

AIRPORT HEIGHTS PLAT A PORTION OF THE SW 1/4 OF SECTION 30, T.20N., R.16E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

OWNER:
TRACT 1:
SCHULER DENEEN FAMILY RANCH, LLC
PO BOX 808
CLE ELUM, WA 98922

TRACT 2:
JAMES K. SCHULER
% PAT DENEEN
PO BOX 808
CLE ELUM, WA 98922

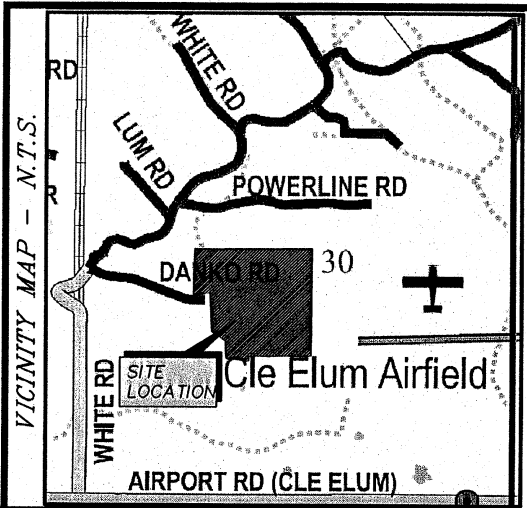
TRACT 3:
PQD CONSTRUCTION INC
PO BOX 808
CLE ELUM, WA 98922

PARCEL NUMBERS:
TRACT 1: 20-16-30030-0004 (180836), 13.91 ACRES

TRACT 2: 20-16-30030-0008 (21009), 3.17 ACRES
& 20-16-30030-0009 (21010), 7.28 ACRES

TRACT 3: 20-16-30056-0016 (951572), 9.93 ACRES

TOTAL ACREAGE: 34.29
LOTS: 10 LOTS & 1 TRACT
WATER SOURCE: GROUP A WATER SYSTEM
SEWER SOURCE: INDIVIDUAL OR COMMUNITY SEPTIC
ZONE: AG-3



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

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE AIRPORT HEIGHTS 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 PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE AIRPORT HEIGHTS PLAT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

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 NUMBERS: 20-16-30030-0004 (180836), 20-16-30030-0008 (21009), 20-16-30030-0009 (21010) & 20-16-30056-0016 (951572)
DATED THIS _____ DAY OF _____ A.D., 200__

