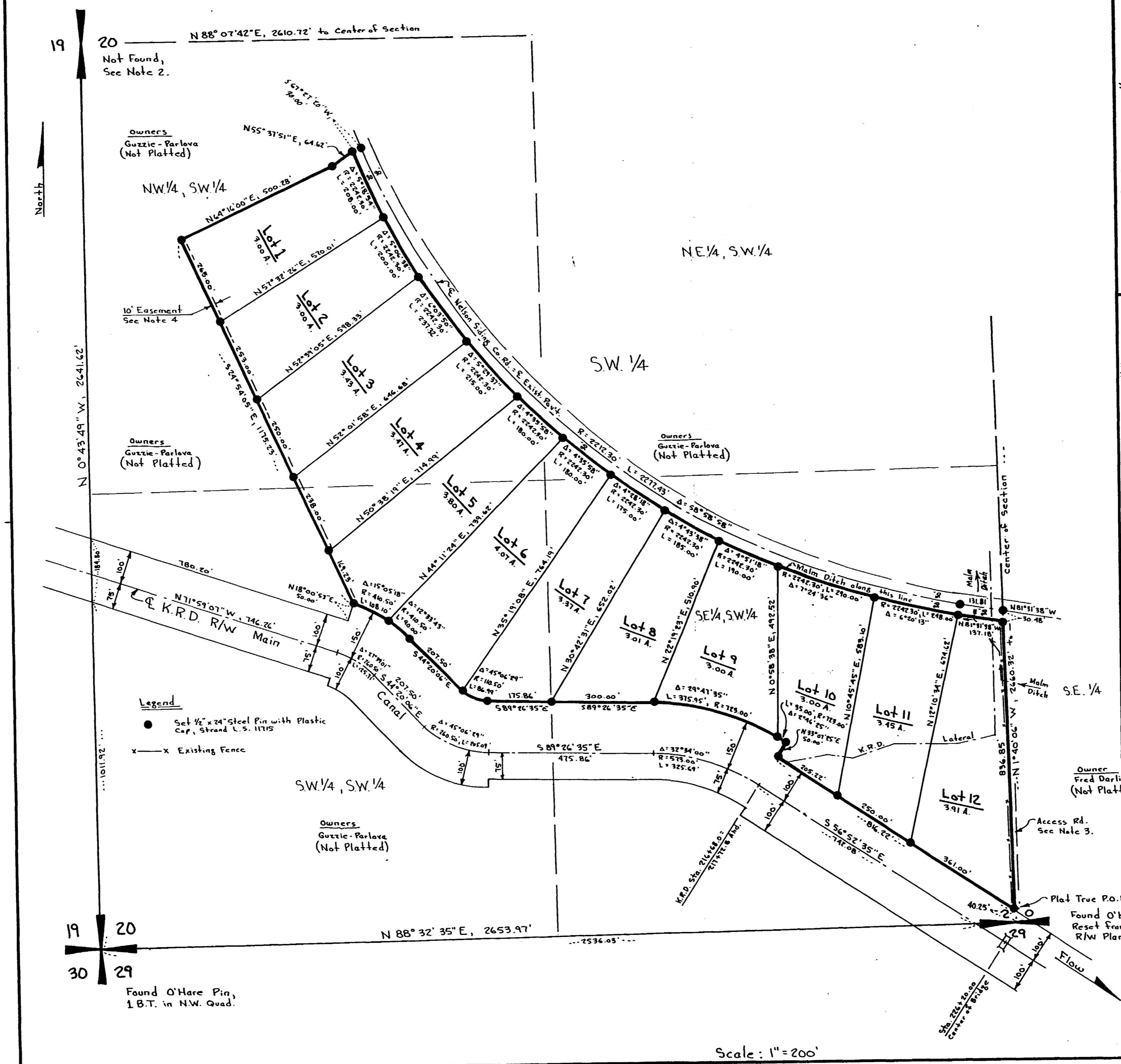
