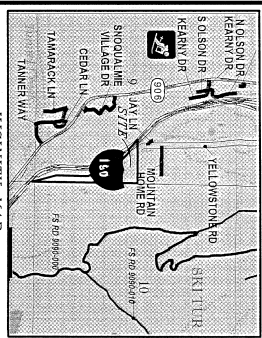


**PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.11E., W.M.
KITITAS COUNTY, WASHINGTON**



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 PLAT OF YELLOWSTONE TRAIL ESTATES 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

KITITAS COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE PLAT OF YELLOWSTONE TRAIL ESTATES 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

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 NOS: 22-11--09014-0014 (147835),
22-11--09014-0015 (317835) & 22-11--09014-0001 (357935)
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER

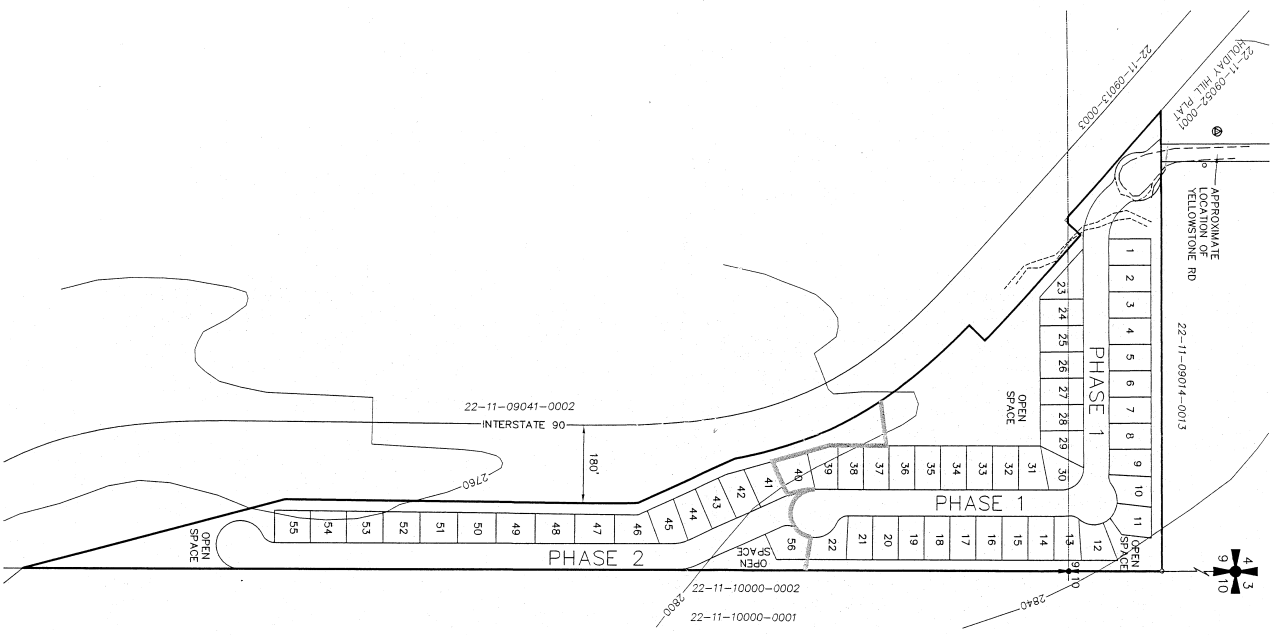
KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE PLAT OF YELLOWSTONE TRAIL ESTATES HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.
PARCEL NOS: 22-11--09014-0014 (147835),
22-11--09014-0015 (317835) & 22-11--09014-0001 (357935)
DATED THIS _____ DAY OF _____ 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.

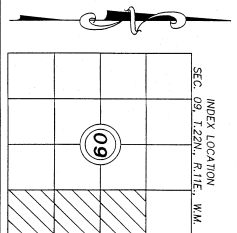
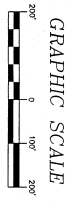
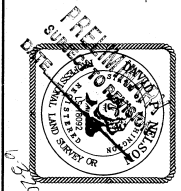


NOTE:
OPEN SPACE AREAS ARE ALSO TO BE USED AS SNOW REMOVAL AREAS AND MAY INCLUDE COMMUNITY FACILITIES AND/OR RECREATIONAL USES.