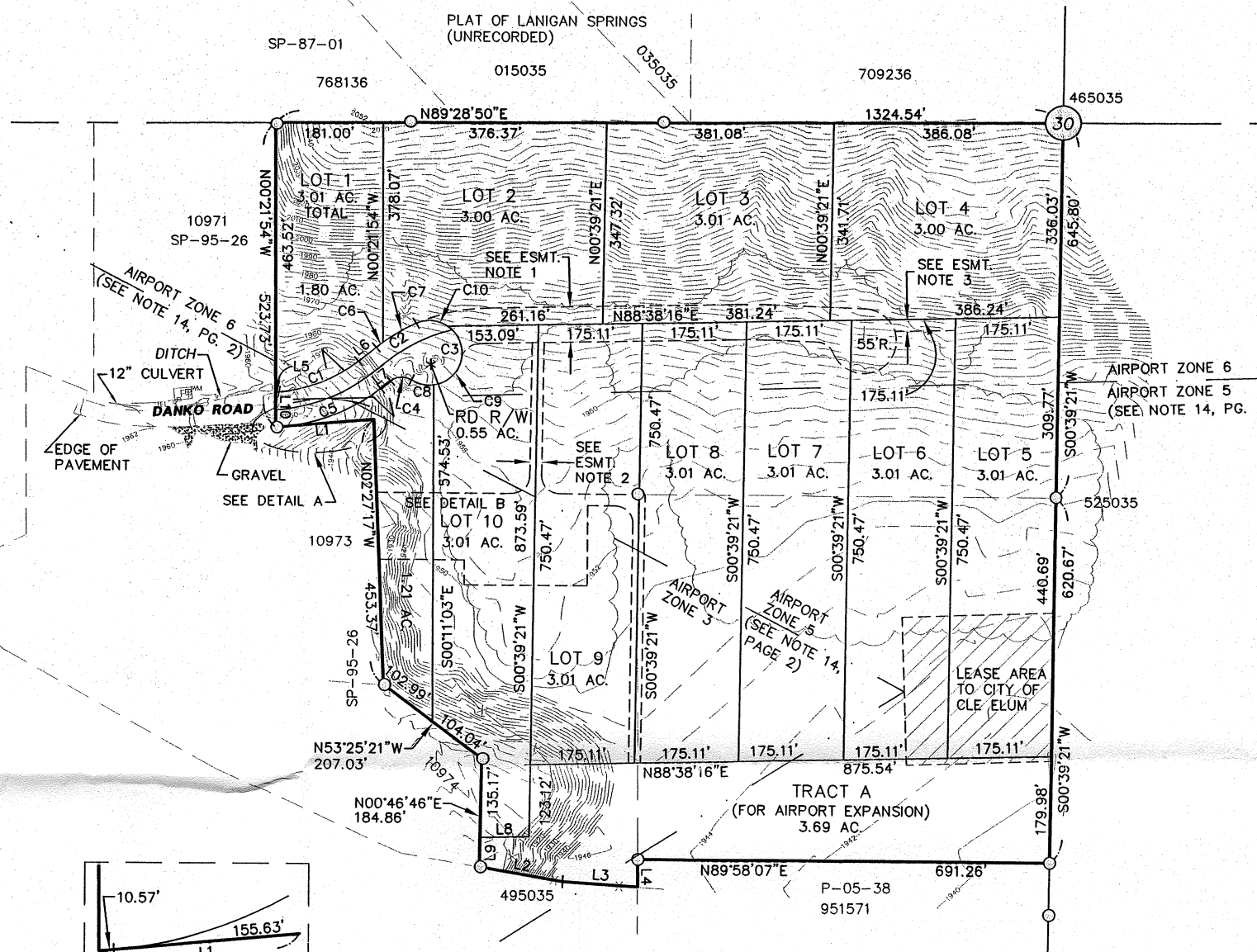
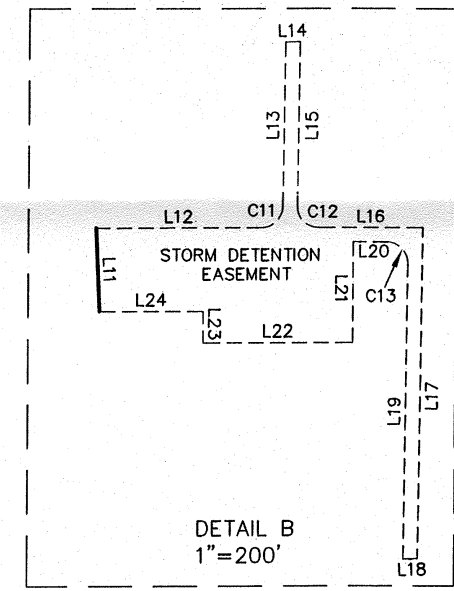
KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE AIRPORT HEIGHTS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.
PARCEL NUMBERS: 20-16-30030-0004 (180836), 20-16-30030-0008 (21009), 20-16-30030-0009 (21010) & 20-16-30056-0016 (951572)
DATED THIS _____ DAY OF _____ A.D., 200__

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

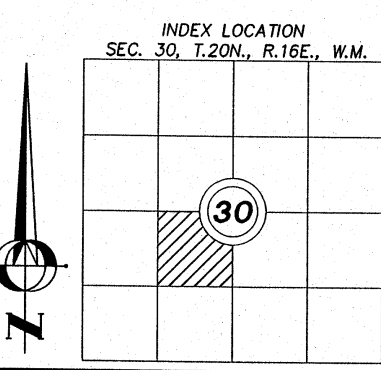
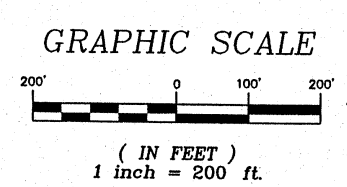
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



