

# VISTA VIEW ESTATES

PTN. SE 1/4 OF SECTION 1, T.17N., R.18E., W.M.  
KITTITAS COUNTY, STATE OF WASHINGTON

## DIVISION I

P-05.-03

### APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF October A.D., 2006  
*[Signature]*  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITTITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE VISTA VIEW ESTATES 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 20<sup>th</sup> DAY OF October A.D., 2006  
*[Signature]*  
KITTITAS COUNTY HEALTH OFFICER

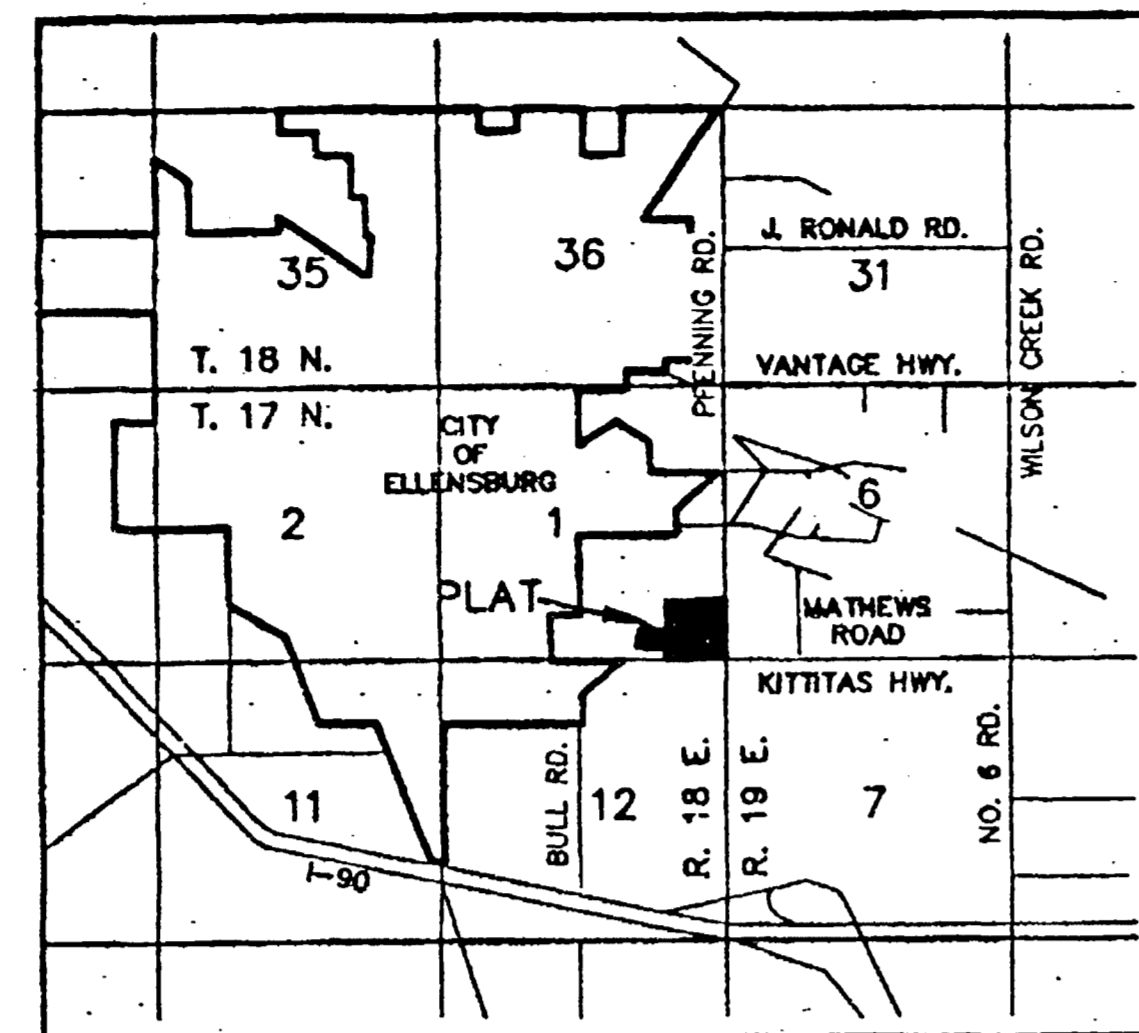
CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE VISTA VIEW ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS 24<sup>th</sup> DAY OF October A.D., 2006  
*[Signature]*  
KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS 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. 17-18-01086-0001, 0002 & 0003 AND PARCEL NO. 17-18-01087-0001, 0002, 0003 & 0004  
DATED THIS 20 DAY OF October A.D., 2006  
*[Signature]*  
KITTITAS COUNTY TREASURER

