

11-105

P-06-19

HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M. KITTITAS COUNTY, WASHINGTON

OWNER:
HIDDEN VALLEY ESTATES LLC
16954 151ST AVE SE
RENTON WA 98058
WATER SOURCE: INDIVIDUAL WELL
SEWER SOURCE: SEPTIC & DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED
EXISTING TAX PARCEL NO. 20-17-32000-0028
ORIGINAL PARCEL AREA: 32.37 ACRES
ZONE: AG-3

EXISTING LEGAL DESCRIPTION:

TRACTS 5 AND 8 AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED FEBRUARY 13, 2006 IN BOOK 32 OF SURVEYS, PAGE 65, UNDER AUDITOR'S FILE NUMBER 200602130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ABBREVIATED LEGAL: BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE 'N 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS AND GOAT GRASS. ACCORDINGLY, THE KITTITAS 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 SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
5. 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 -3.
6. 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.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
10. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
11. 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.
12. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305).

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

ADJACENT OWNERS:

- 20-17-32000-0001
KITTITAS FOOTHILLS LLC
507 N WELLS
RENTON WA 98055
- 20-17-32000-0005
CLE ELUM PROPERTIES LLC
73 SALMON BEACH
TACOMA WA 98407
- 20-17-32058-0005
DONNA J SCOTT
8142 NE 145TH PL
KENMORE WA 98028
- 20-17-32054-0003
BARBARA J NOONAN
7715 CHESTNUT WAY
PLEASANTON CA 94588
- 20-17-32000-0029
MATTHEW D COE
983 RADER RD
ELLENBURG WA 98926
- 20-17-32000-0027
STEVE LOFLIN ETUX
1719 BEACH DR NE
TACOMA WA 98422
- 20-17-32000-0021
DOUG SUTHERLAND
CRAIG MABIE
10402 39TH AVE SW
SEATTLE WA 98146
- 20-17-32000-0022
JODI LYNN NEWTON
610 NW 75TH ST
SEATTLE WA 98117

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 grant easements to the use of the heirs, successors and assigns forever all roads, utilities, places or whatever property shown hereon.

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

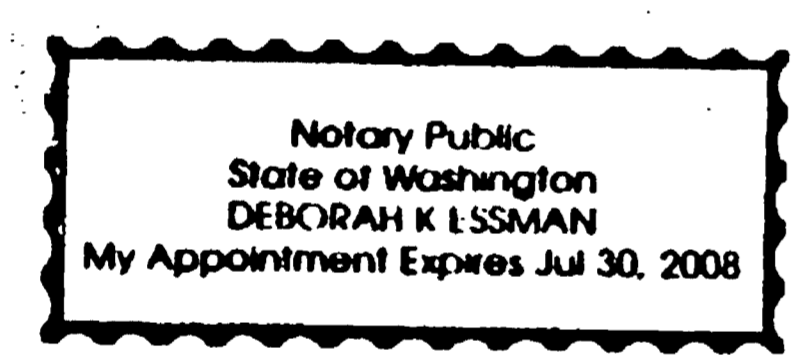
HIDDEN VALLEY ESTATES, LLC
Charles A. Johnson
NAME Charles A. Johnson NAME
TITLE Manager TITLE DATE 1-11-08

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITTITAS) s.s.

On this 11th day of JANUARY, 2008, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared CHARLES A. JOHNSON and MANAGER to me known to be the MANAGER and MANAGER respectively, of HIDDEN VALLEY ESTATES LLC, 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 HE authorized to execute the said instrument.

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



Deborah K. Lissman
Notary Public in and for the State of Washington, residing at ELLENBURG, My appointment expires 07-30-2008

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 grant easements to the use of the heirs, successors and assigns forever all roads, utilities, places or whatever property shown hereon.

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

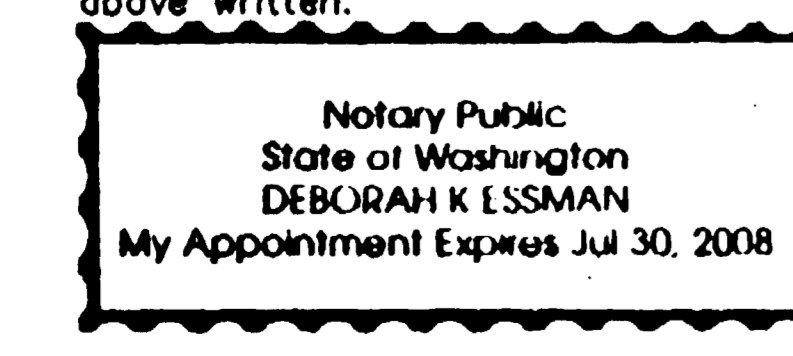
STERLING SAVINGS BANK
Nicallee J. Smith
NAME Nicallee J. Smith NAME
TITLE Vice President TITLE DATE 01-10-2008

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF WALLA WALLA) s.s.

On this 10th day of JANUARY, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared NICALLEE J. SMITH to me known to be the VICE - President and SECRETARY Secretary, respectively, of STERLING SAVINGS 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.



Deborah K. Lissman
Notary Public in and for the State of Washington, residing at ELLENBURG, My appointment expires 07-30-2008

RECORDER'S CERTIFICATE 200801290020
Filed for record this 29 day of JAN, 2008 at 3:11pm in book 11 of PLATS at page 102 at the request of DAVID P. NELSON Surveyor's Name
James H. Hest County Auditor *Stephen J. Quinn* 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 HIDDEN VALLEY ESTATES LLC in FEB, 2008.
David P. Nelson
DAVID P. NELSON DATE
Certificate No. 18092



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

HIDDEN VALLEY ESTATES PLAT
PORTION OF THE NE1/4, SEC.32, T.20N., R17E., W.M. KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 05/07	JOB NO. 05751
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 2 OF 2

