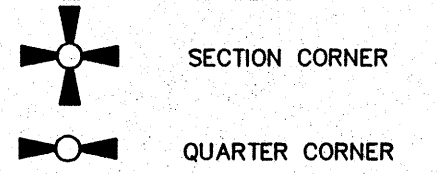


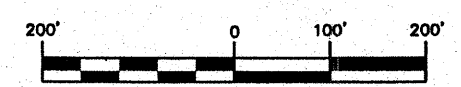
P-12-XXXX



LEGEND

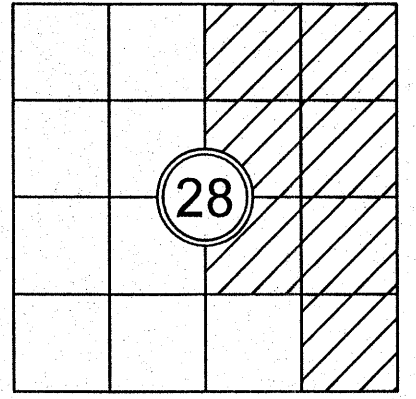


GRAPHIC SCALE

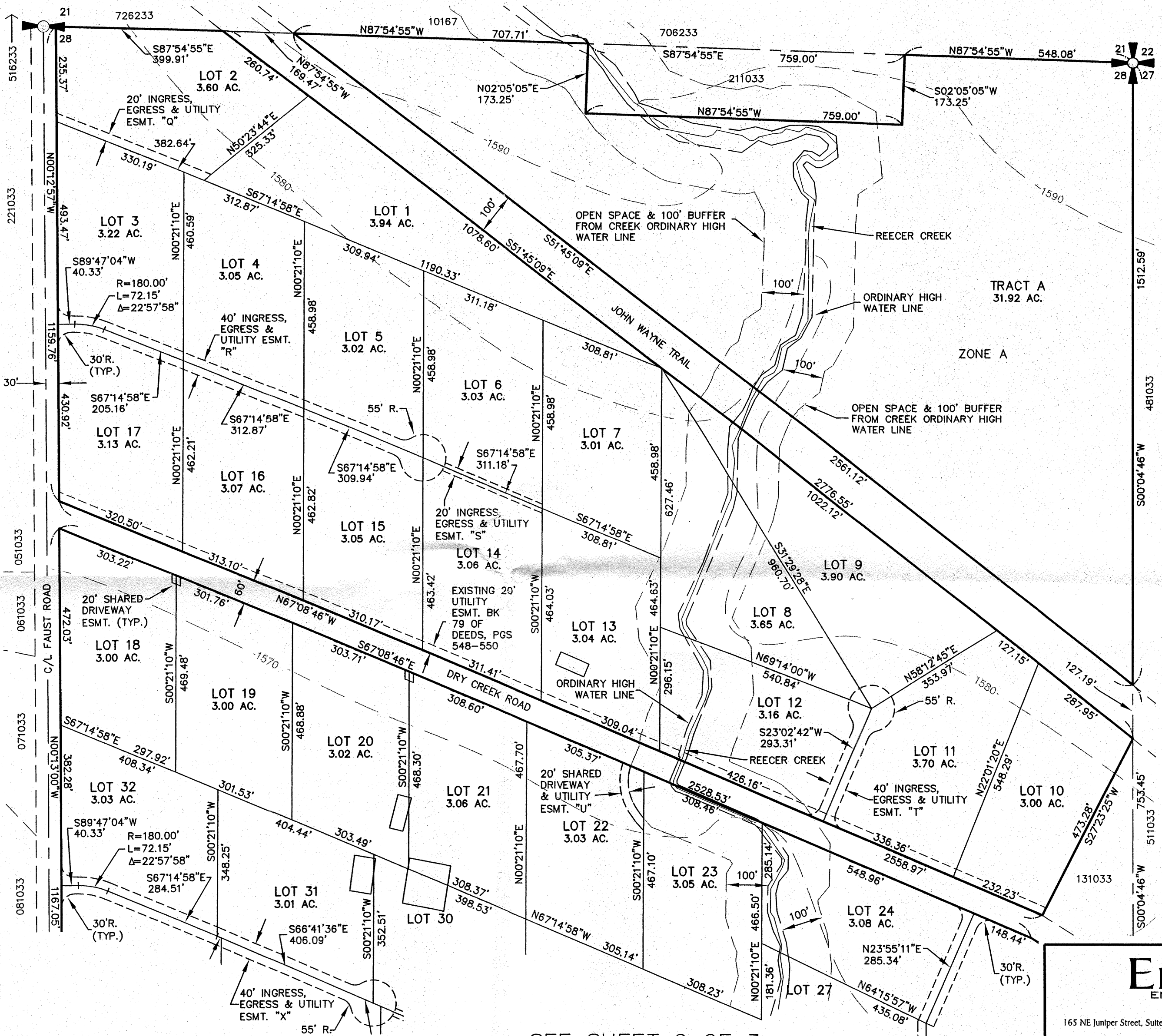


( IN FEET )  
1 inch = 200 ft.

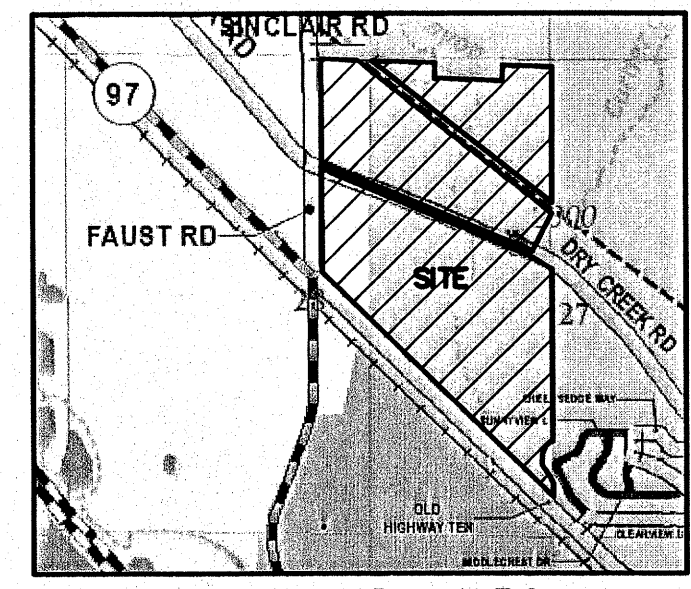
INDEX LOCATION  
SEC. 28 T. 18N. R. 18E. W.M.



REECER RANCH PLAT  
A PORTION OF THE EAST 1/2 OF SECTION 28,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
KITTITAS COUNTY, WASHINGTON



SEE SHEET 2 OF 3



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITTITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE REECER RANCH 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., 20\_\_\_\_

KITTITAS COUNTY PLANNING OFFICIAL  
I HEREBY CERTIFY THAT THE REECER RANCH PLAT, HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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.: 18-18-28000-0040 (621033)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITTITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE REECER RANCH PLAT, HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

PARCEL NO.: 18-18-28000-0040 (621033)

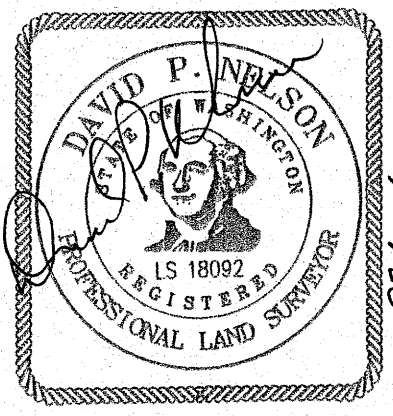
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITTITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

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.



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.....**TEANAWAY RIDGE, LLC**.....  
in.....**SEP.**.....20.12  
**David P. Nelson**  
DAVID P. NELSON DATE  
Certificate No.....**18092**.....

