

NW COR. SEC. 1  
CALC PER REF. SURVEY #1

N 89°05'23"W  
2639.75'

N1/4 COR. SEC. 1  
CALC PER REF. SURVEY #1

**BUCK SP-04-41**  
PART OF THE SW1/4 NW1/4, NW1/4 SW1/4,  
SEC. 1 - T.19N. - R.14E., W.M.  
KITITAS COUNTY, WASHINGTON

**METHOD OF SURVEY**  
SECTION CONTROL AND TRAVERSE  
USING TRIMBLE 4800 GPS RECEIVER  
AND TOPCON GTS-312 (00'00'03")  
TOTAL STATION.

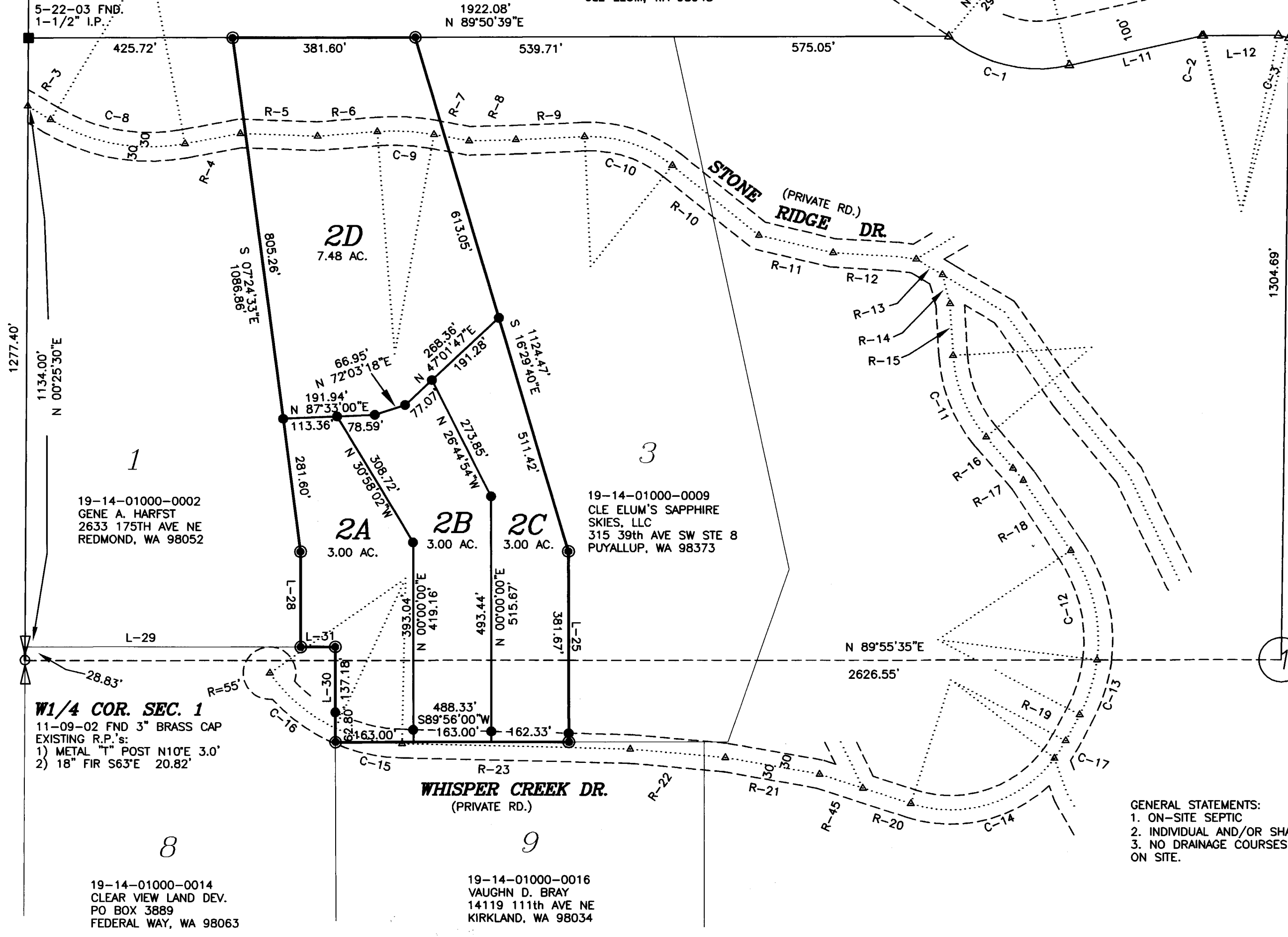
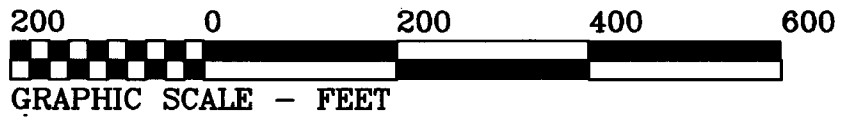
**LEGEND**

