RECEIVING NUMBER _____

P-04-XX

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONNA SCOTT, THE UNDERSIGNED CONTRACT PURCHASER 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., 2004

_____

DONNA SCOTT

ACKNOWLEDGEMENT

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

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 _____, 2004.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN ELBERT BUTTERFIELD AND JANET MAE BUTTERFIELD, CO-TRUSTEES OF THE JOHN AND JANET BUTTERFIELD FAMILY TRUST, 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., 2004.

_____ _____

JOHN ELBERT BUTTERFIELD JANET MAE BUTTERFIELD

ACKNOWLEDGEMENT

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

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 _____, 2004

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

SURVEY NOTES

1. INSTRUMENT: USING A NIKON DTM-521 THREE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
2. THE FOLLOWING RECORD OF SURVEY FILED WITH KITTITAS COUNTY, STATE OF WASHINGTON WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...BOOK 23 OF SURVEYS, PAGE 10, AFN 199710230011. THE BASIS OF BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEY.
3. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
4. 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.
5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KCRS 12.11.010, MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.
11. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

ADJACENT OWNERS:

20-17-32000-0001
REBECCA L TURCOTTE ETAL
PO BOX 714
FALL CITY WA 98024-0714

20-17-32000-0005
FRANK A SCOTT ETUX
PO BOX 90868 (PSE 08)
BELLEVUE WA 98009-0868

20-17-32000-0006
DONNA J SCOTT
8142 NE 145TH PL
KENMORE WA 98028

20-17-31053-0003
BRIAN E MAYER ETUX
4767 FERNRIDGE LANE
MERCER ISLAND WA 98040

20-17-31000-0015
WILLIAM BARSCHAW ETUX
PO BOX 1137
MONROE WA 98272-4137

20-17-32054-0001
20-17-32054-0002
20-17-32054-0003
CHRISTOPHER A WEYMOUTH
10540 NE 25TH ST
BELLEVUE WA 98004

20-17-32000-0028
MATTHEW D COE
3940 HIDDEN VALLEY ROAD
CLE ELUM WA 98922

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

DAVID P. NELSON
STATE OF WASHINGTON
LS 18092
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 7/20/06

RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M
in book.....of.....at page.....at the request of

DAVID P. NELSON
Surveyor's Name

County Auditor Deputy County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of DONNA SCOTT in AUG. 2004.

DAVID P. NELSON
Certificate No. 18092

EASTSIDE CONSULTANTS, INC.
ENGINEERS-SURVEYORS 214 PENNSYLVANIA AVE
CLE ELUM, WASHINGTON 98922
PHONE: [509]674-7433
FAX : 674-7419

HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
D.P./G.W.	08/04	04553
CHKD BY	SCALE	SHEET
D.NELSON	1"=200'	2 OF 2