

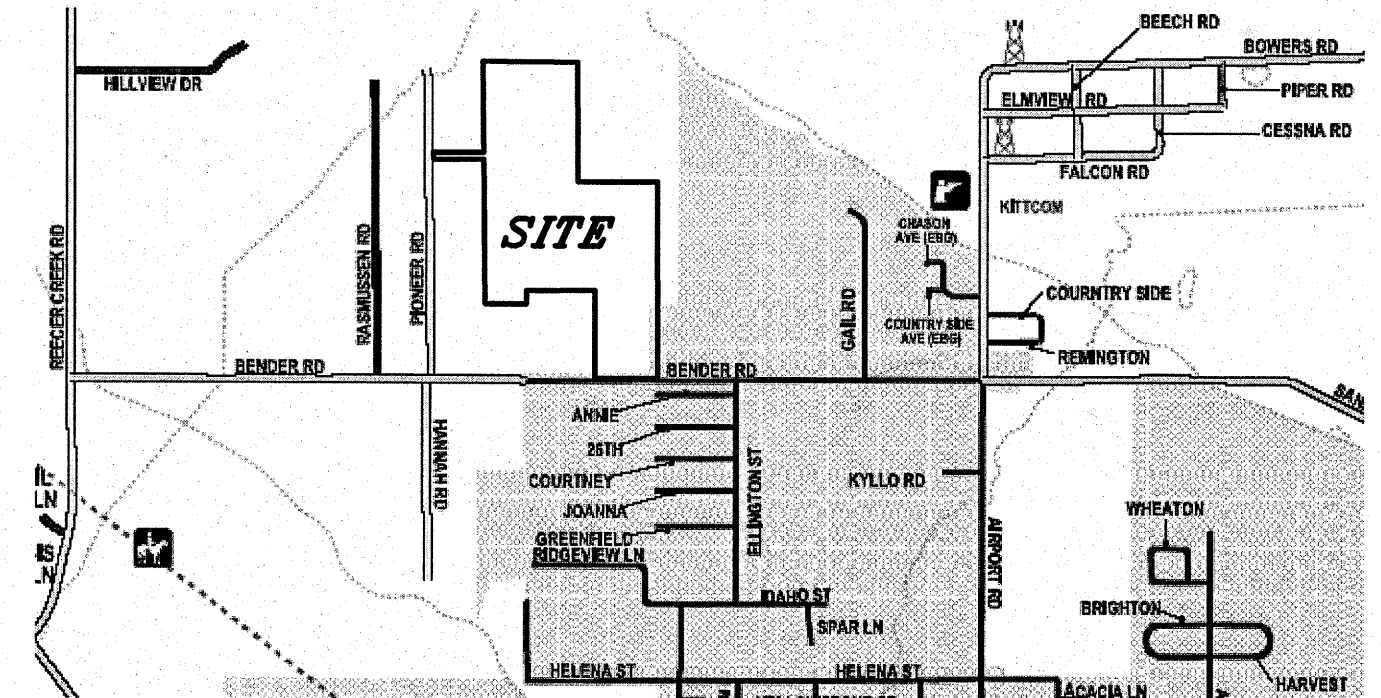
RECEIVED

MAR 1 2007

Kittitas County
CDS

STARLITE ESTATES PLAT

LOCATED IN SECTION 26, TWN.18N., RGE.18E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON



VICINITY MAP
NTS

SURVEY NOTES

1. AS LONG AS THE STORM DRAIN RETENTION AREAS ARE PRIVATELY AND NOT PUBLICLY OWNED, IT WILL BE OPERATED AND MAINTAINED BY STARLITE CONSTRUCTION UNTIL THE DECLARATION AND COVENANTS FOR STARLITE ESTATES IS RECORDED. AT WHICH TIME THE HOMEOWNERS ASSOCIATION WILL ASSUME OPERATION AND MAINTENANCE RESPONSIBILITIES. IF STARLITE CONSTRUCTION OR HOMEOWNERS ASSOCIATION FAIL IN THEIR RESPONSIBILITIES TO OPERATE AND MAINTAIN PER THE REQUIREMENTS OF THE PLAT OR SHOULD THESE ENTITIES DISSOLVE, THE OPERATION AND MAINTENANCE OF THIS REQUIREMENT SHALL BECOME THE RESPONSIBILITY OF THE OWNERS OF LOTS 1-60. SAID OPERATION AND MAINTENANCE TO BE IN ACCORDANCE WITH THE PERTINENT DEPARTMENT OF ECOLOGY "BEST MANAGEMENT PRACTICES" MANUAL.

