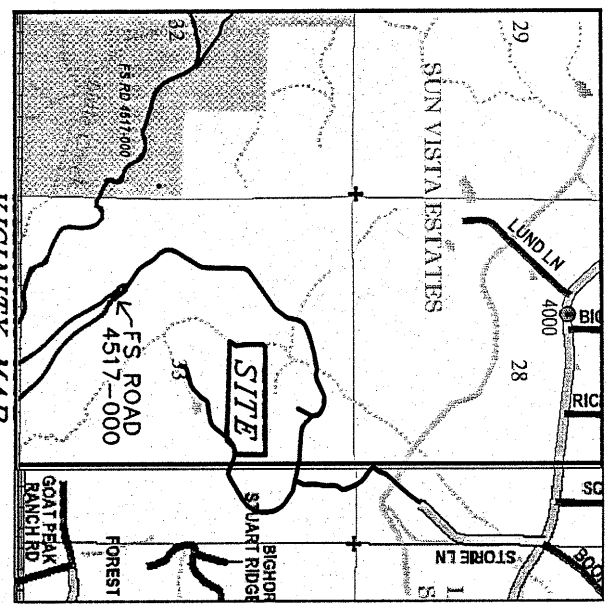


VISTA WEST
PERFORMANCE BASED CLUSTER PLAT
A PTN. OF THE NORTH 1/2 OF SEC. 33, T.20N., R.14E., W.M.
KITITAS COUNTY, WASHINGTON

LP-09-XXXXX



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE VISTA WEST CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY HEALTH OFFICER

KITITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE VISTA WEST CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 200__

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.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE VISTA WEST CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ASSESSOR

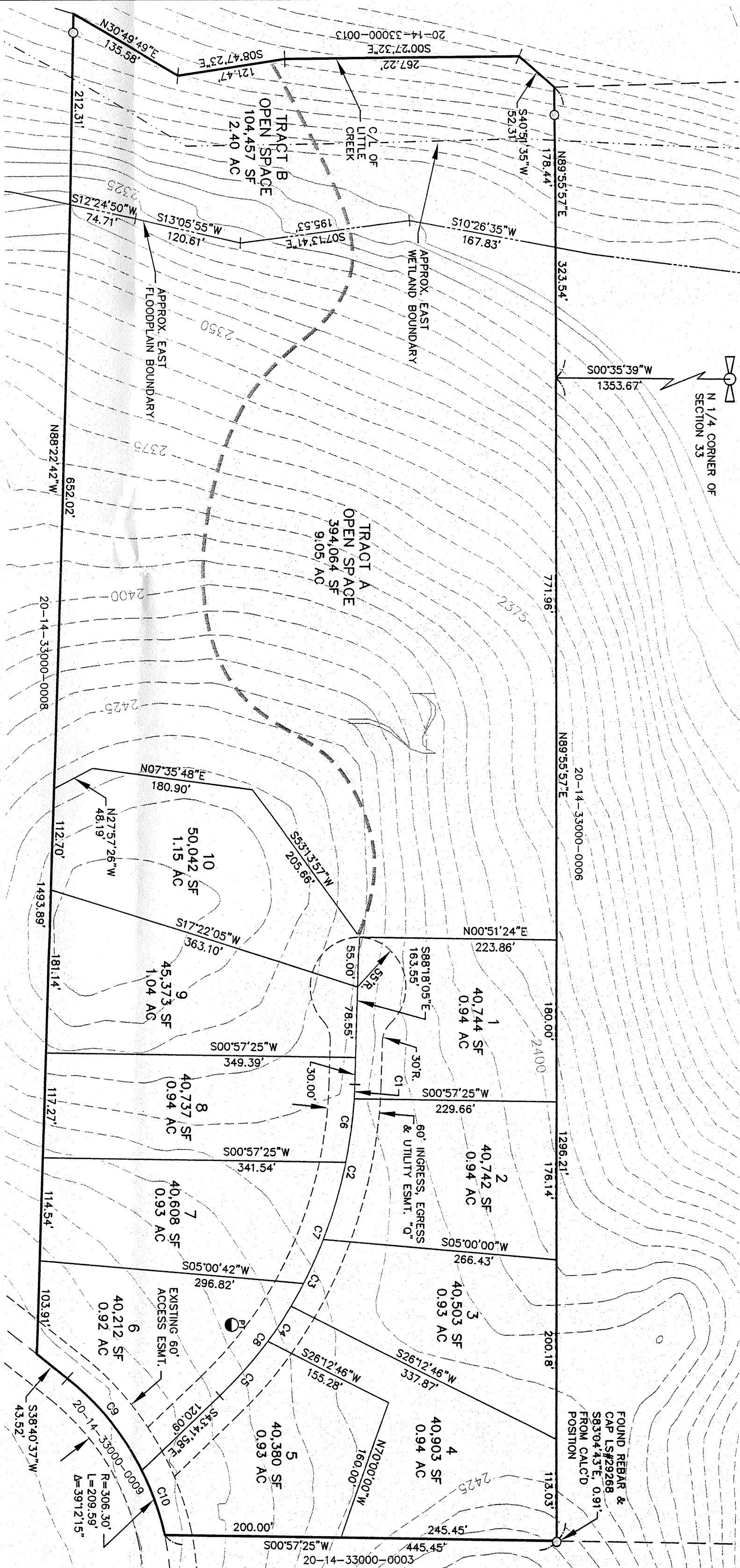
KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