- △ = ANGLE POINT
- = 60' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES
- = PREVIOUSLY SET 1/2" x 24" REBAR WITH PLASTIC CAP: J. BENTLEY LS 29268 ON REFERENCE SURVEY #3
- = SET 1/2" x 24" REBAR W/PLASTIC CAP: J. BENTLEY LS 29268
- = FOUND AS NOTED

**REFERENCE SURVEYS**

- 1) SURVEY FILED IN VOL. 26, PG. 217 BY LS 18092
- 2) BOUNDARY LINE ADJUSTMENT SURVEY FILED UNDER AFN. 200210310025, BY LS 29268
- 3) SURVEY FILED UNDER AFN. 200312030030 BY LS 29268

BASIS OF BEARING: SURVEY FILED IN VOL. 26, PG. 217, RECORDS OF KITITAS COUNTY, WASHINGTON.



**CURVE TABLE**

Curve	Radius	Length	Delta
C-1	291.01'	267.95'	52°45'19"
C-2	377.49'	3.18'	0°28'59"
C-3	377.49'	22.77'	3°27'23"
C-4			
C-5			
C-6			
C-7			
C-8	399.33'	290.43'	41°40'19"
C-9	467.01'	119.84'	14°42'11"
C-10	272.00'	197.50'	41°38'08"
C-11	289.83'	187.89'	37°08'37"
C-12	335.68'	241.60'	41°14'19"
C-13	335.68'	362.77'	61°55'13"
C-14	272.00'	336.49'	70°52'49"
C-15	347.17'	143.70'	23°42'56"
C-16	347.17'	181.75'	29°59'47"
C-17	272.00'	43.29'	9°07'11"

**LINE CALL TABLE**

C/L 60' EASEMENT ROAD

Course	Bearing	Distance
R-3	S 59°01'10" E	54.76'
R-4	N 79°18'31" E	117.72'
R-5	S 87°57'55" E	160.87'
R-6	N 85°33'08" E	125.04'
R-7	S 79°44'41" E	74.69'
R-8	N 88°44'38" E	97.54'
R-9	N 87°18'23" E	143.15'
R-10	S 51°05'30" E	232.43'
R-11	S 76°46'02" E	159.89'
R-12	S 85°39'05" E	173.81'
R-13	S 58°58'25" E	63.73'
R-14	S 14°52'07" E	62.30'
R-15	S 03°22'56" E	108.84'
R-16	S 40°31'33" E	86.13'
R-17	S 40°31'33" E	33.58'
R-18	S 33°59'14" E	177.62'
R-19	S 27°55'59" W	61.99'
R-20	N 72°04'01" W	104.84'
R-21	N 80°00'00" W	200.00'
R-22	N 85°00'00" W	200.00'
R-23	N 88°42'00" W	477.77'
R-45	N 72°04'01" W	95.16'