REECER RANCH PLAT  
A PORTION OF THE EAST 1/2 OF SECTION 28,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	9/2012	12064
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 3



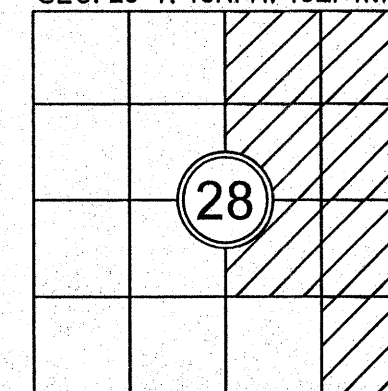
**REECER RANCH PLAT**  
 A PORTION OF THE EAST 1/2 OF SECTION 28,  
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

GRAPHIC SCALE



( IN FEET )  
 1 inch = 200 ft.

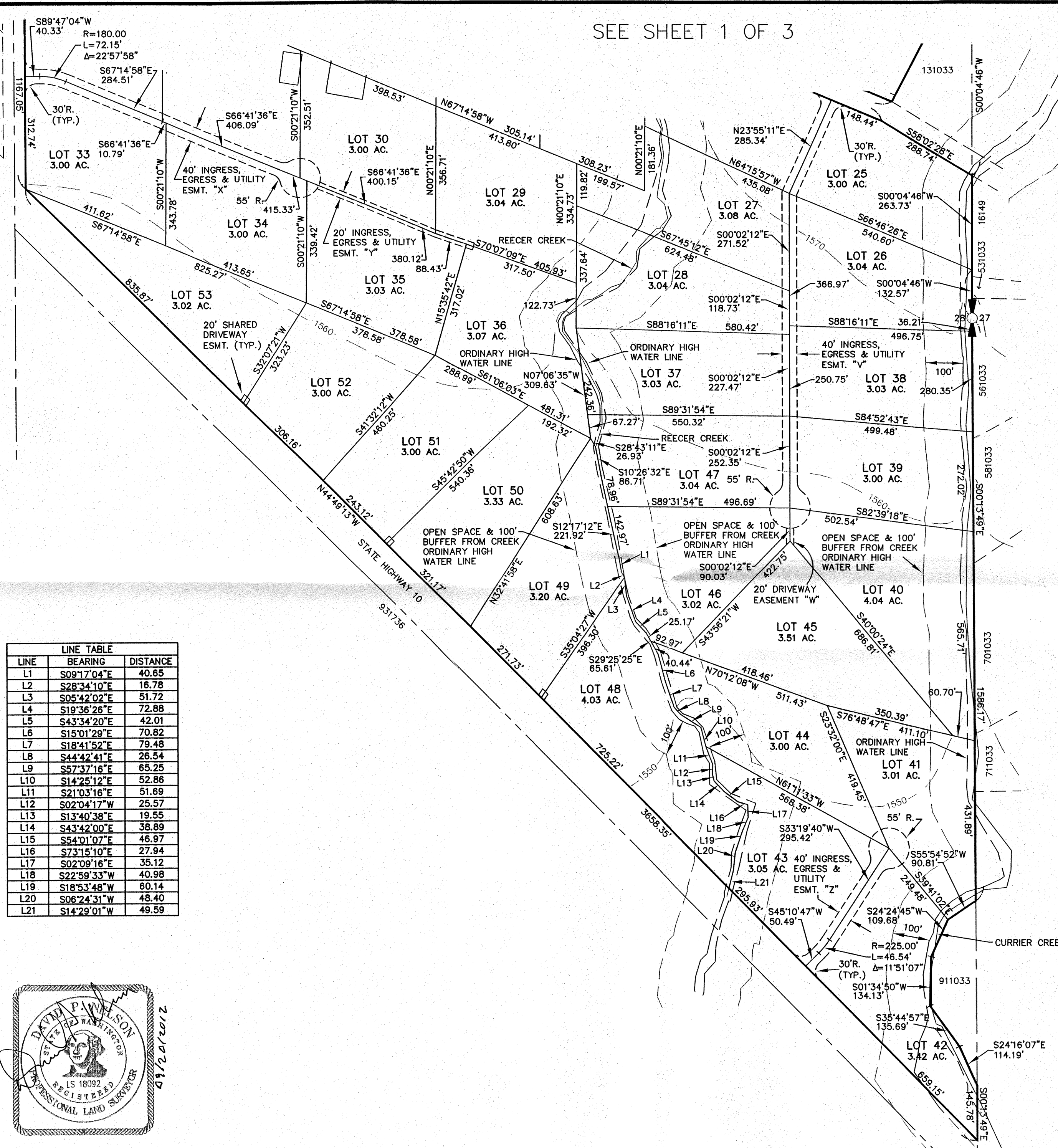
INDEX LOCATION  
 SEC. 28 T. 18N. R. 18E. W.M.



