. RECOMMENDED CONDITIONS OF APPROVAL

All Conditions of Approval shall apply to the applicant, and the applicant's heirs, successors in interest and assigns.

1. All conditions imposed herein shall be binding on the "Applicant," which terms shall include the owner or owners of the property, heirs, assigns and successors.
2. The project shall proceed in substantial conformance with the plans and application materials on file dated May 23, 2008 except as amended by the conditions herein.
3. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
4. All current and future landowners must comply with the International Fire Code.
5. It is the responsibility of the applicant to contact the Kittitas County Assessor's and Treasurer's offices to confirm all taxes are current prior to final plat approval.
6. Soil logs need to be scheduled and dug at a mutually convenient time. The developer/owner shall provide soil logs as per Chapter 246-272 WAC or as amended. The information obtained will be recorded and placed in the plat file for future reference. The information obtained from these soil logs is for plat approval purposes only and does not constitute a site evaluation in conjunction with the issuance of a permit for any specific lot.
7. Proof of potable water must be shown prior to final plat approval.

8. For final approval of an individual well, the submittal of well logs or a hydrogeological report with documentation/evidence to support the claim regarding adequate availability of groundwater for the proposed number of potable water wells is required. This report shall be submitted by a Professional Engineer who practices in the field of hydrology or by a licensed Hydrogeologist.
9. All applicants for subdivision utilizing wells shall have a note placed on the face of the final mylars that states: "
 - a. *"The approval of this division of land included no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law."*
 - b. *"Metering will be required on all new residential well connections and metering results shall be recorded in a manner consistent with Kittitas County and Washington State Department of Ecology requirements."*
10. The Final Plat shall meet all requirements as listed in Chapter 16.20 of the Subdivision Code; including content, format, etc. The following items will be required on the Final Plat Submittal:
 - a. Adjacent Property Owners: The adjacent property owners and surrounding properties shall be on the face of the final short plat. (K.C.C.16.20.040, 10, Plat drawing, Adjacent Owners).
 - b. Surrounding Area: All surrounding property shall be shown in dotted lines and letters with names of plats, roads, adjoining lots, canals, and etc., and if un-platted shall be so indicated. (K.C.C.16.20.040, 11, Plat drawing, Surrounding Area).
11. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
12. The applicant received a variance (RV-08-29) from road standards on September 17, 2008 allowing the first portion of Mission View Drive to be constructed as two one way roads, as it currently exists. Mission View Drive must meet all conditions of a High Density Road serving 15-40 parcels, except each roadway must be 16' in width for the first portion of the road.
13. Access from Wilson Creek Road to the cul-de-sac shall be constructed to meet or exceed the conditions of a High-Density Private Road that serves 15-40 tax parcels. See current Kittitas County Road Standards, 9/6/05 edition.

- a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 22', with 1' shoulders, for a total width of 24'.
 - b. Minimum centerline radius shall be 60'.
 - c. Surface requirement BST/ACP.
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.
 - i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection with a county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right-of-way.
14. A cul-de-sac turn-around having an outside right-of-way easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
15. A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
16. A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.

17. The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
18. It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
19. An approved access permit shall 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.
20. Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
21. Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
22. The U.S. Postal Service requires that private roads with 6 or more residences install USPS approved Cluster Box Units (CBUs) at a safe location at the mouth of the private road. Contact your local Post Office for location and additional design requirements before beginning construction.
23. Private roads shall meet the following conditions:
 - a) Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
 - b) Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
 - c) Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
 - d) Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
 - e) Will not result in land locking of existing or proposed parcels, and
 - f) Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and

- g) Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
- h) The following note shall be placed on the face of the plat, short plat, or other development authorization:
"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."

- 24. A plat note discussing the spread of noxious weeds shall be shown on the plat and shall read: "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 reseeded of areas disturbed by development to preclude the proliferation of noxious weeds."
- 25. Final mylars shall be submitted in accordance to KCC 16.20: Final Plats. All applicable survey data and dedications shall be reflected pursuant to KCC 16.24: Survey Data-Dedications.
- 26. Both sheets shall reflect the Plat number: LP-08-22.
- 27. ~~If any Native American grave sites or other archaeological resources are discovered or excavated, the owner/developer/contractor shall stop work immediately and notify the Kittitas County Department of Community Development Services and the Washington State Department of Archaeology and Historic Preservation in conformance with RCW 27.53.020. If any archeological objects as defined by RCW 27.53.030 are discovered or excavated, the owner/developer/contactor shall stop work immediately and notify the Kittitas County Department of Community Development Services and the Washington State Department of Archaeology and Historic Preservation as provided by RCW 27.53.020.~~

Dated this 9th day of September, 2009.

KITTITAS COUNTY HEARING EXAMINER

Andrew L. Kottkamp

Exhibit "B"

RECORDING NUMBER: **P-06-XX**

TIGER PLAT

PTX NW1/4 OF SECTION 32, T.18N., R.19E., W.4E.
KITITAS COUNTY, STATE OF WASHINGTON

VICINITY MAP

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2008.

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE TIGER PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE WATER SYSTEM MASTER PLAN AND MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.
DATED THIS _____ DAY OF _____, A.D. 2008.

KITITAS COUNTY HEALTH OFFICER

KITITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE TIGER PLAT 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. 2008.

KITITAS COUNTY PLANNING DIRECTOR

KITITAS 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.
PARCEL NO. 18-18-2000-0004 (10-27)
DATED THIS _____ DAY OF _____, A.D. 2008.

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 2008.

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A WARRANTY THAT FUTURE PROPERTY WILL BE GUARANTEED.

LEGEND

- ✚ SURVEY CORNER AS NOTED
- SURVEY CORNER AS NOTED
- PRE-EXISTING EASEMENT
- EXISTING EASEMENT

GRAPHIC SCALE
1" = 200' H.

INDEX LOCATION:
SEC. 32 T.18N. R.19E. W.4E.

SURVEY NOTES:

1. BASIS OF BEARINGS AND DISTANCE BREAKDOWN ARE FOR A SURVEY BY ENCOMPASS ENGINEERING AND SURVEYING AS FILED UNDER AUDITOR'S FILE NUMBER 2004/100002 AND THE SURVEY REFERENCED THEREIN.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT 30% OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING FILED UNDER AUDITOR'S FILE NUMBER 2004/100002, BOOK 23 OF SURVEYS, PAGE 140 TO THE CONFIGURATION SHOWN HEREON.
3. 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.

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 2008, at _____, at the request of _____
DAVID P. NELSON
Surveyor's Name

County Auditor: _____ Deputy County Auditor

SURVEYOR'S CERTIFICATE

The map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, 1954, Chapter 65A, RCW 65A.02.01.

DAVID P. NELSON DATE: _____
Certificate No. 18052

Encompass
ENGINEERING & SURVEYING

126 EAST 2ND STREET
C/O ELLIOTT 104-9000
PHONE: (509) 874-1433
FAX: (509) 874-1419

TIGER PLAT

PTX NW1/4 OF SECTION 32, T. 18N., R. 19E., W. 4E.
KITITAS COUNTY, STATE OF WASHINGTON

OWN BY	DATE	JOB NO.
G. WEISER	05/20/08	06298
DRAWN BY	SCALE	SHEET
D. NELSON	1" = 200'	1 OF 2