

OWNER:

MARK & MARIA WALD
1501 35TH AVE S
SEATTLE WA 98144

PARCEL #19-15-09000-0012
ACREAGE: 21.00 ACRES
12 LOTS
WATER SOURCE: CLASS B SYSTEM
SEWER SOURCE: SEPTIC
ZONE: R-3

WALDWOODS

PERFORMANCE BASED CLUSTER PLAT

LOCATED IN SECTION 9, T.19N., R.15E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

SURVEY NOTES:

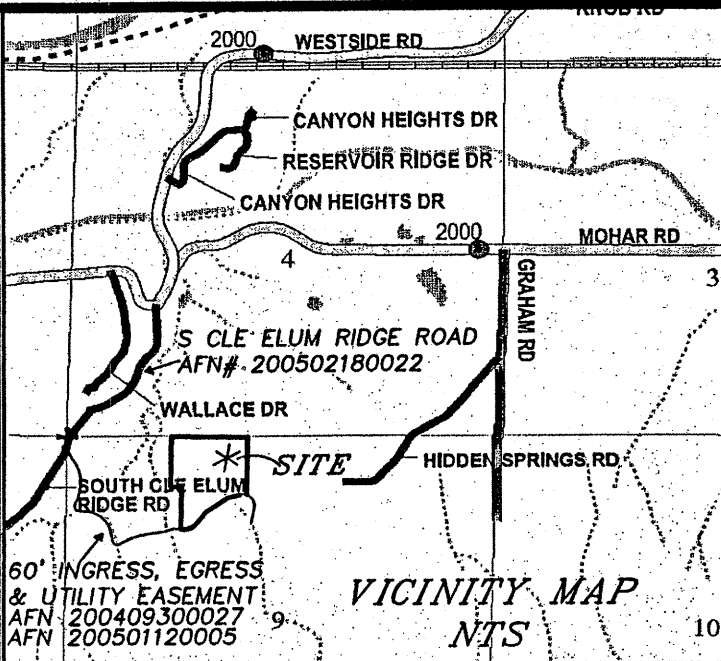
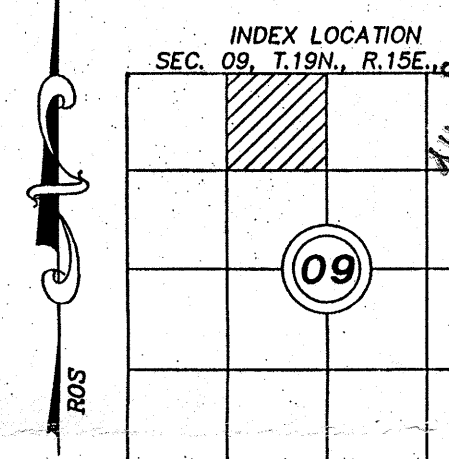
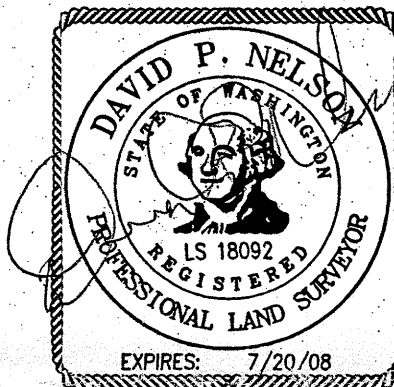
1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY BLUHM & ASSOC. AS FILED IN BOOK 30 OF SURVEYS AT PAGES 147 THRU 149 UNDER AUDITOR'S FILE NUMBER 200409300027, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED BY BLUHM & ASSOC. IN BOOK 30 OF SURVEYS ON PAGES 147 THRU 149 UNDER AUDITOR'S FILE NUMBER 200409300027 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.

