

VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE TAMARACK VALLEY 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., 201__

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE TAMARACK VALLEY PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 201__

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 NO. 20-14-28000-0007 (046334)
DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE TAMARACK VALLEY PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-14-28000-0007 (046334)
DATED THIS _____ DAY OF _____ A.D., 201__

KITTITAS COUNTY ASSESSOR

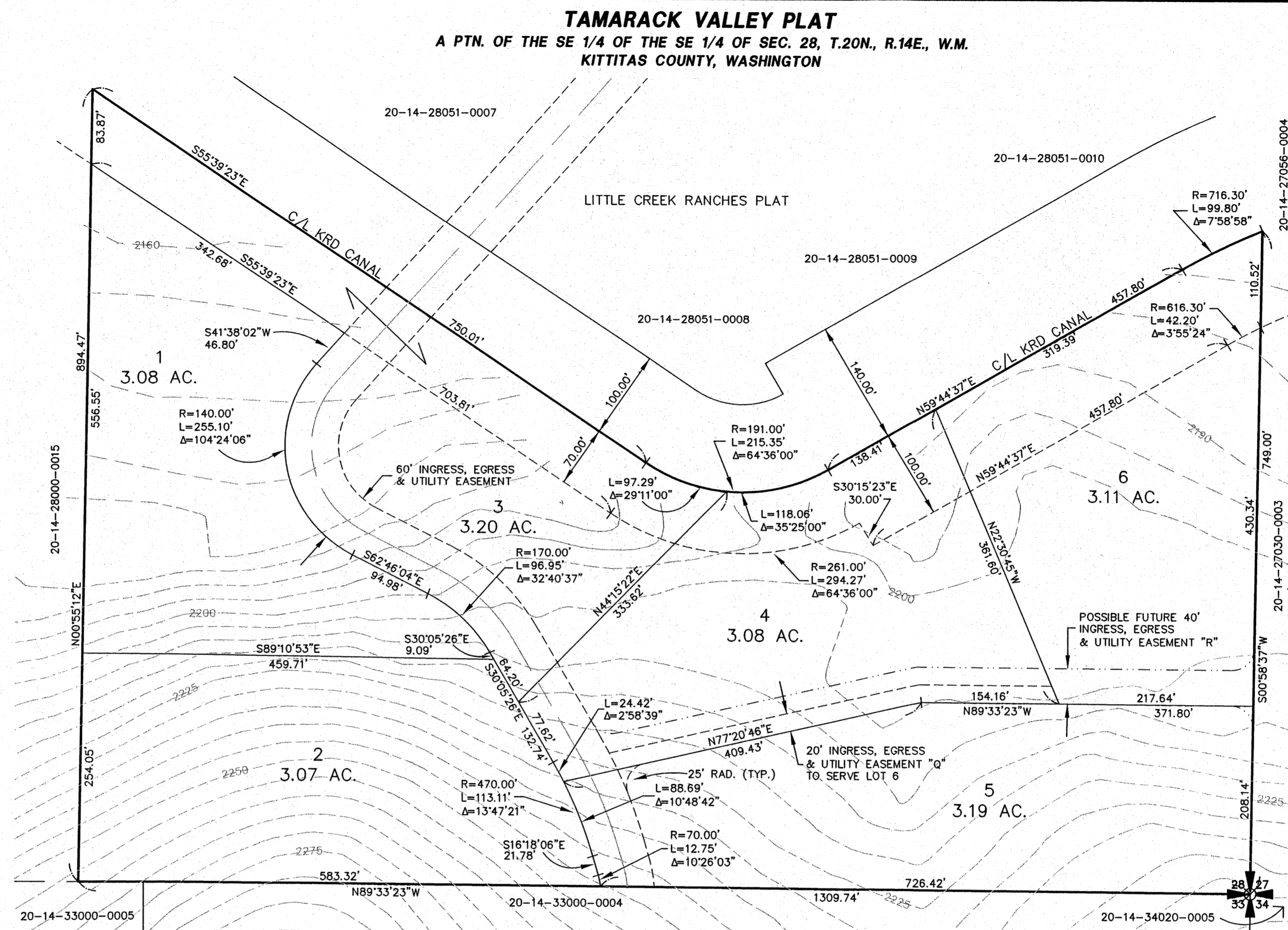
KITTITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 201__

BOARD OF COUNTY COMMISSIONERS
KITTITAS 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.