2. TOPOGRAPHY HAS BEEN COMPLETED AND THE SITE GENERALLY SLOPES FROM THE NORTH EAST TO THE SOUTH WEST AT AN AVERAGE SLOPE OF 1.50%.

3. SEE WETLAND STUDY BY THE WETLAND CORPORATION DONE IN DECEMBER OF 2006.

4. ALL PROPOSED ROADS WILL BE DEDICATED TO THE PUBLIC. OWNER:

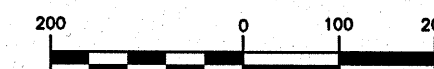
STARLITE CONSTRUCTION
3909 164TH ST. SW
LYNWOOD WA 98037

TOTAL ACREAGE: 58.1 AC.
LOTS: 58 (15,500 SQ.FT. AVG.)
OPEN SPACE: ±25.43 AC.
SEWER: CITY OF ELLENSBURG
WATER: CITY OF ELLENSBURG
ZONE: AG-3 (AOZ-3) TO BE REZONED TO SUBURBAN
EXISTING PARCEL NUMBER: 18-18-26020-0020,-0023,-0024,-0025

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

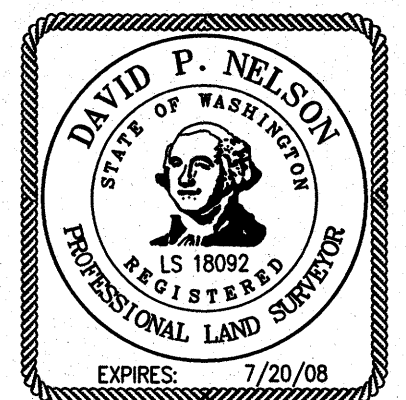
GRAPHIC SCALE



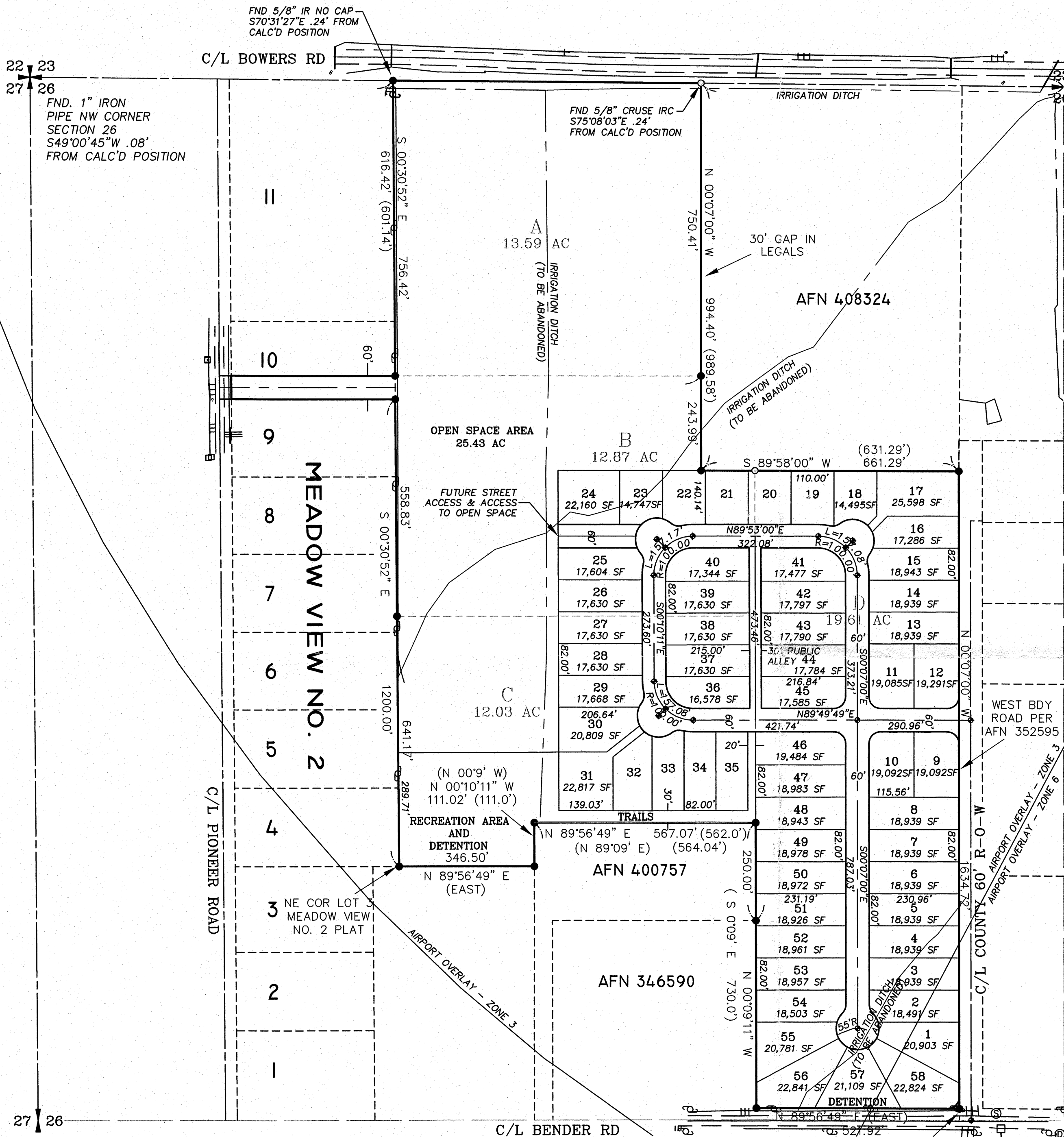
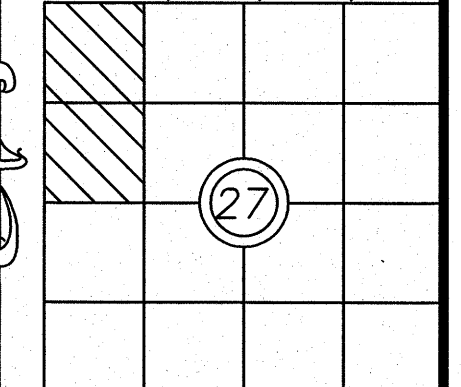
(IN FEET)
1 inch = 200 ft.

LEGEND

- MONUMENT
- IRON ROD & CAP W/LS# 18092
- FND IRON ROD & CAP



INDEX LOCATION
SEC. 26, T.18N., R.18E., W.M.



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 STARLITE CONSTRUCTION in AUGUST, 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

STARLITE ESTATES

LOCATED IN SECTION 26, TWN. 18N., RGE. 18E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
MKK	08/06	06193
CHKD BY	SCALE	SHEET
D.NELSON	1"=200'	1 OF 2

RECEIVED

MAR 1 2007

Kittitas County
CDS

STARLITE ESTATES PLAT

LOCATED IN SECTION 26, TWN.18N., RGE.18E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

EXISTING LEGAL DESCRIPTION:

PARCELS A, B, C AND D OF THAT CERTAIN SURVEY AS RECORDED AUGUST 26, 2004, IN BOOK 30 OF SURVEYS, PAGE 129, UNDER AUDITOR'S FILE NO. 200408260006, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON; ALSO BEING A PORTION OF LOT 10, MEADOW VIEW NO. 2, IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, AS PER PLAT THEREOF RECORDED IN BOOK 5 OF PLATS, PAGE 15, RECORDS OF SAID COUNTY.