LEGEND

- SECTION CORNER
- QUARTER CORNER

LINE	BEARING	DISTANCE
L1	S09°17'04"E	40.65
L2	S28°34'10"E	16.78
L3	S05°42'02"E	51.72
L4	S19°36'26"E	72.88
L5	S43°34'20"E	42.01
L6	S15°01'29"E	70.82
L7	S18°41'52"E	79.48
L8	S44°42'41"E	26.54
L9	S57°37'16"E	65.25
L10	S14°25'12"E	52.86
L11	S21°03'16"E	51.69
L12	S02°04'17"W	25.57
L13	S13°40'38"E	19.55
L14	S43°42'00"E	38.89
L15	S54°01'07"E	46.97
L16	S73°15'10"E	27.94
L17	S02°09'16"E	35.12
L18	S22°59'33"W	40.98
L19	S18°53'48"W	60.14
L20	S06°24'31"W	48.40
L21	S14°29'01"W	49.59



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 TEANAWAY RIDGE, LLC.....  
 IN SEPT.....20.12.

*David P. Nelson* 09/20/2012  
 DAVID P. NELSON      DATE  
 CERTIFICATE NO. 18092.....

**REECER RANCH PLAT**  
 A PORTION OF THE EAST 1/2 OF SECTION 28,  
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	9/2012	12064
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 3

**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



**REECER RANCH PLAT**  
**A PORTION OF THE EAST 1/2 OF SECTION 28,**  
**TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,**  
**KITTITAS COUNTY, WASHINGTON**

P-12-XXXX

**PROPERTY OWNER:**  
 TEANAWAY RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
 PO BOX 808  
 CLE ELUM WA 98922

**PLAT INFORMATION:**  
 PARCEL NUMBER: 621033  
 MAP NUMBER: 18-18-28000-0040  
 ACREAGE: 192.16 (ASSESSOR), 199.87 (SURVEY)  
 LOTS: 53  
 TRACTS: 1  
 WATER SOURCE: CLASS A WATER SYSTEM  
 SEWER SOURCE: INDIVIDUAL OR COMMUNITY  
 ZONE: AG-3  
 LAND USE: RURAL

**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**

**EXISTING LEGAL DESCRIPTION:**  
 ALL OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF STATE HIGHWAY P.S.H. NO. 3 AND WEST OF THE CENTER LINE OF SPRING CREEK.  
 AND  
 THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, EXCEPT:  
 1. THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE EAST 759 FEET; THENCE SOUTH 173.25 FEET; THENCE WEST 759 FEET; AND THENCE NORTH 173.25 FEET TO THE POINT OF BEGINNING.  
 2. RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY, 100 FEET IN WIDTH.  
 3. RIGHT OF WAY OF NORTHERN PACIFIC RAILWAY, 200 FEET IN WIDTH.  
 4. RIGHT OF WAY OF STATE HIGHWAY, SSH NO. 131.  
 5. THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER LYING SOUTH AND WEST OF THE RIGHT OF WAY OF BURLINGTON NORTHERN INC. RAILROAD.  
 6. THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SECTION, 1842.16 FEET TO THE SOUTH RIGHT OF WAY BOUNDARY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AT WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH, 519.20 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF DRY CREEK ROAD; THENCE NORTH 66'48" WEST ALONG SAID NORTH RIGHT OF WAY BOUNDARY 240.00 FEET; THENCE NORTH 27'26" EAST, 478.30 FEET TO THE TRUE POINT OF BEGINNING.  
 7. RIGHT OF WAY FOR COUNTY ROAD AS CONVEYED TO KITTITAS COUNTY BY QUIT CLAIM DEED DATED SEPTEMBER 1, 1983, RECORDED OCTOBER 7, 1983, UNDER AUDITOR'S FILE NO. 474337.