CURVE	LENGTH	RADIUS	DELTA
C1	106.35	100.00	60°56'05"
C2	61.50	100.00	35°14'16"
C3	93.87	100.00	53°46'53"
C4	87.53	100.00	50°09'13"
C5	29.69	100.00	17°00'31"
C6	138.92	100.00	79°35'35"
C7	61.13	100.00	35°01'23"
C8	49.34	100.00	28°16'04"
C10	18.18	180.00	5°47'13"
C11	62.25	150.42	23°42'40"
C12	30.80	150.42	11°43'52"

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



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 WALDWOODS 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

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE WALDWOODS 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

CERTIFICATE OF 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. 19-15-09000-0012 (11823)

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

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE WALDWOODS CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 19-15-09000-0012

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

KITITAS COUNTY ASSESSOR

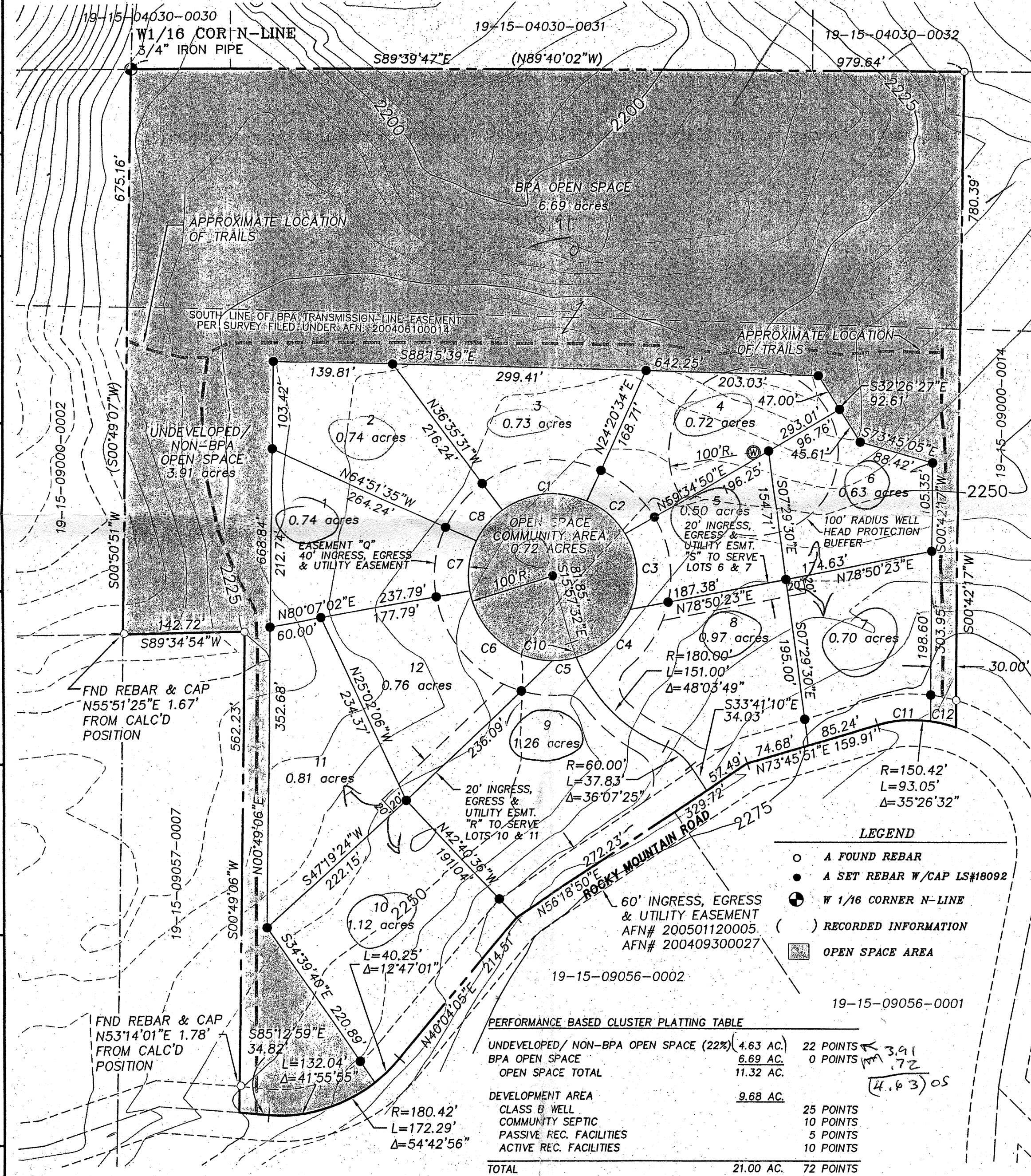
KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