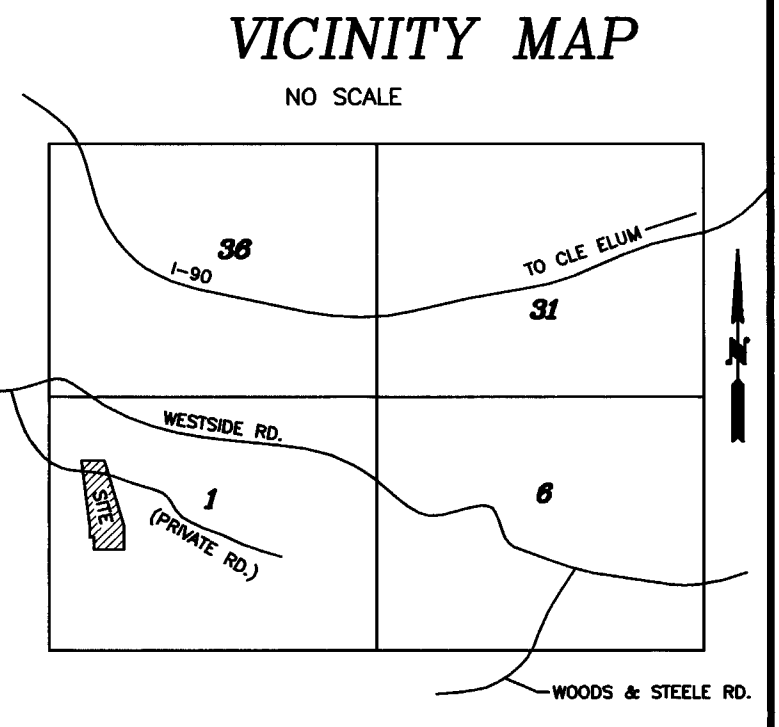
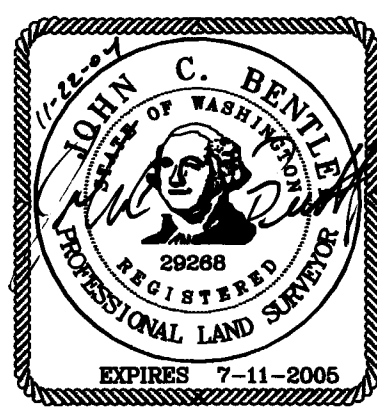
**LINE CALL TABLE**

Course	Bearing	Distance
L-25	N 00°03'33" W	400.03'
L-28	N 00°03'06" W	200.07'
L-29	S 89°56'00" W	575.53'
L-30	N 00°04'00" W	199.98'
L-31	S 89°56'00" W	72.38'

**C1/4 COR. SEC. 1**

- 11-7-02 FND 3" BRASS CAP  
LS 31691  
EXISTING R.P.'s:  
1) 17" FIR N53°E 41.48'  
2) 18" FIR STUMP, NOW OUT OF GROUND  
3) METAL "T" POST NORTH 3.0'

GENERAL STATEMENTS:  
1. ON-SITE SEPTIC  
2. INDIVIDUAL AND/OR SHARED WELLS  
3. NO DRAINAGE COURSES OBSERVED ON SITE.



**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 8<sup>th</sup> DAY OF December, A.D., 2004  
*[Signature]*  
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATED 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 SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.  
DATED THIS 16<sup>th</sup> DAY OF December, A.D., 2004  
*[Signature]*  
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THIS SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS 3<sup>rd</sup> DAY OF December, A.D., 2004  
*[Signature]*  
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF 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 NO. \_\_\_\_\_  
DATED THIS 3 DAY OF December, A.D., 2004  
*[Signature]*  
KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNER  
NAME: DARREN BUCK  
ADDRESS: 6108 49th ST. CT. WEST  
UNIVERSITY PLACE, WA 98467  
PHONE: \_\_\_\_\_  
TAX PARCEL NO. 19-14-01000-0004  
NO. OF SHORT PLATTED LOTS: 4  
SCALE: 1" = 200'

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 27<sup>th</sup> DAY OF Dec., 2004 AT 3:48 P.M. IN BOOK 6 OF SURVEYS AT PAGE 225  
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.  
*[Signature]*  
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 DARREN BUCK  
IN JULY, 2004  
*[Signature]*  
JOHN C. BENTLEY - LICENSE NO. 29268

