LOCATED IN SECTION 26, TWN. 18N., RGE. 18E., W.M.

KITTITAS COUNTY, STATE OF WASHINGTON

09/07

1'' = 200'

JOB NO.

SHEET

06193

of 2

DATE

SCALE

DWN BY

CHKD BY

MKK/DH/GW

D. NELSON

FND 5/8" IR NO CAP - 18-23000-0030 P-07-XX**18−18−23000−0031** S70'31'27"E .24' FROM STARLITE ESTATES PLAT CALC'D POSITION 18-18-23000-0032 LOCATED IN SECTION 26, TWN.18N., RGE.18E., W.M. C/L BOWERS RD KITTITAS COUNTY, STATE OF WASHINGTON S89'37'07"E 394.45⁽⁾ IRRIGATION DITCH FENCE COR FND. 1" IRON FND 5/8" CRUSE IRC -S75'08'03"E .24' PIPE NW CORNER 18-18-26051-0015 HLLVEW DR PIPER RO SECTION 26 FROM CALC'D POSITION S49°00'45"W .08' 19 FROM CALC'D POSITION 150,539 Sq Ft 148,602 Sq Ft 3.46 Ac. 3.41 Ac. 18-18-26051-0014 S89'41'23"W 392.92' BENDER RD 393.05 13.59 18-18-26020-0001 -373.45 18-18-26051-0011 KYLLORD 146,844 Sq Ft 3.37 Ac. 146,188 Sq Ft 3.36 Ac. 18-18-26051-0016 S89'56'49"W 420.00' 391.66' N89°56'49"E 391.73' S00'30'52"E-364.67 418.72 VICINITY MAP N89°56'49"E 420.00' 124,956 Sq Ft 2.87 Ac. 18-18-26051-0009 SURVEY NOTES: 131,688 Sq Ft 3.02 Ac. 12.87 AC N89:58'00"E 661.29' 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 523.29 71.49' FOR STARLITE ESTATES IS RECORDED, AT WHICH TIME THE HOMEOWNERS ASSOCIATION WILL ASSUME S89°56'49"W OPERATION AND MAINTENANCE RESPONSIBILITIES. IF STARLITE CONSTRUCTION OR HOMEOWNERS 416.26 ASSOCIATION FAIL IN THEIR RESPONSIBILITIES TO OPERATE AND MAINTAIN PER THE REQUIREMENTS OF 18-18-26051-0008 INGRESS, EGRESS & 111,126 Sq Ft THE PLAT OR SHOULD THESE ENTITIES DISSOLVE, THE OPERATION AND MAINTENANCE OF THIS UTILITY EASEMENT 2.55 Ac. REQUIREMENT SHALL BECOME THE RESPONSIBILITY OF THE OWNERS OF LOTS 1-19. SAID OPERATION 13 AND MAINTENANCE TO BE IN ACCORDANCE WITH THE PERTINENT DEPARTMENT OF ECOLOGY "BEST 125,899 Sq Ft N89°50'07"E MANAGEMENT PRACTICES" MANUAL. 152,676 Sq Ft 2.89 Ac. 3.50 Ac. 523.03' 2. TOPOGRAPHY HAS BEEN COMPLETED AND THE SITE GENERALLY SLOPES FROM THE NORTH EAST TO -L=35.51'THE SOUTH WEST AT AN AVERAGE SLOPE OF 1.50%. 111,383 Sq Ft 18-18-26051-0007 2.56 Ac. D Δ=6'46'57" 3. SEE WETLAND STUDY BY THE WETLAND CORPORATION DONE IN DECEMBER OF 2006. S89'56'49"W 19.61 AC N89'50'07"E R=300.00° 4. ALL PROPOSED ROADS WILL BE WITHIN A 60-FT WIDE EASEMENT UNTIL SUCH TIME THE COUNTY OR R=300.00° L=224.61' CITY ARE WILLING TO TAKE IT ON SYSTEM. 522.86' -L=436.31° Δ=42°53'53" Δ=8319'45" 10 5. THERE CAN BE NO FURTHER SUBDIVISION OF ANY PARCEL CREATED BY THIS SUBDIVISION WHILE THE 122,376 Sq Ft 114,008 Sq Ft 60.00' Sg N4015'59 5 18-18-26051-0006 2.81 Ac. PROPERTY IS SITUATED WITHIN THE AIRPORT OVERLAY ZONE. 94.12' 2.62 Ac. 111,339 Sq Ft 2.56 Ac. N89'50'07"E 12.03 N89°50'07"E N89°50'07"E 203.68 522.68 STARLITE CONSTRUCTION 456.57' 15' DETENTION R=300.00 18-18-26051-0013 3909 164TH ST. SW ACCESS EASEMENT L=211.70'-LYNNWOOD WA 98037 Δ=40°25'52" TOTAL ACREAGE: 58.1 AC. 117,056 Sq Ft 18-18-26051-0005 S00'03'11"E LOTS: 19 (3+ ACRE AVG.) & 2 DETENTION TRACTS 120,538 Sq Ft 2.69 Ac. 265.07° SEWER: CITY OF ELLENSBURG 2.77 Ac. 128,596 Sq Ft WATER: CITY OF ELLENSBURG N89°50'07"E 2.95 Ac. ZONE: AG-3 (AOZ-3) 522.68' TRAILS 459.79 589°56'49"W 454.45 EXISTING PARCEL NUMBER: 18-18-26020-0020,-0023,-0024,-0025 18-18-26051-0004 DETENTION 347.17 (761133), (322733), (20998), (20999) N89°56'49"E 38,506 Sq Ft 15' DETENTION 0.88 Ac. 117,010 Sq Ft ACCESS EASEMENT 2.69 Ac. N89°56'49"E 346.50 NOTE: N00'10'11"W---- S00'10'11"E THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE 250.00' N89°50'07"E 111.02 18-18-26051-0003 LS 18092 18-18-26020-0019 522.68 67.98 GISTER 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, EXPIRES: 7/20/08 116,967 Sq Ft 2.69 Ac. AND INFORM THE DESIGN ENGINEER N89°50'07"E INDEX LOCATION SEC. 26, T.18N., R.18E., W.M. OF ANY DISCREPANCIES. GRAPHIC SCALE 522.69' 18-18-26020-0016 Call Before You DIg 1-800-553-4344 18-18-26020-0014 117,050 Sq Ft 2.69/Ac. (IN FEET) *LEGEND* 1 inch = 200 ft.(26) DÉTENTION 52,346 Sq /ft **♦** MONUMENT 1.20 Ag. • IRON ROD & CAP W/LS# 18092 _589°56'49"W= + 521.92'= 27 26 O FND IRON ROD & CAP C/L BENDER RD 18-18-260\$9-0002 | 18-18-26059-0001 18-18-26030-0001 SURVEYOR'S CERTIFICATE RECORDER'S CERTIFICATE. STARLITE ESTATES **Encompass**