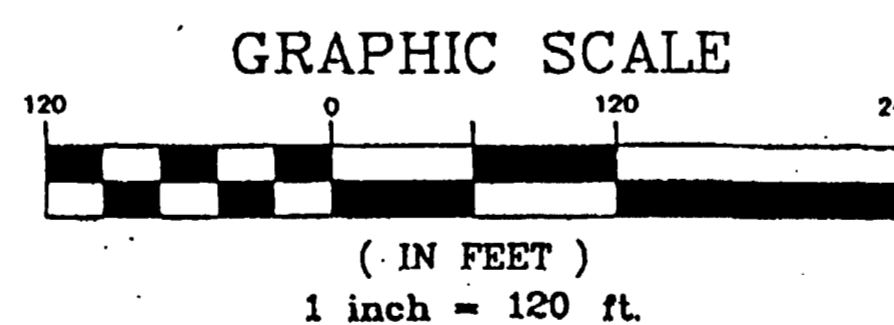
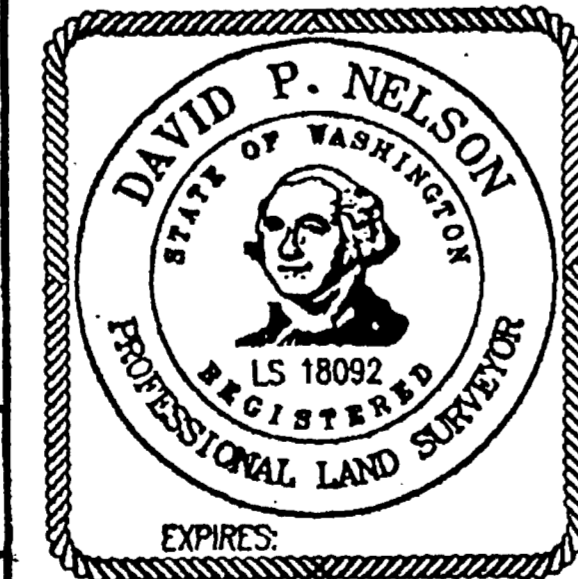
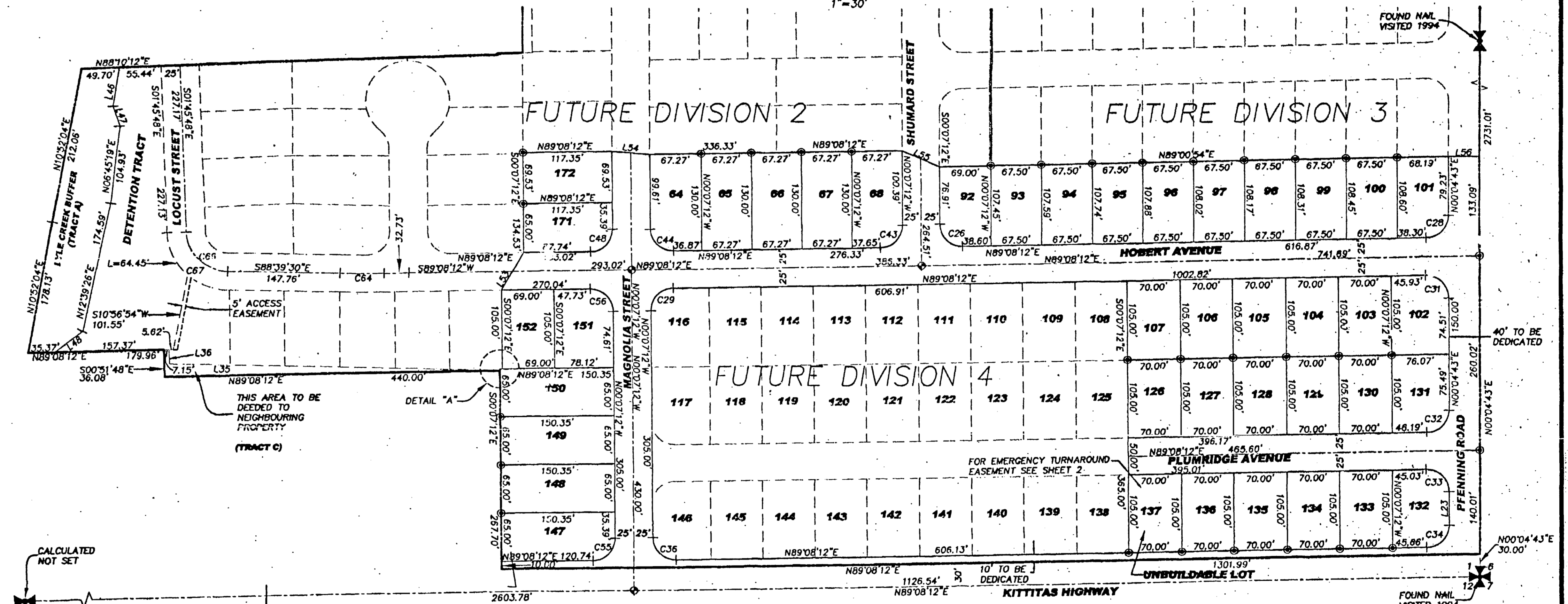
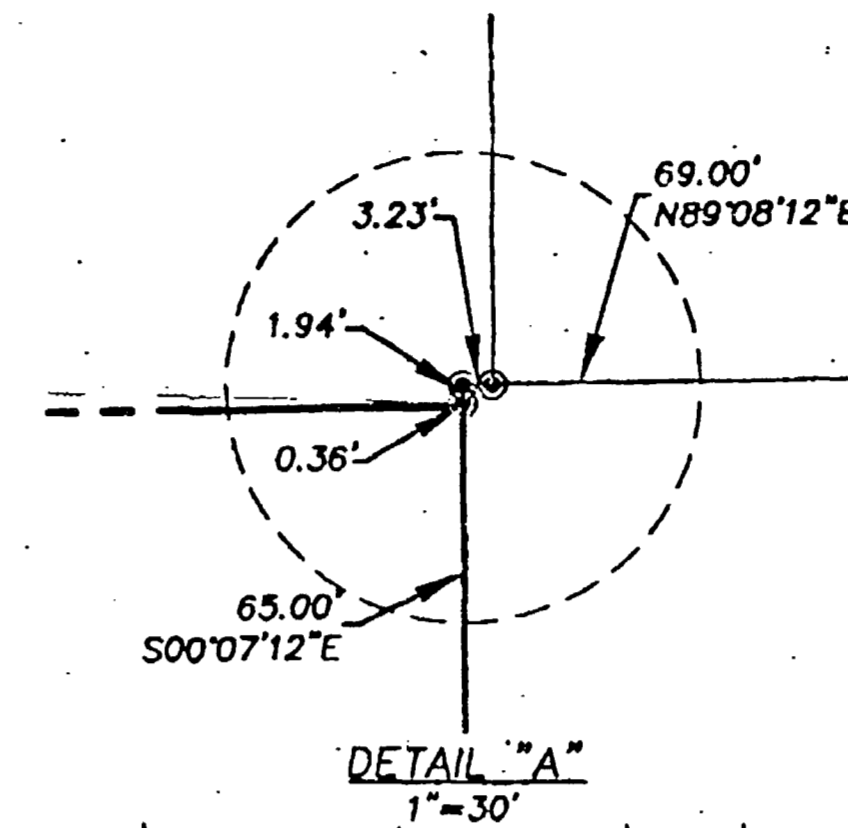
CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE VISTA VIEW ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.  
PARCEL NO. 17-18-01086-0001, 0002 & 0003 AND PARCEL NO. 17-18-01087-0001, 0002, 0003 & 0004  
DATED THIS 20 DAY OF October A.D., 2006  
*[Signature]*  
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS 24<sup>th</sup> DAY OF October A.D., 2006  
BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON  
BY: *[Signature]*  
CHAIRMAN  
ATTEST: *[Signature]* CLERK OF THE BOARD