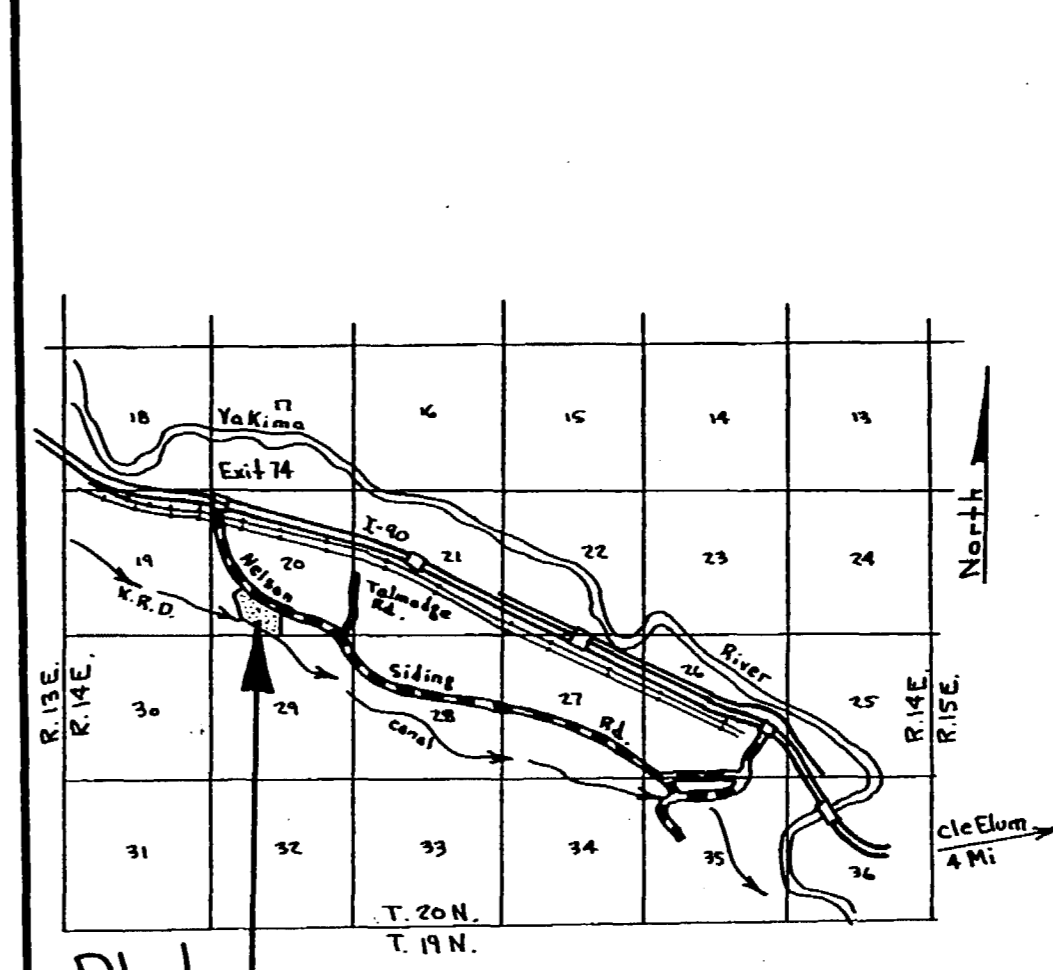