**ORIGINAL PARCEL DESCRIPTION**

LOT 2 OF BOUNDARY LINE ADJUSTMENT SURVEY FILED IN VOL. 28, PAGE 59, UNDER AUDITOR'S FILE NO. 200210310025, RECORDS OF KITITAS COUNTY, WASHINGTON.  
ZONING: RURAL-3 AND FOREST AND RANGE

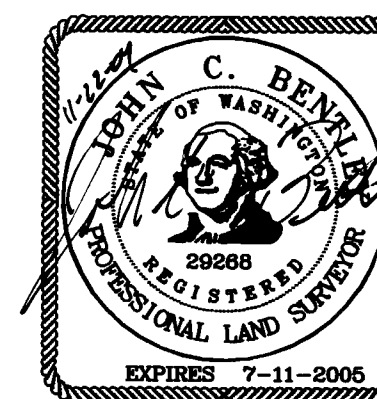
**BLUHM & ASSOCIATES LAND SURVEYORS, INC.**

1068 S. MARKET BLVD. CHEHALIS, WA 98532  
PHONE (360) 748-1551 FAX (360) 748-6282  
DRAWN BY: K. HORTON  
DATE: NOVEMBER 8, 2004  
JOB # 04-473.dwg  
COMP 4  
CHECKED BY: J. BENTLEY  
SCALE: 1" = 200'  
SHEET 1 OF 2

**BUCK SP-04-41**  
**PART OF THE SW1/4 NW1/4, NW1/4 SW1/4,**  
**SEC. 1 - T.19N. - R.14E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

**NOTES:**

1. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
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 THE INTERIOR LOT LINES.
3. IRRIGATION SYSTEM REQUIRED WHEN, IN ANY PLAT OF PROPERTY PLATTED AFTER THE EFFECTIVE DATE OF THE ORDINANCE CODIFIED IN THIS ARTICLE, WHERE THE SIZE OF THE LOTS IS THREE ACRES OR LESS, THE OWNER OR LESSEE OF SUCH LOTS SHALL BE REQUIRED TO IRRIGATE THEIR INDIVIDUAL LOT OR LOTS BY THE USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRIP IRRIGATION SYSTEM (ORD. 84-6 (PART), 1984).
4. 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.
5. ENTIRE PRIVATE ROAD(S) 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 PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS SHORT PLAT.
6. 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.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITTITAS COUNTY ROAD STANDARDS.
9. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12 SHEET 1-3.



**DEDICATION**

KNOW ALL MEN BY THESE PRESENT: THAT DARREN BUCK THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN BUCK SP-04-41 AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 1<sup>ST</sup> DAY OF DECEMBER, A.D., 2004.

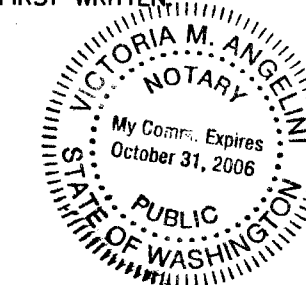
Darren Buck  
 SIGNATURE -  
 Managing member PHS, LLC

**ACKNOWLEDGMENT**

STATE OF WASHINGTON }  
 COUNTY OF KITTITAS }  
 THIS IS TO CERTIFY THAT ON THIS 1<sup>st</sup> DAY OF Dec, A.D., 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED Darren Buck TO ME KNOWN TO BE THE Managing member OF THE PHS, LLC AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PHS, LLC FOR THE USES AND PURPOSES THEREIN MENTIONED, AND AN OATH STATED THAT He IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID PHS, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

Victoria M. Angellin  
 NOTARY PUBLIC IN AND FOR THE  
 STATE OF WASHINGTON  
 RESIDING AT: Poslyn, WA



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS 27<sup>th</sup> DAY OF Dec, 2004 AT  
3:48 P.M. IN BOOK G OF SURVEYS AT PAGE 226  
 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.  
David B. Bowen, Deputy  
 COUNTY AUDITOR

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 IN JULY, 2004.  
John C. Bentley  
 JOHN C. BENTLEY - LICENSE NO. 29268

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 PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: K. HORTON	DATE: NOVEMBER 8, 2004	JOB # 04-473.dwg
CHECKED BY: J. BENTLEY	SCALE: 1" = 200'	COMP 4
		SHEET 2 OF 2