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 NON-EXCLUSIVE UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG INTERIOR LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND INTERIOR ROAD RIGHT OF WAY. 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 SECTION 12.05 OF THE KITITAS 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 1-3.
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. 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. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
9. PORTIONS OF THIS PROPERTY LIE WITHIN ZONE 3 & 6 OF THE AIRPORT OVERLAY ZONE. PLEASE REFER TO
10. STORMWATER DETENTION AREA, RECREATIONAL AREA AND TRAILS SHALL CONTAIN EASEMENTS FOR ALL UTILITIES & ACCESS INCLUDING STORM, IRRIGATION AND ELECTRICAL.
12. ALL LOTS WITHIN PLAT TO BE ACCESSED VIA INTERIOR ROADS ONLY.

BACKFLOW PREVENTION:
IN LIEU OF REQUIRING A BACKFLOW ASSEMBLY AT THE SERVICE ENTRANCE ON LOTS 56 THROUGH 117 OF CURRIER CREEK ESTATES - DIVISION II PLAT, THE OWNER AGREES NOT TO INTERCONNECT, IN ANY FASHION, HIS/HER PRIVATE AUXILIARY WATER SYSTEM, AND TO DO NOTHING THAT WOULD LEAD TO THE OCCURRENCE OF A BACKFLOW EVENT. A CROSS CONNECTION IS A DIRECT LINK BETWEEN DOMESTIC WATER LINES AND A CONTAMINATED SOURCE. DECREASED PRESSURE ON THE PURVEYOR'S SIDE OF THE WATER METER MAY LEAD TO A BACKFLOW PROBLEM, AND THIS IS NOT ALLOWED PER WAC-246-290-490. OWNER FURTHER AGREES TO ACCEPT FULL LEGAL RESPONSIBILITY FOR ALL DAMAGES INCURRED AS A RESULT OF ANY SUCH CROSS CONNECTION, INCLUDING BACKFLOW EVENTS. THE OWNER ACKNOWLEDGES THAT HE/SHE HAS BEEN INFORMED BY THE CITY OF ELLENSBURG OF BACKFLOW PROTECTION REQUIREMENTS AND THE CONSEQUENCES OF A BACKFLOW EVENT.

PRIVATE PLAT NOTE:

PURCHASERS OF PROPERTY IN THE STARLITE ESTATES PLAT, A SINGLE FAMILY NEIGHBORHOOD, ACKNOWLEDGE, AS AN ASPECT OF PROPERTY OWNERSHIP, THAT THEY ARE PURCHASING PROPERTY IN A PLANNED COMMUNITY. THIS PLANNED COMMUNITY WILL HAVE A DIVERSITY OF HOUSING TYPES AND LAND USES INCLUDING, BUT NOT LIMITED TO, HOUSING OF DIFFERENT CONFIGURATIONS, ATTACHED AND DETACHED, SINGLE AND MULTI-STORY, RENTAL AND PERMANENT RESIDENCES.

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.

D.J. HARDY - MANAGING MEMBER
STARLITE CONSTRUCTION, L.L.C.

ACKNOWLEDGEMENT

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

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 _____ to me known to be the _____ 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 _____

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

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 _____ to me known to be the _____ 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 _____

APPROVALS

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

COUNTY ENGINEER, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE CURRIER CREEK DIV. II 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 CURRIER CREEK DIV. II PLAT HAS BEEN EXAMINED BY ME AND 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. 18-18-27030-0035

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

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE CURRIER CREEK DIV. II PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 18-18-27030-0035

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

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

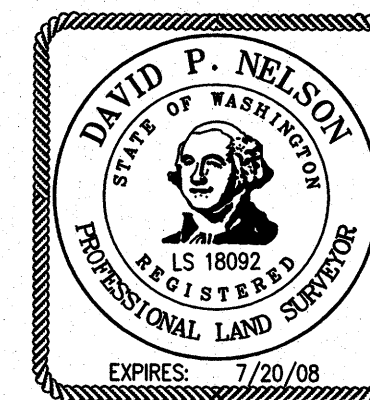
EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 200____

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.



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 STARLITE CONSTRUCTION, L.L.C. in APRIL, 2007.

DAVID P. NELSON DATE

Certificate No. 18092

Encompass

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LOCATED IN SECTION 26, TWN. 18N., RGE. 18E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
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CHKD BY	SCALE	SHEET
D.NELSON	N.T.S.	2 OF 2