Sun Vista Estates

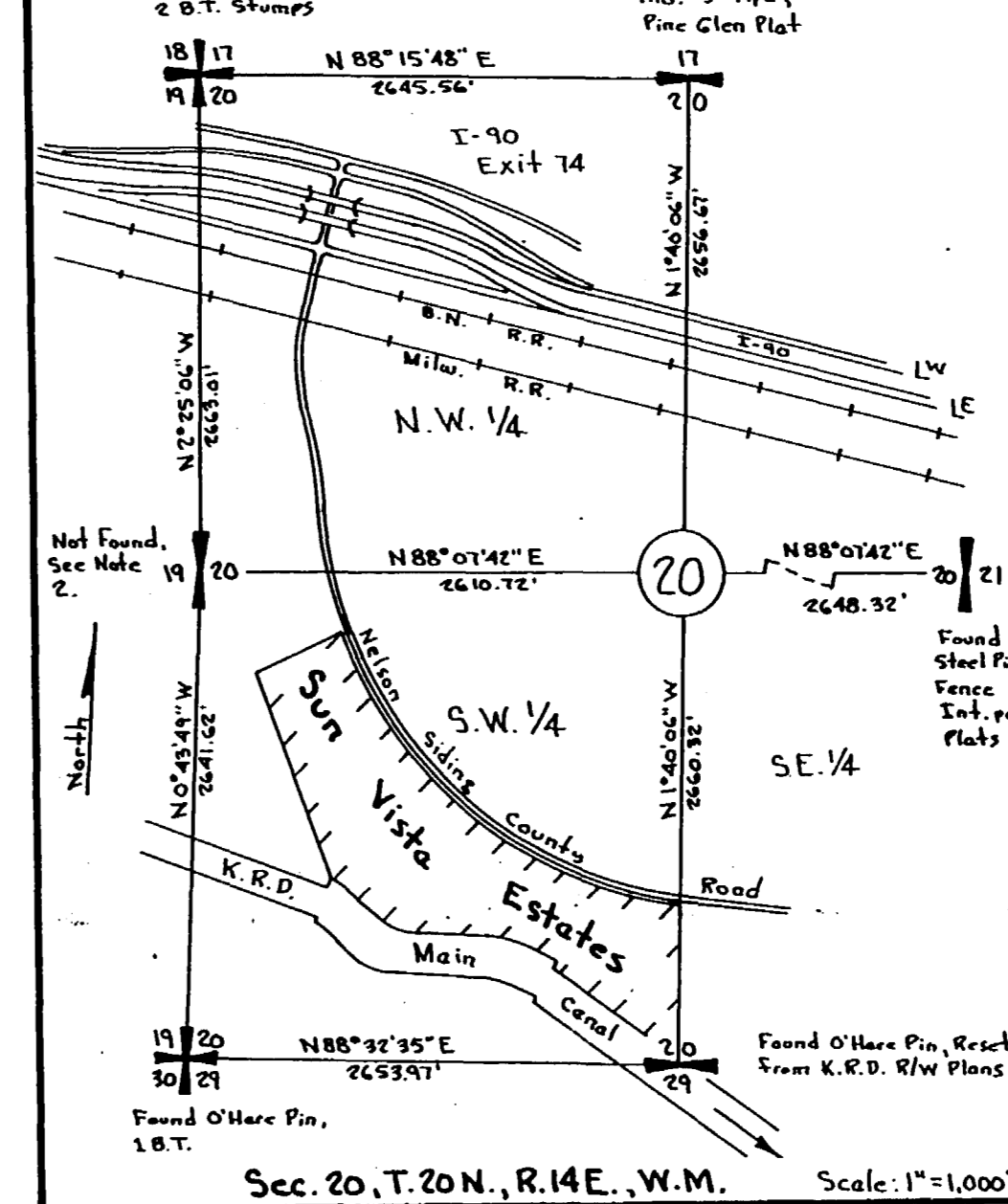
A Portion of the SW 1/4 of Sec. 20, T. 20 N., R. 14 E., W. M., Kittitas County, Washington.



Vicinity Map



Plat



- Notes
1. Basis of bearings from I-90 and N.P. R.R. alignments.
 2. Corner calculated position from N.P. R.R. right-of-way plans tie to corner. Corner not set in platted field.
 3. Easement for roadway purposes recorded in Kittitas County. Recorded in Vol. 81, Pages 537-539.
 4. Easement to provide for irrigation water from K.R.D. Main Canal. Facilities to be constructed and maintained by lot owners.

