

OWNER:
GARY MAUGHAN & CAROL MAUGHAN &
 MICHAEL ALBERG
 22591 BOLD N ST
 MIDDLETOWN, VA 22644
PARCEL #22-11-09014-0014 (147859)
 22-11-09014-0014 (147859) &
 22-11-09014-0014 (147859)
 ACREAGE: 16.09 (ASSESSOR'S) 17.49 (SURVEY)
LOTS: 27
WATER SOURCE: SINGOULAMER PASS UTILITY DISTRICT
SEWER SERVICE: SINGOULAMER PASS UTILITY DISTRICT
ZONE: FOREST & RANGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GARY MAUGHAN & CAROL MAUGHAN, HUSBAND AND WIFE AS THE SEPARATE AND JOINT OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.
 IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__
 GARY MAUGHAN _____ CAROL MAUGHAN _____

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 THE SAME IS THEIR VOLUNTARY AND FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____ MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL ALBERG, AS HIS SEPARATE ESTATE, OWNER IN PART OF THE REAL PROPERTY DESCRIBED HEREIN, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.
 IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 20__

MICHAEL ALBERG _____

ACKNOWLEDGEMENT
 STATE OF _____)
 COUNTY OF _____) S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAME IS THEIR VOLUNTARY AND FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.
 GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF _____ MY APPOINTMENT EXPIRES _____

PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N, R.1E., W.M.
KITTITAS COUNTY, WASHINGTON

LP-09-00006

EXISTING LEGAL DESCRIPTIONS:

PARCEL 1.
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE SOUTH 100 FEET OF THE SOUTH 220 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY OF YELLOWSTONE ROAD (SUNSET HIGHWAY) AS WIDENED BY VARIOUS OUTCAMEL DEEDS RECORDED MARCH 12, 1965.
PARCEL 2.
 THAT PORTION OF THE SOUTH 120 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE SOUTH 120 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY BOUNDARY OF 1-90.
 EXCEPT A STRIP OF LAND CONVEYED TO COUNTY OF KITTITAS FOR ROAD RIGHT OF WAY, BY DEED RECORDED MARCH 12, 1965, IN BOOK 118 OF DEEDS, PAGE 127, UNDER KITTITAS COUNTY AUDITOR'S FILE NO. 319490.
PARCEL 3.
 THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SR-90 (90).

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 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 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. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS AGREEMENT WILL INCLUDE THE HARD SURFACE FINISH OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
10. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION OF ANY DISORDER ACCESS.
Call Before You Dig
 1-800-553-4344



ADJACENT PROPERTY OWNERS:

- 22-11-09052-0001
- SCOTT D. McLAUGHLIN ETUX
- * WASHINGTON MUTUAL BANK
- 3060 139TH AVE SE 2ND FL
- BELLEVUE WA 98005
- 22-11-09014-0013
- DOUGLAS TANNER ETUX TRST
- & DOUGLAS R TANNER
- 13215 233RD SE
- ISSAQUAH WA 98027
- 22-11-10000-0001
- USA (NMV)
- WEAHTOEE NATIONAL FOREST
- 215 MELDOLY LAKE
- MEHANTOHEE WA 98001
- 22-11-09013-0003
- 22-11-09041-0002
- ENL INCOME SINGOULAMER LLC
- 650 S ORANGE AVE 12TH FL
- OLANDO FL 32801

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 _____, GARY MAUGHAN
 IN, NOV. _____, 2010
 DAVID P. NELSON _____ DATE
 CERTIFICATE NO. _____ 18092 _____

PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SEC. 9, T.22N, R.1E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
T.R./G.W.	04/2010	08177
CHKD BY	SCALE	SHEET
D. NELSON	N/A	4 OF 4



Western Washington Division
 165 NE Jumper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419