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

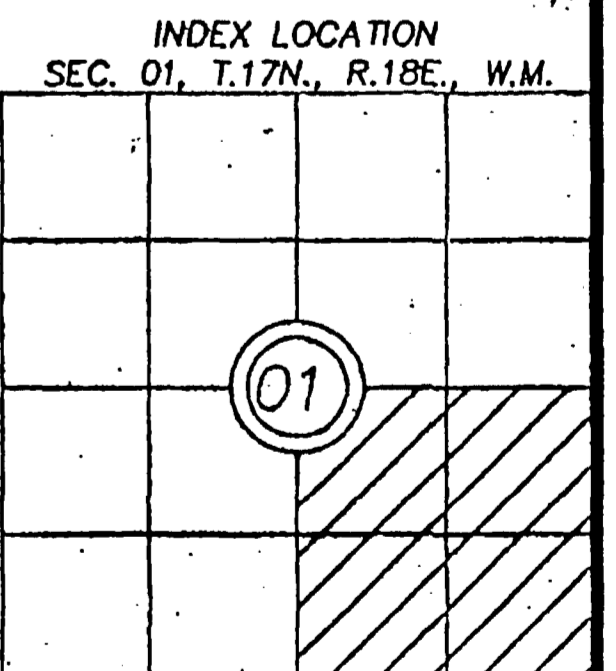


VICINITY MAP (NTS)