Rodney D. Strand, P.E. & L.S.
416 W. First St. Cle Elum, Wa. 98922

Sun Vista Estates

Description

That portion of the S.W. 1/4 of Section 20, Township 20 North, Range 14 East, N.M., Kittitas County, Washington lying northeasterly of the Kittitas Reclamation District Main Canal northeasterly right of way line and Southwesterly of the West Nelson Sliding County Road Southwesterly right of way line bounded by a line described as follows:

Beginning at the south quarter corner of said section 20; thence N 1°40'06" E, 22.25 feet along the east line of said S.W. 1/4 to the northeasterly right of way line of said Main Canal, the true point of beginning; thence continuing N 1°40'06" E, 536.85 feet along said east line of said S.W. 1/4 to the southwesterly right of way line of said County Road; thence N 81°31'35" E, 137.18 feet along said county road right of way; thence along a curve of radius 2,252.30 feet, to the right, an arc length of 2,304.32 feet (chord bearing N 52°02'09" E, 2,207.74 feet), along said county road right of way; thence S 55°37'51" E, 64.62 feet; thence S 64°16'00" E, 500.25 feet; thence S 24°54'35" E, 1,175.23 feet to the northeasterly right of way line of said main canal; thence along a curve of radius 410.50 feet, to the right, an arc length of 198.10 feet (chord bearing S 53°09'36" E, 196.19 feet), along said main canal right of way; thence S 44°20'06" E, 207.50 feet along said main canal right of way; thence along a curve of radius 110.50 feet, to the left, an arc length of 66.99 feet (chord bearing S 66°51'20" E, 54.27 feet), along said main canal right of way; thence S 59°26'35" E, 475.56 feet along said main canal right of way; thence along a curve of radius 723.00 feet, to the right, an arc length of 410.95 feet (chord bearing S 73°09'35" E, 405.44 feet), along said main canal right of way; thence S 33°07'25" E, 50.00 feet along said main canal right of way; thence S 56°52'35" E, 816.22 feet along said main canal right of way to the east line of said S.W. 1/4 the true point of beginning.
Contains 40.51 acres.

Easement Provision

Easement is hereby reserved and granted to Public Utility District and Pacific N.W. Bell Telephone Company, and their respective successors and assigns under and upon the exterior 5 feet of front and rear boundary lines and under and upon the exterior 2.5 feet of side boundary lines of all lots, in which to install, lay, construct, renew, operate and maintain overhead or underground conduits, cables, and wires with necessary facilities and other equipment for the purposes of serving the subdivision with electric and telephone service, together with the right to enter upon all lots at all times for the purposes stated.

DEDICATION

Know all men by these presents: That Gary C. Guzzie and Ethel T. Guzzie the undersigned owners in fee simple of the herein described property, do hereby declare, subdivide, and plat as herein described.

Gary C. Guzzie Ethel T. Guzzie
Gary C. Guzzie Ethel T. Guzzie

ACKNOWLEDGEMENT

State of Washington
County of Kittitas

This is to certify that on this 15th day of September, 1980, before me the undersigned a notary public personally appeared Gary C. Guzzie and Ethel T. Guzzie, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed and Sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 15th day of September, 1980.

James L. Hayward
Notary Public in and for the State of Washington
residing at Cle Elum, Wash

DEDICATION

Know all men by these presents: That Clyde C. Parlova and Lois M. Parlova, the undersigned owners in fee simple of the herein described property, do hereby declare, subdivide, and plat as herein described.

Clyde C. Parlova Lois M. Parlova
Clyde C. Parlova Lois M. Parlova

ACKNOWLEDGEMENT

State of Washington
County of Kittitas

This is to certify that on this 15th day of September, 1980, before me the undersigned a notary public personally appeared Clyde C. Parlova and Lois M. Parlova, to me known to be the persons who executed the foregoing dedication and acknowledged to me that they signed and Sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal this 15th day of September, 1980.

James L. Hayward
Notary Public in and for the State of Washington
residing at Cle Elum

Restrictive Covenants

1. Mobile Homes shall be double wide, and wood frame or other home structures shall have an 800 square foot minimum floor area.

Streets & Easements

Kittitas County Planning Department

This subdivision meets all minimum requirements and standards of the Kittitas County Ordinance, all procedures of said ordinance have been complied with.

Thomas Johnson 10-8-80
Planning Director Date

Kittitas County Health Department

Preliminary inspection indicates soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some but not necessarily all building sites within this plat - Prospective purchasers of lots are urged to make inquiry at the county health department about the issuance of septic tank permits for septic lots.

