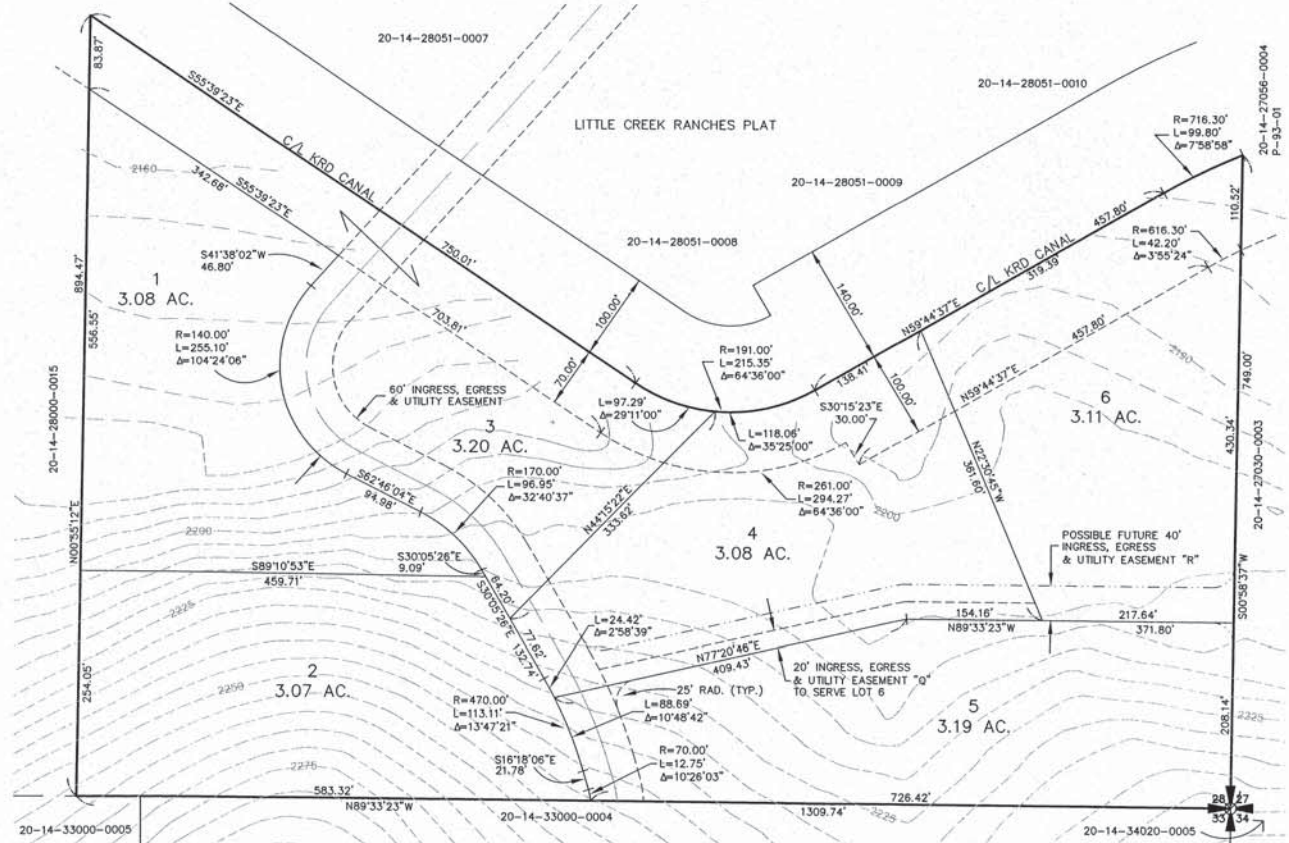




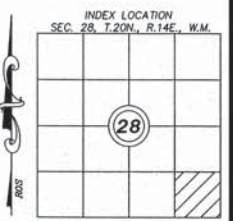
VICINITY MAP - N.T.S.

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



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



**APPROVALS**

KITITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

KITITITAS COUNTY ENGINEER \_\_\_\_\_

KITITITAS 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\_\_

KITITITAS COUNTY HEALTH OFFICER \_\_\_\_\_

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

KITITITAS COUNTY PLANNING DIRECTOR \_\_\_\_\_

CERTIFICATE OF KITITITAS 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\_\_

KITITITAS COUNTY TREASURER \_\_\_\_\_

CERTIFICATE OF KITITITAS 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\_\_

KITITITAS COUNTY ASSESSOR \_\_\_\_\_

KITITITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 201\_\_

BOARD OF COUNTY COMMISSIONERS  
KITITITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

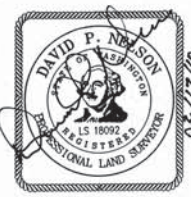
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

**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 KITITITAS 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 HEREBON.

**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 of the request of.....COOPER, PASS, LLC in.....NOV.....2008.

DAVID P. NELSON      DATE 01/10/10  
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

<b>TAMARACK VALLEY PLAT</b> 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 G. WEISER	DATE 01/2010	JOB NO. 07199-W
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

RECEIVED  
AUG 25 2010  
KITITITAS COUNTY  
CDS



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)

**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

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 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 CALVSKY 2831 NELSON SIDING ROAD CLE ELUM WA 98922
- 20-14-27056-0004 CLAYTON J INGMIRE ETUX 400 STORIE LANE CLE ELUM WA 98922
- 20-14-28000-0015 EVERETT H WITTE ETUX 14710 CASCADIAN WAY LYNNWOOD WA 98036
- 20-14-28051-0009 20-14-28051-0010 ANTHONY CALVISKY DELORES M CALVISKY 600 STORIE LANE CLE ELUM WA 98922
- 20-14-28051-0008 PAUL R HUTCHISON ETUX 650 STORIE LANE CLE ELUM WA 98922
- 20-14-28051-0007 WILLIAM SHERIFF ETUX PO BOX 657 RAVENSDALE WA 98051
- 20-14-33000-0004 DONALD J COOK ETUX 3349 263RD AVE SE SAMMAMISH WA 98075-9111
- 20-14-33000-0005 CHEHALIS VALLEY TIMBER PO BOX 261 MONTESANO WA 98953
- 20-14-34020-0005 CHURCH OF THE BRETHERN 850 CAMP KOINONIA 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 \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

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 \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

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

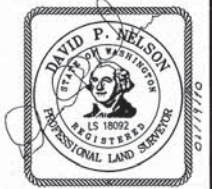
STATE OF \_\_\_\_\_ ) S.S.  
COUNTY OF \_\_\_\_\_ )

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 \_\_\_\_ of 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, under my direction in conformance with the requirements of the Survey Recording Act at the request of \_\_\_\_\_ COOPER PASS, LLC in \_\_\_\_\_ 2022.

DAVID P. NELSON DATE 5/19/19  
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