SURVEY NOTES:

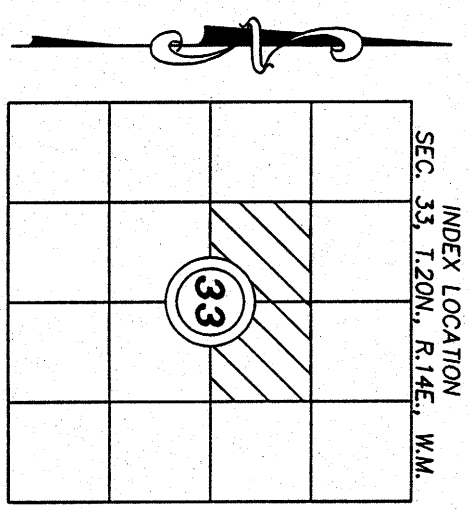
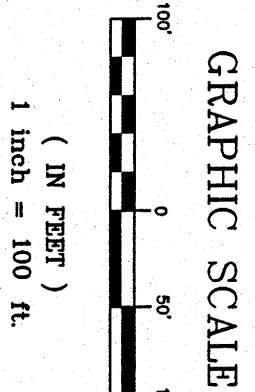
- 1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 29 OF SURVEYS, PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- 2. THE PURPOSE OF THIS DOCUMENT IS TO PERFORMANCE BASE CLUSTER PLAT LOT 7 OF SURVEY BOOK 29, PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020042 INTO THE CONFIGURATION SHOWN HEREON.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	16.05'	500.00'	150.21°
C2	161.45'	500.00'	183.01°
C3	83.19'	500.00'	93.15°
C4	47.30'	500.00'	528.36'
C5	81.04'	500.00'	917.12'
C6	87.82'	500.00'	1003.47'
C7	143.87'	500.00'	1629.11'
C8	157.54'	500.00'	1803.09'
C9	132.94'	506.30'	2452.05'
C10	76.84'	306.30'	1420.10'

LEGEND

- Quarter corner as noted
- PND REBAR & CAP LS# 292888
- SET REBAR & CAP LS# 18092
- SEPTIC TEST HOLE
- UNIMPROVED TRAIL (SEE NOTE 12, SHEET 2)



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

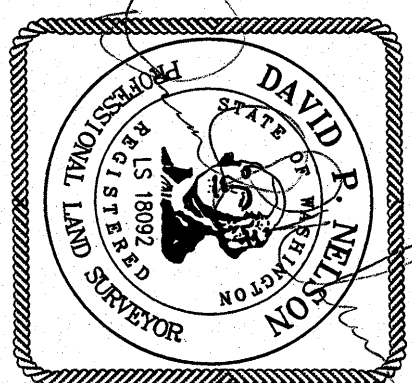
VISTA WEST
PERFORMANCE BASED CLUSTER PLAT
A PTN. OF THE NORTH 1/2 OF SEC. 33, T.20N., R.14E., W.M.
KITITAS COUNTY, WASHINGTON

RECEIVED

DWN BY	DATE	JOB NO.
G. WEISER	12/2/2009	07199-7

CHKD BY: D. NELSON

SCALE	SHEET
1"=100'	1 OF 2



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20__ at _____, WA
in book _____ of _____ at page _____ of 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 FORNUNE CREEK LLC in NOV. 2009.
DAVID P. NELSON
DATE
Certificate No. 18092