**ADJACENT OWNERS:**

706233 211033 ARTHUR E SINCLAIR ETUX 202 SINCLAIR RD ELLENSBURG WA 98926	061033 KEVIN F MOHAN 2291 FAUST RD ELLENSBURG WA 98926
481033 CLE ELUM PINES EAST LLC PO BOX 808 CLE ELUM WA 98922	051033 DOROTHY H SHELDON 3240 DRY CREEK RD APT 1 ELLENSBURG WA 98926
131033 511033 RICHARD TATE ETUX 2218 W DRY CREEK RD ELLENSBURG WA 98926	221033 516233 GEORGE B ROMINGER PO BOX 822 ELLENSBURG WA 98926
16149 DELLA L ELFERS 2211 DRY CREEK RD ELLENSBURG WA 98926	726233 KITTITAS CO PUBLIC WORKS 411 N RUBY ST STE 1 ELLENSBURG WA 98926
531033 561033 JOSEPH PANATTONI 2132 DRY CREEK RD ELLENSBURG WA 98926	10167 BASIL L SINCLAIR 200 SINCLAIR RD ELLENSBURG WA 98926
581033 CARL F ROSSER ETUX 2114 W DRY CREEK RD ELLENSBURG WA 98926	
701033 RICHARD W ROSSOW 2110 DRY CREEK RD ELLENSBURG WA 98926	
711033 GINGER A JENSEN 2008 DRY CREEK RD ELLENSBURG WA 98926	
911033 CASCADE VIEW INC 620 SE EVERETT MALL WAY #360 EVERETT WA 98208	
931736 BNSF RAILWAY CO PO BOX 961089 FORT WORTH TX 76161-0089	
081033 RYAN KELLY KEATING ETUX 21012 100TH AVE SE AUBURN WA 98031	
071033 KEVIN F MOHAN ETUX 2291 FAUST RD ELLENSBURG WA 98926	

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT TEANAWAY RIDGE, 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., 20\_\_.

_____ NAME	_____ NAME
_____ TITLE	_____ TITLE

**ACKNOWLEDGEMENT**  
 STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) s.s.

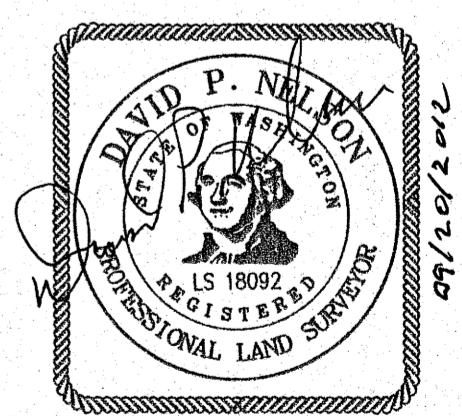
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_, TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, OF \_\_\_\_\_ THE LIMITED LIABILITY COMPANY 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 \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING NORTH AND EAST OF THE NORTHEASTERLY BOUNDARY LINE OF THE STATE HIGHWAY AS NOW LOCATED AND CONSTRUCTED AND WEST OF THE CENTER LINE OF THE CHANNEL OF REECER CREEK, AS NOW LOCATED, AND EAST OF THE CENTERLINE OF SPRING CREEK;  
 EXCEPT RIGHT OF WAY FOR FAUST AND DRY CREEK COUNTY ROADS.

- NOTES:**
- THIS SURVEY DOES NOT PURPORT AN ACCURATE BOUNDARY. BOUNDARY WORK WAS NOT PART OF THE ORIGINAL SCOPE OF WORK.
  - 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 KITTITAS 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 KITTITAS 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.
  - 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 KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
  - 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.
  - THE PURPOSE OF THIS PLAT IS TO DEVELOP THE REECER RANCH PLAT TO THE CONFIGURATION SHOWN HEREON.
  - 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.



**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.....TEANAWAY RIDGE, LLC.....  
 in.....SEPT.....20.12.....  
 \_\_\_\_\_  
 DAVID P. NELSON                      DATE  
 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

REECER RANCH PLAT A PORTION OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, WASHINGTON		
DWN BY G. WEISER	DATE 9/2012	JOB NO. 12064
CHKD BY D. NELSON	SCALE N/A	SHEET 3 OF 3