Jordan G. Kelly 10-8-80
Environmental Health Director Date

Kittitas County Public Works Department

Adequate provision has been made for roads serving all properties in this subdivision. Required improvements have been completed or completion is guaranteed by a surety bond on file in this office.

Donald L. Gordon 10-6-80
Public Works Director Date

Kittitas County Treasurer

I hereby certify that all state and county taxes heretofore levied against the platted property described hereon, according to the books and records of my office, have been fully paid and discharged.

Bette J. Spencer 10-7-80
Treasurer Date

Examined and approved this 13th day of October, A.D. 1980.

Board of County Commissioners
Kittitas County, Washington
By Ray A. Guemaco
Chairman

ATTEST: Beverly M. Allenbaugh
Clerk of Board

Filed for record at the request of the Kittitas County Board of Commissioners, this 13th day of October, A.D. 1980, at 7 minutes past 3:00 o'clock P.M., in Volume 7 of Plats, Pages 52 & 53 Records of Kittitas County, Washington.

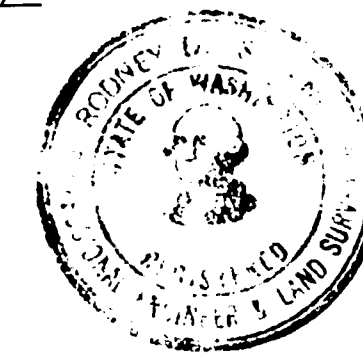
Beverly M. Allenbaugh
Kittitas County Auditor
Receiving No. #446430
by J. Slack
Deputy County Auditor

Surveyor's Certificate

This map correctly represents a survey made by me in conformance with the requirements of the Survey Recording Act at the request of Gary C. Guzzie.

Signed Rodney D. Strand 8/27/80
Reg. No. 11715

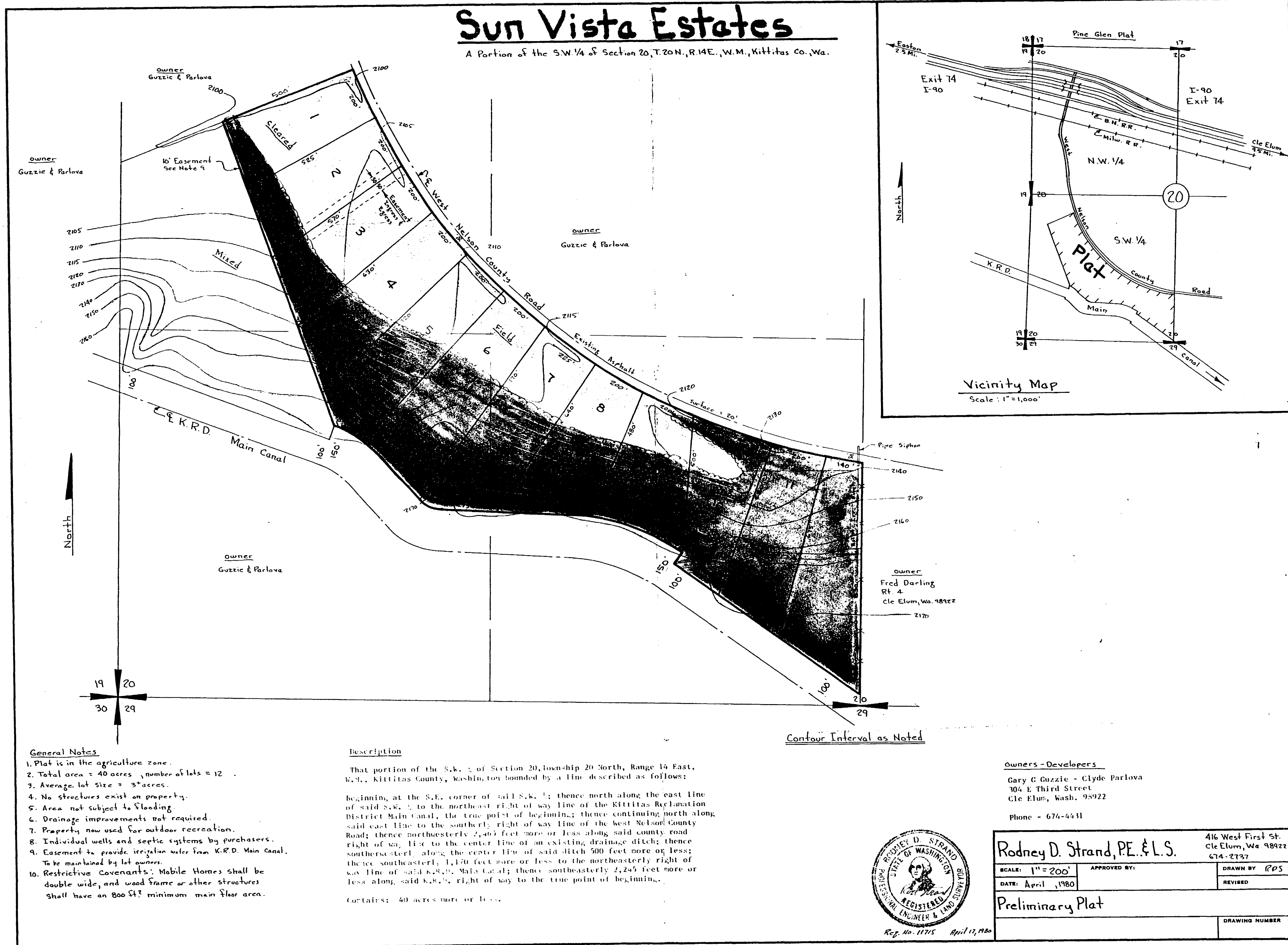
Rodney D. Strand, P.E. & L.S.
416 West First Street
Cle Elum, Washington 98922
Phone - (509) 674-2737