This map correctly represents a survey made by

DAVID P. NELSON DATE

Certificate No...18092

ENGINEERING & SURVEYING

108 EAST 2ND STREET

CLE ELUM, WA 98922 PHONE: (509) 674-7433

FAX: (509) 674-7419

me or under my direction in conformance with the

requirements of the Survey Recording Act at the request of STARLITE CONSTRUCTION

in. AUGUST. 20.06

WILLY CON IN

2 2 20

Filed for record this......day of 20.....at......M

DAVID P. NELSON

County Auditor

Surveyor's Name

in book.....of.........at page......at the request of

Deputy County Auditor

DEDICATION		
KNOW ALL MEN BY THESE P	PRESENT	
That we, the undersigned pe		
herein described property, d		
and plat as herein described		
public forever all roads, stre		hatever
public property shown hereo		
IN WITNESS WHEREOF, We ho	ave set our hands and sec	als.
들일 경험하다 하는 것이다.		
D.J. HARDY — MANAGING ME	MBER	
STARLITE CONSTRUCTION, L.L	c .	
ACKNOWLEDGEMENT		
STATE OF WASHINGTON)		
COUNTY OF) s.s.		
On this	day of	200
On this	ary Public in and for the State of	of Washington, duly
commissioned and sworn, personally	v appeared	
o me known to be the	I L	Secretary, respectively
he foregoing instrument, and ackn	owledged the said instrument to	be the free and
oluntary act and deed of said cor	poration, for the uses and purpo	ses therein
nentioned, and on oath stated tha		
aid instrument and that the seal	itauth	orized to execute the
said instrument and that the seal said corporation.	affixed (if any) is the corporate	orized to execute the seal of
said corporation.		
witness my hand and official	affixed (if any) is the corporate seal hereto affixed the day and	
said corporation.		
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_ 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 th 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.

RECORDER'S CERTIFICATE

Filed for record this......day of 20.....at.........M

DAVID P. NELSON Surveyor's Name

County Auditor

in book.....of.......at page......at the request of

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

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

Deputy County Auditor

STARLITE ESTATES PLAT

LOCATED IN SECTION 26, TWN.18N., RGE.18E., W.M. KITTITAS 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 KITTITAS COUNTY. WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; ALSO BEING A PORTION OF LOT 10, MEADOW VIEW NO. 2, IN THE COUNTY OF KITTITAS, 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-522 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
- 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 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 KITTITAS 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. 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.
- 8. PORTIONS OF THIS PROPERTY LIE WITHIN ZONE 3 & 6 OF THE AIRPORT OVERLAY ZONE. PLEASE REFER TO CHAPTER 13.11 - AIRPORT OVERLAY ZONE (A-0) OF THE ELLENSBURG MUNICIPAL CODE.
- 9. STORMWATER DETENTION AREA, ANY RECREATIONAL AREAS AND TRAILS SHALL CONTAIN EASEMENTS FOR ALL UTILITIES & ACCESS INCLUDING STORM, IRRIGATION AND ELECTRICAL.
- 10. ALL LOTS WITHIN PLAT TO BE ACCESSED VIA INTERIOR ROADS AND THE UNNAMED COUNTY ROAD ALONG THE SOUTH EAST CORNER OF THIS PROPERTY ONLY.
- 11. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- 12. 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.
- 13. 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.
- 14. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS SEE SURVEY BOOK 30. PAGE 129 UNDER AUDITOR'S FILE NUMBER 200408260006 AND THE SURVEYS REFERENCED THEREON.
- 15. THE PURPOSE OF THIS SURVEY IS TO PLAT PARCELS A, B, C & D OF SURVEY BOOK 30, PAGE 129 TO THE CONFIGURATION SHOWN HEREON.