LINE	BEARING	DISTANCE
L1	S84°51'29"W	186.20
L2	S80°28'40"E	142.15
L3	S88°42'27"E	127.02
L4	N00°21'46"W	46.13
L5	N84°51'29"E	5.56
L6	N51°11'20"E	38.18
L7	S51°11'20"W	21.54
L8	N88°38'16"E	82.66
L9	S00°46'45"W	49.69
L10	S00°21'54"E	60.21
L11	N02°27'17"W	115.76
L12	N89°58'41"E	228.11
L13	S00°39'21"W	230.18
L14	S88°38'16"W	20.01
L15	S00°39'21"W	229.94
L16	N89°58'41"E	144.66
L17	S00°39'21"W	456.23
L18	N88°38'16"E	20.01
L19	S00°39'21"W	406.34
L20	N89°58'41"E	46.31
L21	S00°00'25"E	138.49
L22	N89°58'35"E	207.15
L23	S00°01'19"E	42.78
L24	S89°58'41"W	143.76

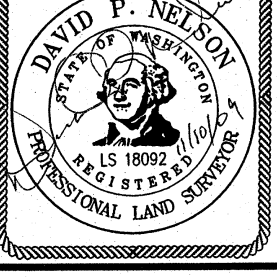
CURVE	LENGTH	RADIUS	DELTA
C1	146.55'	249.38'	33°40'10"
C2	78.66'	310.00'	14°32'19"
C3	222.56'	55.00'	237°03'30"
C4	37.49'	30.00'	71°35'49"
C5	181.80'	309.38'	33°40'10"
C6	14.14'	310.00'	2°36'46"
C7	64.53'	310.00'	11°55'34"
C8	38.98'	55.00'	40°36'14"
C9	132.79'	55.00'	138°19'56"
C10	55.79'	55.00'	58°07'20"
C11	46.77'	30.00'	89°18'20"
C12	47.48'	30.00'	90°40'40"
C13	47.48'	30.00'	90°40'40"

- EASEMENT NOTES:**
- SIXTY FOOT (60') INGRESS, EGRESS & UTILITY EASEMENT "O".
 - TWENTY FOOT (20') INGRESS, EGRESS & UTILITY EASEMENT "S" TO SERVE TRACT A & STORM DETENTION AREA.
 - TWENTY FOOT (20') INGRESS, EGRESS & UTILITY EASEMENT "R" TO SERVE LOTS 4 & 5.



- LEGEND**
- ⊙ CENTER OF SECTION, AS NOTED
 - FOUND REBAR & CAP
 - SET REBAR & CAP LS# 18092
 - X — FENCE

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



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 SCHULER DENEEN FAMILY RANCH, LLC.
IN _____ OCT. _____ 20____
DAVID P. NELSON DATE

CERTIFICATE NO. 18092

AIRPORT HEIGHTS PLAT
A PTN. OF THE SW 1/4 OF SEC. 30, T.20N., R.16E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
M.R.N./G.W.	11/2009	08003

CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

LP-09-00008

AIRPORT HEIGHTS PLAT
A PORTION OF THE SW 1/4 OF SECTION 30, T.20N., R.16E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

LP-09-XXXXX

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.