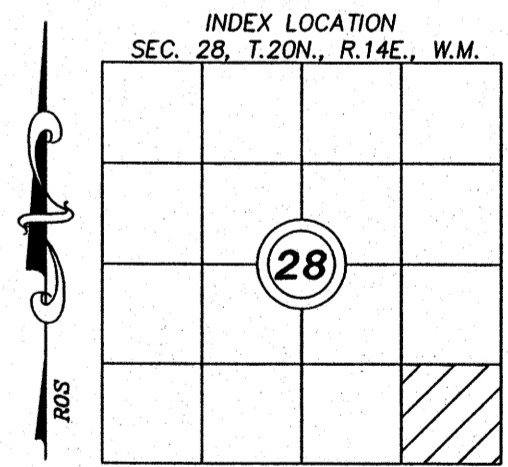
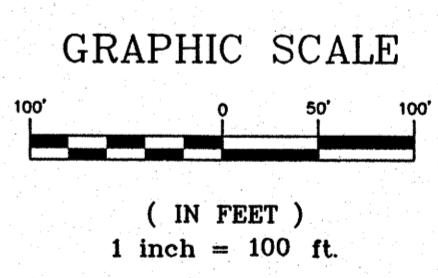


NOTE:
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

**Call Before You Dig
1-800-553-4344**

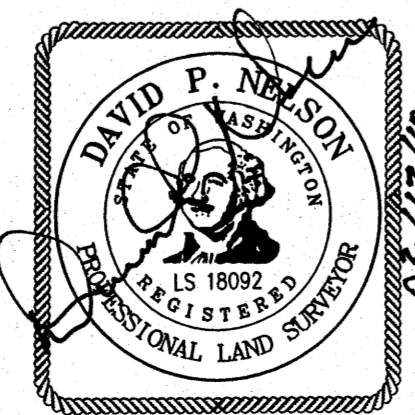
SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 29 OF SURVEYS, PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT ASSESSOR'S TAX PARCEL NUMBER 20-14-28000-0007 (046334) INTO THE CONFIGURATION SHOWN HEREON.



LEGEND

- A SECTION CORNER AS NOTED
- FND REBAR
- SET REBAR & CAP LS# 18092



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.....COOPER, PASS, LLC..... in...N.Q.V.....2009.
DAVID P. NELSON DATE 08/17/10
Certificate No.....18092

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper 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

| TAMARACK VALLEY PLAT A PTN. OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28, T.20N., R.14E., W.M. KITTITAS COUNTY, WASHINGTON | | |
|----------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|
| DWN BY G. WEISER | DATE 01/2010 | JOB NO. 07199-W |
| CHKD BY D. NELSON | SCALE 1"=100' | SHEET 1 OF 2 |

RECEIVED
AUG 25 2010
KITTITAS COUNTY
CDS

LP-10-XXXXX

TAMARACK VALLEY PLAT
A PTN. OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28, T.20N., R.14E., W.M.
KITITITAS COUNTY, WASHINGTON

OWNER:

COOPER PASS LLC
206 W 1ST ST
CLE ELUM WA 98922

PARCEL #20-14-28000-0007 (046334)
ACREAGE: 18.50 ACRES (ASSESSOR), 18.73 ACRES (SURVEY)
6 LOTS
WATER SOURCE: CLASS B SYSTEM
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: RURAL 3 (R-3)

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, LYING SOUTHERLY OF THE KITITITAS RECLAMATION DISTRICT'S MAIN CANAL KNOWN AS THE "HIGHLINE CANAL", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" IRON PIN IN A ROCK MOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°44'42" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1,309.74 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEARS NORTH 89°44'42" EAST, A DISTANCE OF 1,309.74 FEET FROM A FOUND IRON PIN WITH ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH 00°13'17" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 894.47 FEET TO A POINT ON THE CENTERLINE OF THE KITITITAS RECLAMATION DISTRICT'S MAIN CANAL KNOWN AS THE "HIGHLINE CANAL"; THENCE SOUTH 56°21'18" EAST, ALONG THE CENTERLINE OF SAID CANAL, A DISTANCE OF 750.01 FEET TO THE BEGINNING OF A 191.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE CENTERLINE OF SAID CANAL AND ALONG THE CENTERLINE OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°36'00", AN ARC DISTANCE OF 215.33 FEET; THENCE NORTH 59°02'42" EAST, ALONG THE CENTERLINE OF SAID CANAL, A DISTANCE OF 457.80 FEET TO THE BEGINNING OF A 716.30 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID CANAL AND ALONG THE CENTERLINE OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°58'58" AN ARC DISTANCE OF 99.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT BEARS SOUTH 00°16'42" WEST A DISTANCE OF 1,894.58 FEET FROM A FOUND 5/8" IRON PIN WITH ALUMINUM CAP MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 00°16'42" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 749.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES 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 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 RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS 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 KITITITAS 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 MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
9. 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 KITITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. KITITITAS 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.
11. 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 GROUNDWATER 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.