AL-09-0001

LP-09-XXXXX

OWNER:
FORBUNE CREEK LLC
206 W 1ST ST
CLE ELUM WA 98922
PARCEL #20-14-33000-0007 (1901)
ACREAGE: 21.09 ACRES
10 LOTS - 2 OPEN SPACE TRACTS
WATER SOURCE: CLASS B SYSTEM
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: RURAL 3 (R-3)

VISTA WEST
PERFORMANCE BASED CLUSTER PLAT
A PTN. OF THE NORTH 1/2 OF SEC. 33, T.20N, R.14E, W.M.
KITITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTION:

LOT 7 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 2, 2004 IN BOOK 29 OF SURVEYS, PAGES 187 AND 188, UNDER ADULTOR'S FILE NUMBER 200401020042, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER ROW 17.10 140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 93% 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. 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH INCLUDES THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
11. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES 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 GROUNDWATER 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.
12. PROPOSED TRAIL SYSTEM IS FOR POSSIBLE FUTURE CONSTRUCTION AT THE DISCRETION OF THE OWNER.

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 FORBUNE CREEK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

NAME _____ TITLE _____
NAME _____ TITLE _____
ACKNOWLEDGEMENT
STATE OF WASHINGTON) S.S.
COUNTY OF _____)

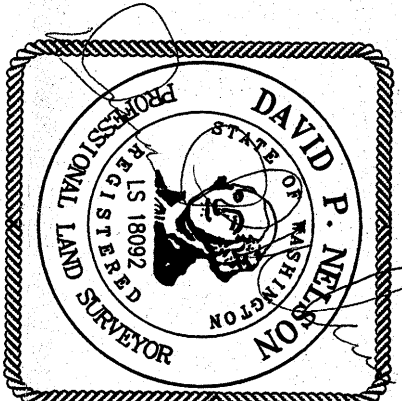
ON THIS ___ DAY OF _____, 200__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____ MY APPOINTMENT EXPIRES _____

VISTA WEST - PUBLIC BENEFIT RATINGS SYSTEMS CHART

Table with columns: Element, Points Available, Points Awarded, Comments. Rows include Base Acreage, Max. Bonus Lots, Max. Lot Yield, Proposed Lot Yield, Transportation, Multi-Modal Access, Streetscape Design Standards, Open Space, Wildlife Habitat, Health and Safety, Recreation.

- ADJACENT PROPERTY OWNERS:
20-14-33000-0003 STEVEN D NDVY 4812 FIELD LN NW OLMPA WA 98502
20-14-33000-0006 CHEHAUS VALLEY TIMBER PO BOX 261 MONTESANO WA 98563
20-14-33000-0008 WILLIAM L NIETSCH ETUX JOHN A TRUAX ETUX 12540 SW TREMONT PORTLAND OR 97225
20-14-33000-0009 SADDLE RIDGE LLC 206 W 1ST CLE ELUM WA 98922
20-14-33000-0013 JERREY A KLUTH ETUX TRUSTEES 7385 126TH PL SE NEWCASTLE WA 98056

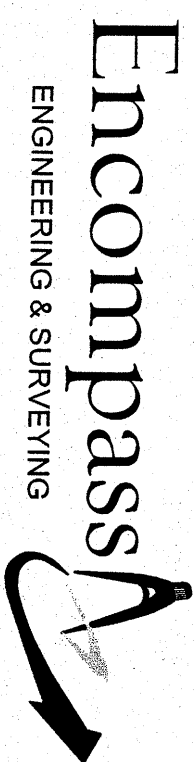


RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 20__ at _____ M in book _____ of _____ at page _____ of 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 FORBUNE CREEK, LLC, Surveyor. In, NOV., 2009. DAVID P. NELSON DATE 12/29/09 Certificate No. 18092.



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

VISTA WEST

PERFORMANCE BASED CLUSTER PLAT
A PTN. OF THE NORTH 1/2 OF SEC. 33, T.20N, R.14E, W.M.
KITITAS COUNTY, WASHINGTON

Table with columns: DWN BY, G. WEISER, D. NELSON, DATE, SCALE, JOB NO., SHEET. Values: 12/2009, N/A, 07199-7, 2 OF 2.