LEGEND

- A QUARTER CORNER, AS NOTED
- PVD REBAR & CAP
- SET REBAR & CAP L&S# 18092

PHASE LINE



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20__ AT _____ IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF _____ DAVID P. NELSON, SURVEYOR'S NAME

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 _____ DAVID P. NELSON, SURVEYOR'S NAME

DATE: _____ DAVID P. NELSON

CERTIFICATE NO. 18092

DRAWN BY	DATE	JOB NO.
T.F./G.W.	06/09	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 4

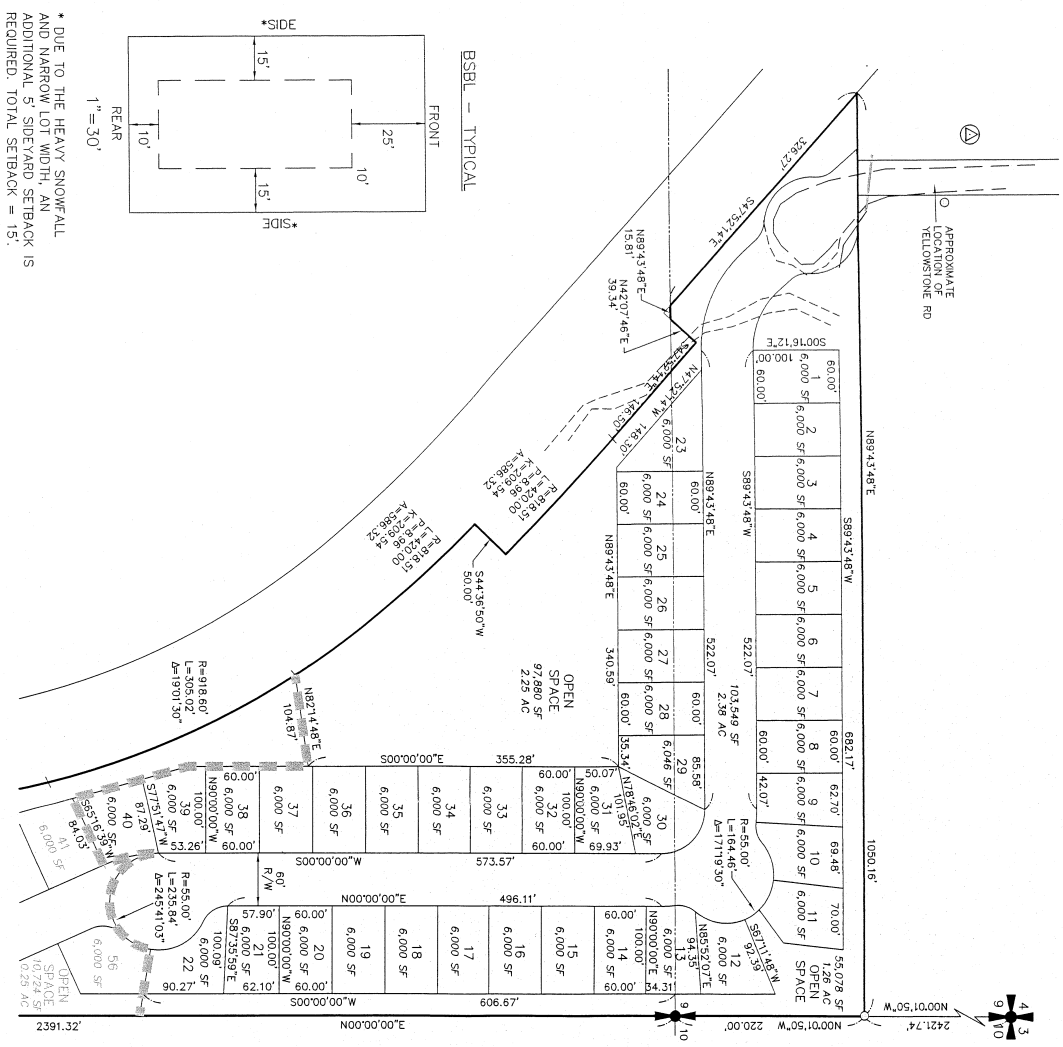
Encompass
ENGINEERING & SURVEYING

RECEIVED

108 EAST 2ND STREET
CLE ELUM, WA 98822
PHONE: (509) 674-7233
FAX: (509) 674-7419

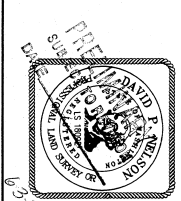
PLAT OF YELLOWSTONE TRAIL ESTATES
 A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.11E., W.M.
 KITITAS COUNTY, WASHINGTON