OWNER:  
M.D. JACKSON  
700 E MOUNTAIN VIEW AVE. STE 501  
ELLENSBURG, WA 98926  
LOTS: 68 (7200 SQ.FT. MINIMUM)-1 DETENTION TRACT  
SEWER: CITY OF ELLENSBURG  
WATER: CITY OF ELLENSBURG  
ZONE: RESIDENTIAL  
EXISTING PARCEL NUMBERS:  
17-18-01086-0001, 0002, 0003 & 0004 AND  
17-18-01087-0001, 0002, 0003 & 0004

- #### LEGEND
- SECTION CORNER COMMON TO FOUR SECTIONS.
  - QUARTER CORNER COMMON TO TWO SECTIONS
  - CENTERLINE MONUMENT W/STRADDLES
  - IRON ROD & CAP W/LS# 18092
  - P.U.E. PUBLIC UTILITY EASEMENT



RECORDER'S CERTIFICATE 200610240059...

Filed for record this 24 day of Oct, 2006 at 3:48 PM in book 10 of PLATS at page 186 at the request of

DAVID P. NELSON  
*[Signature]*  
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 M.D. JACKSON in WA on 20.03

DAVID P. NELSON  
*[Signature]*  
Deputy County Auditor  
Certificate No. 18092

## Encompass

ENGINEERING & SURVEYING

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

### VISTA VIEW ESTATES

#### DIVISION I

PTN. SE 1/4 OF SECTION 1, T.17N., R.18E., W.M.  
KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY DH	DATE 10/06	JOB NO. 05577
CHKD BY DNELSON	SCALE 1"=120'	SHEET 1 OF 3



VISTA VIEW ESTATES
PTN. SE 1/4 OF SECTION 1, T.17N., R.18E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON
DIVISION I

P-05.-03

DEDICATION

KNOW ALL MEN BY THESE PRESENT
That we, the undersigned people with interest in the
herein described property, do hereby declare subdivide
and plat as herein described, and dedicate to the use of the
public forever all roads, streets, avenues, places or whatever
public property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

Michael D Jackson - MANAGING MEMBER
M D JACKSON CO.

ACKNOWLEDGEMENT

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

On this 12th day of October 2006
before me, the undersigned, a Notary Public in and for the State of Washington, duly
commissioned and sworn, personally appeared Michael Jackson President
and Secretary, respectively, of
Frontier Bank the corporation that executed
the foregoing instrument, and acknowledged the said instrument to be the free and
voluntary act and deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that he is authorized to execute the
said instrument and that the seal affixed (if any) is the corporate seal of
said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.



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

DEDICATION

KNOW ALL MEN BY THESE PRESENT
That we, the undersigned people with interest in the
herein described property, do hereby declare subdivide
and plat as herein described, and dedicate to the use of the
public forever all roads, streets, avenues, places or whatever
public property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

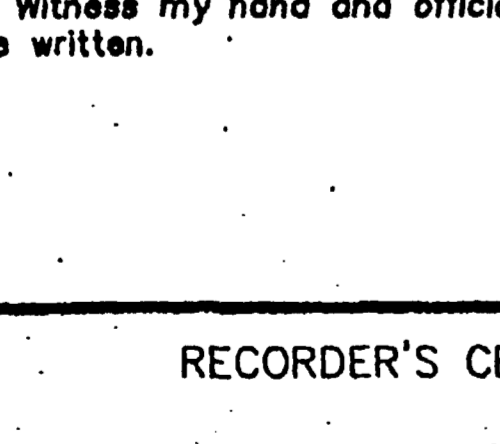
Larry Hillis
CASCADE VIEW INC.

ACKNOWLEDGEMENT

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

On this 12th day of October 2006
before me, the undersigned, a Notary Public in and for the State of Washington, duly
commissioned and sworn, personally appeared Larry Hillis President
and Secretary, respectively, of
the corporation that executed
the foregoing instrument, and acknowledged the said instrument to be the free and
voluntary act and deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that he is authorized to execute the
said instrument and that the seal affixed (if any) is the corporate seal of
said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.