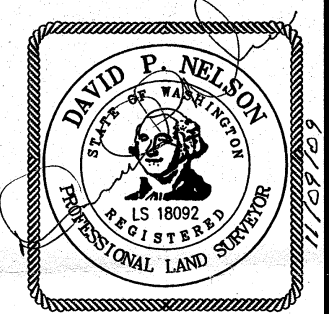
Call Before You Dig
1-800-553-4344

NOTES:

- 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 AZMUTH ADJUSTMENT.
- 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.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- 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.
- 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 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.
- 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.
- FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND SECTION BREAKDOWN SEE THE FOLLOWING SURVEYS OF RECORD:
SURVEY BOOK 21, PAGE 82, RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 583025;
SURVEY BOOK 33, PAGES 2 & 3, RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200607310001;
BOOK 10 OF PLATS, PAGES 155 THROUGH 157, RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200609050086 AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS DOCUMENT IS TO PLAT PARCEL B OF SURVEY BOOK 21, PAGE 82; PARCELS D-1 & D-2 OF SURVEY BOOK 33, PAGES 2 & 3 AND TRACT B OF BOOK 10 OF PLATS, PAGES 155 THROUGH 157 INTO THE CONFIGURATION SHOWN ON PAGE 1 OF 2.
- THE SHOWN SAFETY ZONES WERE CALCULATED USING THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION'S - AVIATION DIVISION - AIRPORTS & COMPATIBLE LAND USE VOLUME 1, APPENDIX A, ISSUE FEBRUARY 1999. A PERMANENT AIRPORT OVERLAY ZONE FOR THE CITY OF CLE ELUM AIRPORT HAS NOT BEEN APPROVED NOR ADOPTED AT THE TIME THIS MAP WAS CREATED.

ADJACENT PROPERTY OWNERS:

- | | |
|---|--|
| PARCEL NUMBER 768136
FERRIS, ELMORE M
P.O. BOX 411
CLE ELUM, WA 98922 | PARCEL NUMBER 10974
MAGGS, WILLIAM R
P.O. BOX 391
CLE ELUM, WA 98922 |
| PARCEL NUMBER 015035
JUDD, CHARLES L
170 POWERLINE RD
CLE ELUM, WA 98922 | PARCEL NUMBER 10973
JOHNSON, CRAIG H ETUX
352 DANKO ROAD
CLE ELUM, WA 98922 |
| PARCEL NUMBER 035035
FRAZIER, STEVEN ETUX ETAL
19521 208TH AVE SE
RENTON, WA 98058 | PARCEL NUMBER 10971
COX, MICHAEL G ETUX
P.O. BOX 335
301 DANKO ROAD
CLE ELUM, WA 98922 |
| PARCEL NUMBER 709236
HUGHES, CLIFFORD H ETUX
340 POWERLINE ROAD
CLE ELUM, WA 98922 | |
| PARCEL NUMBER 465035
DYER, J GARY
540 POWERLINE ROAD
CLE ELUM, WA 98922 | |
| PARCEL NUMBER 525035
CITY OF CLE ELUM
119 WEST 1ST
CLE ELUM, WA 98922 | |
| PARCEL NUMBER 951571
POD CONSTRUCTION, INC.
P.O. BOX 808
CLE ELUM, WA 98922 | |
| PARCEL NUMBER 495035
HENSHAW, BERNARD I
P.O. BOX 234
CLE ELUM, WA 98922 | |



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, JAMES K. SCHULER, A MARRIED MAN PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, OWNER 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__.

JAMES K. SCHULER

ACKNOWLEDGMENT

STATE OF _____)
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 _____, 200__.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE SCHULER DENEEN FAMILY RANCH, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED 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__.

NAME
TITLE

NAME
TITLE

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 _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____

RESPECTIVELY, OF _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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 _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT POD CONSTRUCTION, INC., A WASHINGTON CORPORATION, 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__.

NAME
TITLE

NAME
TITLE

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 _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ PRESIDENT AND _____ 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 _____

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 SCHULER, DENEEN FAMILY RANCH, LLC. IN...OCT...2009.

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

AIRPORT HEIGHTS PLAT
A PTN. OF THE SW 1/4 OF SEC. 30, T.20N., R.16E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY M.R.N./G.W.	DATE 11/2009	JOB NO. 08003
CHKD BY D. NELSON	SCALE NTS	SHEET 2 OF 2