Receiving No. 446430

Sun Vista Estates

A Portion of the SW 1/4 of Section 20, T.20N., R.14E., W.M., Kittitas Co., Wa.



General Notes

1. Plat is in the agriculture zone.
2. Total area ± 40 acres, number of lots = 12.
3. Average lot size ± 3 1/2 acres.
4. No structures exist on property.
5. Area not subject to Sliding.
6. Drainage improvements not required.
7. Property now used for outdoor recreation.
8. Individual wells and septic systems by purchasers.
9. Easement to provide irrigation water from K.R.D. Main Canal. To be maintained by lot owners.
10. Restrictive Covenants: Mobile Homes shall be double wide, and wood frame or other structures shall have an 800 sq ft minimum main floor area.

Description

That portion of the S.W. 1/4 of Section 20, Township 20 North, Range 14 East, W.M., Kittitas County, Washington bounded by a line described as follows:
 begins, at the S.E. corner of said S.W. 1/4; thence north along the east line of said S.W. 1/4 to the northeast right of way line of the Kittitas Reclamation District Main Canal; thence continuing north along said east line to the southerly right of way line of the west Nelson County Road; thence northwesterly 2,400 feet more or less along said county road right of way line to the center line of an existing drainage ditch; thence southeasterly along the center line of said ditch 500 feet more or less; thence southeasterly 1,150 feet more or less to the northeasterly right of way line of said K.R.D. Main Canal; thence southeasterly 2,245 feet more or less along said K.R.D. right of way to the true point of beginning.

Contains: 40 acres more or less.

Contour Interval as Noted

Owners - Developers

Gary C Guzzie - Clyde Parlova
 304 E Third Street
 Cle Elum, Wash. 98922
 Phone - 674-4511

Rodney D. Strand, P.E. & L.S.

416 West First St.
 Cle Elum, Wa. 98922
 674-2137

| | | |
|-------------------|--------------|-----------------|
| SCALE: 1" = 200' | APPROVED BY: | DRAWN BY: PDS |
| DATE: April, 1980 | | REVISED: |
| Preliminary Plat | | DRAWING NUMBER: |