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

DEDICATION

KNOW ALL MEN BY THESE PRESENT
That we, the undersigned people with interest in the
herein described property, do hereby declare subdivide
and plat as herein described, and dedicate to the use of the
public forever all roads, streets, avenues, places or whatever
public property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

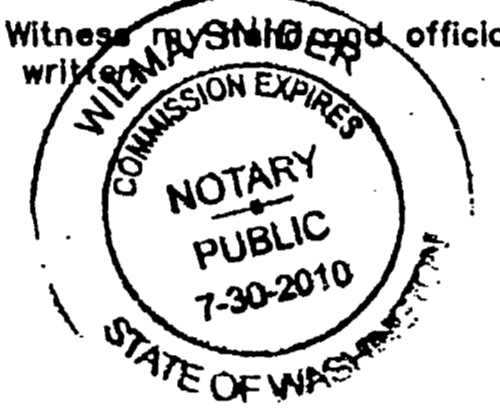
Frontier Bank

ACKNOWLEDGEMENT

STATE OF WASHINGTON )
COUNTY OF ) s.s.

On this 13th day of October 2006
before me, the undersigned, a Notary Public in and for the State of Washington, duly
commissioned and sworn, personally appeared Secretary, respectively, of
Frontier Bank the corporation that executed
the foregoing instrument, and acknowledged the said instrument to be the free and
voluntary act and deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that she is authorized to execute the
said instrument and that the seal affixed (if any) is the corporate seal of
said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.



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

DEDICATION

KNOW ALL MEN BY THESE PRESENT
That we, the undersigned people with interest in the
herein described property, do hereby declare subdivide
and plat as herein described, and dedicate to the use of the
public forever all roads, streets, avenues, places or whatever
public property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

John L. Miller Darlene L. Miller

ACKNOWLEDGEMENT

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

On this 12th day of October 2006
before me, the undersigned, a Notary Public in and for the State of Washington, duly
commissioned and sworn, personally appeared John & Darlene Miller President
and Secretary, respectively, of
the corporation that executed
the foregoing instrument, and acknowledged the said instrument to be the free and
voluntary act and deed of said corporation, for the uses and purposes therein
mentioned, and on oath stated that they are authorized to execute the
said instrument and that the seal affixed (if any) is the corporate seal of
said corporation.

Witness my hand and official seal hereto affixed the day and year first
above written.

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

EXISTING LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4 OF THE WADE SHORT PLAT NO. 1 (SP-94-35) AS
PER SHORT PLAT RECORDED IN BOOK D OF SHORT PLATS AT PAGES
152 & 153, UNDER AUDITOR'S FILE NUMBER 574870, RECORDS OF
KITTITAS COUNTY, STATE OF WASHINGTON.

AND

LOTS A, B, C AND D OF THE WADE SHORT PLAT NO. 2 (SP-94-36) AS
PER SHORT PLAT RECORDED IN BOOK D OF SHORT PLATS AT PAGES
154 & 155, UNDER AUDITOR'S FILE NUMBER 574871, RECORDS OF
KITTITAS COUNTY, STATE OF WASHINGTON.

ALL IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH,
RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

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 D OF SHORT PLATS, PAGES 152 & 153, AFN 574870 AND
BOOK D OF SHORT PLATS, PAGES 154 & 155, AFN 574871. THE BASIS OF
BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEYS.
3. THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS
PROPERTY.
4. 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 RESSEEDING OF AREAS
DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS
WEEDS.
5. 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.
6. 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.
7. THE PURPOSE OF THIS DOCUMENT IS TO PLAT A PORTION OF LOTS 1, 2, 3 &
4 OF SP-94-35, RECORDED IN BOOK D OF SHORT PLATS AT PAGES 152 & 153,
AUDITOR'S FILE NUMBER 574870 AND LOTS A, B, C AND D OF SP-94-36,
RECORDED IN BOOK D OF SHORT PLATS AT PAGES 154 & 155, AUDITOR'S FILE
NUMBER 574871, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
8. 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.

RECORDER'S CERTIFICATE 200610240059

Filed for record this 24 day of OCT 2006 at 12:40 PM
in book 10 of PLATS at page 188 at the request of
DAVID P. NELSON
Supervisor's Name
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 of the
request of... MD JACKSON
in MAY 2003
DAVID P. NELSON DATE
Certificate No. 18092

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

VISTA VIEW ESTATES
DIVISION I

PTN. SE 1/4 OF SECTION 1, T.17N., R.18E., W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

Table with 3 columns: DWN BY, DATE, JOB NO.; CHKD BY, SCALE, SHEET. Values include DH, 9/06, 05577; DNELSON, N.T.S., 3 OF 3.