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.



LEGEND

- A FOUND REBAR
- A SET REBAR W/CAP LS#18092
- W 1/16 CORNER N-LINE
- () RECORDED INFORMATION
- OPEN SPACE AREA

PERFORMANCE BASED CLUSTER PLATTING TABLE		
UNDEVELOPED/ NON-BPA OPEN SPACE (22%)	4.63 AC.	22 POINTS
BPA OPEN SPACE	6.69 AC.	0 POINTS
OPEN SPACE TOTAL	11.32 AC.	
DEVELOPMENT AREA	9.68 AC.	
CLASS B WELL		25 POINTS
COMMUNITY SEPTIC		10 POINTS
PASSIVE REC. FACILITIES		5 POINTS
ACTIVE REC. FACILITIES		10 POINTS
TOTAL	21.00 AC.	72 POINTS

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...MARK WALD... in...JUNE...2006.

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
KITITAS COUNTY
DEPT. OF PUBLIC WORKS

RECEIVED
FEB 21 2008
Kititas County
CDS

WALDWOODS PERFORMANCE BASED CLUSTER PLAT

LOCATED IN SECTION 9, T. 19N., R. 15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	02/08	05561
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

P-07-07

WALDWOODS PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 9, T.19N., R.15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MARK WALD & MARIA WALD, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2008.

MARK WALD

MARIA WALD

ACKNOWLEDGEMENT

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

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 _____, 2008.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 2008.

NAME TITLE NAME TITLE

ACKNOWLEDGEMENT

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

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ 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 _____ 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.

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

EXISTING LEGAL DESCRIPTION:

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 30, 2004, IN BOOK 30 OF SURVEYS, PAGES 147 THROUGH 149, UNDER AUDITOR'S FILE NUMBER 200409300027, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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 RCW 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. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. 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 KITITAS COUNTY ROAD STANDARDS 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 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.

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 PROPERTY OWNERS:

19-15-04030-0031
GEORGE BURCHAK ETUX
1941 MOHAR RD
CLE ELUM WA 98922

19-15-04030-0032
DANIEL E WHERRY ETUX
15414 130TH AVE CT E
PUYALLUP WA 98374

19-15-04030-0030
FRANK ULRICH ETUX
PO BOX 368
SO CLE ELUM WA 98943

19-15-09000-0002
MACKIEJO HOLDING CO LLC
6525 KITSAP WAY
BREMERTON WA 98312

19-15-09000-0014
JAMES A LOEN
SUSAN M HENRICKSEN
12206 12TH ST E
PUYALLUP WA 98272-1449

19-15-09057-0007
WIMBERLY PROPERTIES LLC
8815 FAUNTLEROY WAY SW
SEATTLE WA 98136

19-15-09056-0001
19-15-09056-0002
KELBER LLC
1970 LAMBERT ROAD
CLE ELUM WA 98922

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... MARK WALD... in... JUNE... 2008.

DAVID P. NELSON DATE 02/21/08
Certificate No. 18092

RECEIVED FEB 22 2008
KITITAS COUNTY DEPT OF PUBLIC WORKS

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

Kittitas County CDS

WALDWOODS PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 9, T. 19N., R. 15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

DRAWN BY	DATE	JOB NO.
G. WEISER	02/08	05561
CHECKED BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