BACKFLOW PREVENTION: IN LIEU OF REQUIRING A BACKFLOW ASSEMBLY AT THE SERVICE ENTRANCE ON LOTS 1 THROUGH 19 OF THE STARLITE ESTATES 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.

ADJACENT PROPERTY OWNERS: (ADJACENT LINES ON MAP PAGE ARE APPROXIMATE)

18-18-26020-0001 JB DEVELOPMENT LLC 1000 SE EVERETT MALL WAY STE 203 EVERETT WA 98208

18-18-26020-0007 STEPHEN FURROW ETUX TANIA BORRAS 25630 FAIRBANKS PL WILLITS CA 95490

18-18-26020-0009 JOHN L PICHA ETUX 215 W BENDER RD ELLENSBURG WA 98926

18-18-26020-0010 JAMES G PAPPAS ETUX 213 W BENDER RD ELLENSBURG WA 98926 18-18-26020-0022

JAMES W FLINT 205 W BENDER RD ELLENSBURG WA 98926 18-18-26059-0001

ROBERT W HAYES ETUX 208 W BENDER RD ELLENSBURG WA 98926 18-18-26059-0002

STONEY CREEK LLC PO BOX 1019 ELLENSBURG WA 98926 18-18-26030-0001

MDJ DEVELOPMENT INC PO BOX 1117 ELLENSBURG WA 98926

18-18-26020-0016 CATHERINE A DAY 503 BENDER RD ELLENSBURG WA 98926

18-18-26020-0019 RICHARD A FISCHER ETUX 505 W BENDER RD ELLENSBURG WA 98926

18-18-26020-0014 CAROL V STAWICKI 607 W BENDER RD ELLENSBURG WA 98926

18-18-26051-0003 ALAN G CANT 2800 PIONEER RD ELLENSBURG WA 98926

18-18-26051-0004 LARRY VIRDEN ETUX 2808 N PIONEER RD ELLENSBURG WA 98926

18-18-26051-0005 STEVEN M COPE ETUX 2812 PIONEER RD ELLENSBURG WA 98926

18-18-26051-0013 MARY E MICHENER 2818 N PIONEER RD ELLENSBURG WA 98926

18-18-26051-0006 ORVILLE G KUIPERS 2902 N PIONEER RD ELLENSBURG WA 98926

18-18-26051-0007 TUTT A ROBINSON 2906 N PIONEER RD ELLENSBURG WA 98926

18-18-26051-0008 FRED CHRISTEN PO BOX 829 ELLENSBURG WA 98926

ENGINEERING & SURVEYING

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

FAX: (509) 674-7419

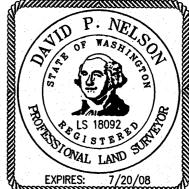
18-18-26051-0009

RAELEEN DODGE 2918 N PIONEER RD ELLENSBURG WA 98926 18-18-26051-0016 18-18-26051-0011

18-18-26051-0014 18-18-26051-0015 CLINTON L LEBO ETUX 3116 N PIONEER RD ELLENSBURG WA 98926 18-18-23000-0030

18-18-23000-0031 18-18-23000-0032 18-18-23000-0033 DIMITRI BADER ETUX 2602 JUDGE RONALD RD ELLENSBURG WA 98926

P-07-XX



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS . _, A.D., 200___

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

HEREBY CERTIFY THAT THE STARLITE 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.

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AIPI).	11112	DAY	()+-			Δ I)	200
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KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

HEREBY CERTIFY THAT THE STARLITE ESTATES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION

ATED	THIS	 DAY	OF	A.D., 20	0
			1640		

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 NOS. 761133, 322733, 20998, 20999

DATED	THIS	 DAY	OF	A.D.,	200	

KITTI	TAS	COUNTY	TF	REASUR

CERTIFICATE OF KITTITAS COUNTY ASSESSOR I HEREBY CERTIFY THAT THE STARLITE ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NOS. 761133, 322733, 20998, 20999

DATED	THIS	 DAY OF	· <u> </u>		A.D.,	200

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON

BY:	
CHAIRMAN	

ATTEST:

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A

_CLERK OF THE BOARD

GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

STARLITE ESTATES

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

	DWN BY	DATE	JOB NO.				
- 1	MKK/DH/GW	09/07	06193				
	CHKD BY	SCALE	SHEET				
	D. NELSON	N.T.S.	2 of 2				

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, LLC in APRIL 20.9.7

Certificate No...18092