ADJACENT PROPERTY OWNERS:

- | | |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 20-14-27030-0003 DOUGLAS B CALVISKY 2831 NELSON SIDING ROAD CLE ELUM WA 98922 | 20-14-28051-0007 WILLIAM SHERIFF ETUX PO BOX 657 RAVENSDALE WA 98051 |
| 20-14-27056-0004 CLAYTON J INGMIRE ETUX 400 STORIE LANE CLE ELUM WA 98922 | 20-14-33000-0004 DONALD J COOK ETUX 3349 263RD AVE SE SAMMAMISH WA 98075-9111 |
| 20-14-28000-0015 EVERETT H WITTE ETUX 14710 CASCADIAN WAY LYNNWOOD WA 98036 | 20-14-33000-0005 CHEHALIS VALLEY TIMBER PO BOX 261 MONTESANO WA 98563 |
| 20-14-28051-0009 20-14-28051-0010 ANTHONY CALVISKY DELORES M CALVISKY 600 STORIE LANE CLE ELUM WA 98922 | 20-14-34020-0005 CHURCH OF THE BROTHERS 850 CAMP KOINONIA LANE CLE ELUM WA 98922 |
| 20-14-28051-0008 PAUL R HUTCHISON ETUX 650 STORIE LANE CLE ELUM WA 98922 | |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COOPER PASS, 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., 201__.

NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF _____) S.S.

ON THIS ____ DAY OF _____, 201__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, 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, MIKE E. WITTE & DIANE M. WITTE, HUSBAND AND WIFE, THE UNDERSIGNED ASSIGNEE OF A DEED OF TRUST, AS TO AN UNDIVIDED ONE-HALF INTEREST, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 201__.

MIKE E. WITTE _____ DIANE M. WITTE _____

ACKNOWLEDGEMENT

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 _____, 201__.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MARK A. WITTE & CHRISTINE L. WITTE, HUSBAND AND WIFE, THE UNDERSIGNED ASSIGNEE OF A DEED OF TRUST, AS TO AN UNDIVIDED ONE-HALF INTEREST, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 201__.

MARK A. WITTE _____ CHRISTINE L. WITTE _____

ACKNOWLEDGEMENT

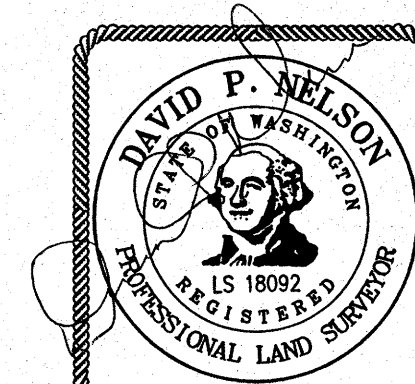
STATE OF _____)
COUNTY OF _____) S.S.

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 _____, 201__.

NOTARY PUBLIC IN AND FOR THE STATE OF _____, 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 ~~now~~ under my direction in conformance with the requirements of the Survey Recording Act at the request of COOPER PASS, LLC in.....2009.

DAVID P. NELSON DATE 8/19/10
Certificate No. 18092



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
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TAMARACK VALLEY PLAT
A PTN. OF THE SE 1/4 OF THE SE 1/4 OF SEC. 28, T.20N., R.14E., W.M.
KITITITAS COUNTY, WASHINGTON

| | | |
|-----------|---------|---------|
| DWN BY | DATE | JOB NO. |
| G. WEISER | 01/2010 | 07199-W |
| CHKD BY | SCALE | SHEET |
| D. NELSON | N/A | 2 OF 2 |