P-09-XX



SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY _____ AT FILED IN BOOK _____ OF SURVEYS AT PAGES _____ UNDER AUDITOR'S FILE NUMBER _____ OF RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT MAP NUMBERS 22-11-09014-001, (147895), 22-11-09014-0015 (317895) & 22-11-09041-000 (387935) INTO THE CONFIGURATION SHOWN HERON.
3. THE APPROVA. OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



RECORDED'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M
 N 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.
 N. NOV. _____ 2018

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.11E., W.M.
 KITITAS COUNTY, WASHINGTON

DWN BY _____ DATE 06/09 JOB NO. 08177
 CKRT BY T.R./G.W. SCALE 1"=100' SHEET 2 OF 4
 D. NELSON

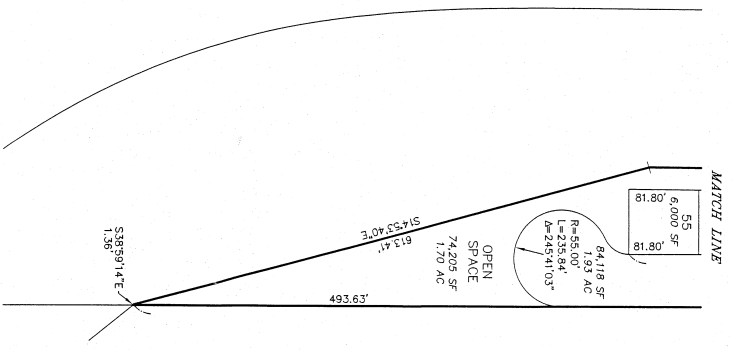
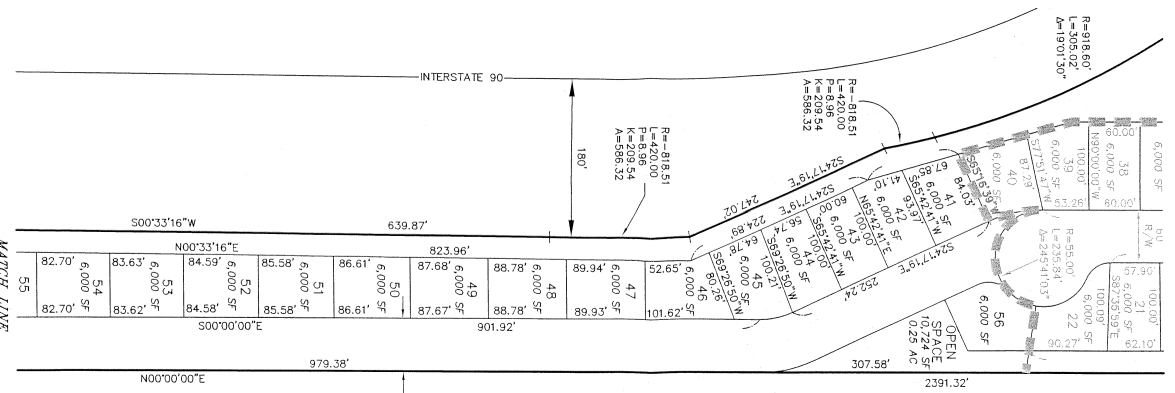
Encompass
 ENGINEERING & SURVEYING

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

PLAT OF YELLOWSTONE TRAIL ESTATES
 A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.11E., W.M.
 KITTITAS COUNTY, WASHINGTON

P-09-XX

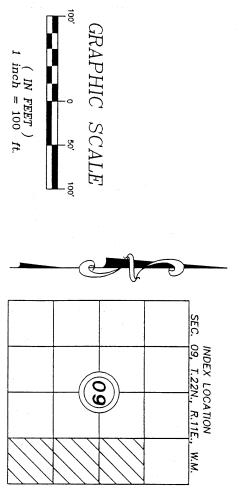
RECEIVING NUMBER



- LEGEND**
- A QUARTER CORNER, AS NOTED
 - FWD REBAR & CAP
 - SET REBAR & CAP L# 18092
 - ▬ PHASE LINE

SURVEY NOTES:

1. BASIS OF BEARING AND SECTION BREAKDOWN ARE PER A SURVEY BY THE SURVEYOR AS FILED IN BOOK _____ OF SURVEYS AT PAGES _____ OF THE RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY IS HEREBY APPROVED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT MAP NUMBERS 22-11-0904-0014 (17693), 22-11-0904-0015 (31789) & 22-11-0904-0001 (37295) INTO THE CONVEYANCE SHOWN HERON.
3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER FROM ANY POINTS THEREON WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



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 L. HARRISMAN, _____ IL, INDY., _____ 2008

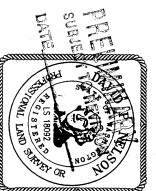
DAVID P. NELSON
 CERTIFICATE NO. 18092

PLAT OF YELLOWSTONE TRAIL ESTATES
 A PTN. OF THE EAST 1/2 OF SEC. 9 T.22N., R.11E., W.M.
 KITTITAS COUNTY, WASHINGTON

DRAWN BY	DATE	JOB NO.
T.F./G.W.	06/09	08177
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	3 OF 4

Encompass
 ENGINEERING & SURVEYING

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



**PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SECTION 9, T.22N., R.11E., WM.
KITITAS COUNTY, WASHINGTON**

P-09-XX

OWNER
GARY MAUGHAN & CAROL MAUGHAN &
MICHAEL ALBERG
22991 ROAD X SW
MATHWA, WA 98344

PARCEL #22-11-09014-0014 (147839),
22-11-09014-0016 (378285) &
22-11-09014-0001 (387285) (SUNSET) 1/248 (SUNSET) 1/248 (SUNSET)
40 LOTS & OPEN SPACE AREAS (PHASE 1)
16 LOTS & OPEN SPACE AREAS (PHASE 2)

WATER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
SEWER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
ZONE: FOREST & RANGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GARY MAUGHAN & CAROL MAUGHAN, 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., 200__.

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 _____ AND _____ 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 _____, 200__.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL ALBERG, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 200__.

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 _____ AND _____ 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 _____, 200__.

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

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 KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
THAT PORTION OF THE NORTH 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 OUTCUTLAND 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 KITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
THE EASTERLY RIGHT-OF-WAY BOUNDARY OF 1-90.
EXCEPT A STRIP OF LAND CONVEYED TO COUNTY OF KITITAS FOR ROAD RIGHT OF WAY, BY DEED RECORDED MARCH 12, 1965, IN BOOK 118 OF DEEDS, PAGE 122, UNDER KITITAS COUNTY AUDITOR'S FILE NO. 313490.

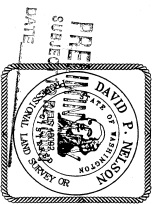
PARCEL 3

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF SH-90 (930).

NOTES.

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION, THE CONTROLLING HORNERMENTS 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 ROW 17.10.10 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS AND NOXIOUS WOODS. KITITAS COUNTY HAS BEEN RECOMMENDED TO TAKE PREVENTATIVE MEASURES 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. ENHANCED 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.
9. 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.
10. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE RECORDS. CONTRACTORS RESPONSIBILITY TO VERIFY THE SIZE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION FROM THIS SURVEYING ENGINEER OF ANY DISCREPANCIES.
Call Before You Dig
1-800-853-4344



ADJACENT PROPERTY OWNERS:

22-11-09052-0001
SCOTT D. MCCLAUGHIN ETVX
2060 139TH AVE SW
BELLEVUE WA 98005

22-11-09014-0013
DOUGLAS TANNER ETVX TRST
& DOUGLAS R. TANNER
13215 233RD SE
ISSAQUAH WA 98027

22-11-10000-0001
22-11-10000-0002
USA (WV) NATIONAL FOREST
215 MELCOTT LANE
WEAVERVALE WA 98801

22-11-09013-0003
22-11-09041-0002
OHL INCOME SNOQUALMIE LLC
490 S. ORANGE AVE 12TH FL
ORLANDO 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 DIRECT CONTROL IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GARY MAUGHAN
N. NO. _____ 20:08
DATE _____
DAVID P. NELSON
CERTIFICATE NO. 18092

**PLAT OF YELLOWSTONE TRAIL ESTATES
A PTN. OF THE EAST 1/2 OF SEC. 9, T.22N., R.11E., WM.
KITITAS COUNTY, WASHINGTON**

DOWN BY	DATE	JOB NO.
T.R./G.W.	06/09	081777
CHKD BY	SCALE	SHEET
D. NELSON	N/A	4 OF 4

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