



SHORT PLAT NO. ????
KITITAS COUNTY, WASHINGTON

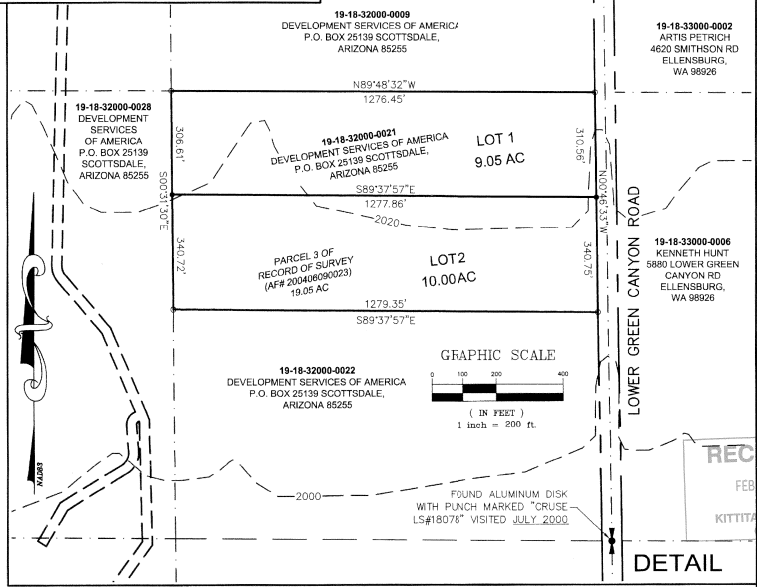
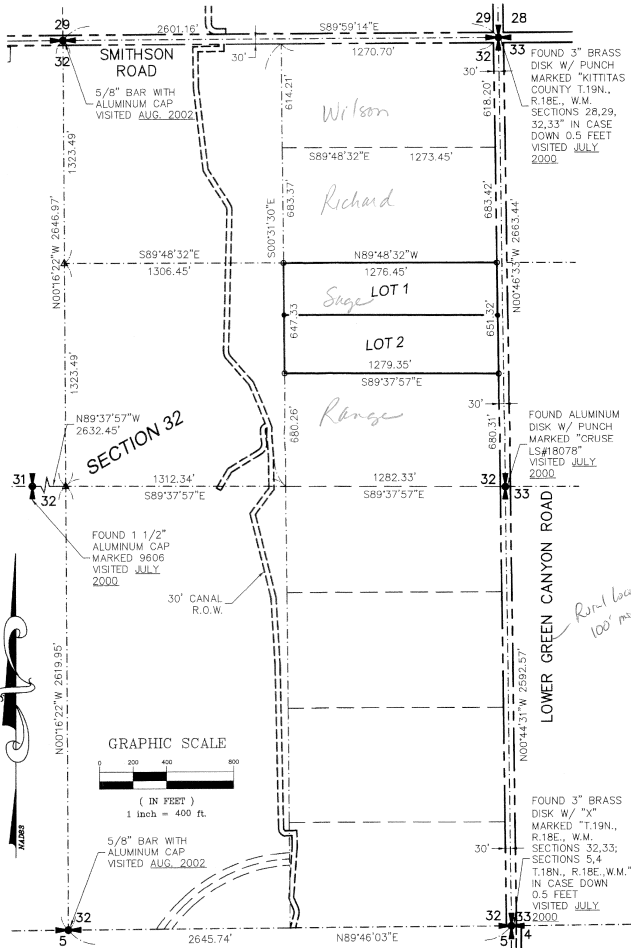
SAGE SHORT PLAT

PORTION OF

SECTIONS. 32 T. 19 N., R. 18 E., W.M.

RECORDING NO.

VOL./PAGE



RECEIVED
FEB 14 2007
KITITAS COUNTY
SDS

Rem-l local Access (9) 100' min access spacing per

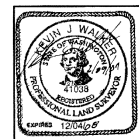
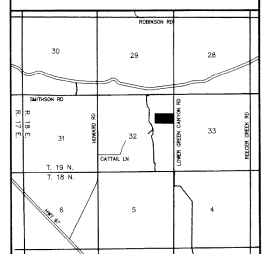
LEGEND

- SET REBAR AND CAP, L.S. #41038
- FOUND #5 REBAR AND CAP, L.S. #38975
- ⊕ FOUND SECTIONAL QUARTER CORNER, AS NOTED
- ⊕ FOUND SECTION CORNER, AS NOTED
- ▲ CALCULATED POSITION NOT SET

NOTE

CONTOURS DERIVED FROM THE USGS QUAD MAP.

VICINITY MAP



DUNCANSON
Company, Inc.
CIVIL ENGINEERING SURVEYING LAND PLANNING
145 S.W. 25th Street, 3rd Floor, Seattle, Washington 98106
Phone: (206) 244-4141 Fax: (206) 244-4455

DWN. BY	KJW	DATE	12/06/06	JOB NO.	00731.020
CHKD. BY	JMB	SCALE	VARIABLES	SHEET	2 OF 2



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SAGE SHORT PLAT

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SECTIONS. **32** T. **19** N., R. **18** E., W.M.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ day of ____ A.D., 20

Public Works Director

CCUNY PLANNING DIRECTOR

I hereby certify that the Short Plat has been examined by me and find that it conforms to the comprehensive plan of Kittitas County Planning Commission.

Dated this ____ day of ____ A.D., 20

Kittitas County Planning Director

KITTITAS 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 ____ day of ____ A.D., 20

Kittitas County Health Officer

CERTIFICATE OF 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

Dated this ____ day of ____ A.D., 20

Kittitas County Treasurer

ORIGINAL TAX LOT NO.

RECEIVED

FEB 14 2007

KITTITAS COUNTY
CDS

OWNER: Development Services of America
P.O. BOX 25139
Scottsdale, Arizona 85255
EXISTING TAX PARCEL NUMBER 19-18-32000-0021
ORIGINAL PARCEL AREA: 19.05 AC
EXISTING ZONING: AGRICULTURAL-20

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DEVELOPMENT SERVICES OF AMERICA, INC., A WASHINGTON CORPORATION, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY IS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF ____ A.D., 20
DEVELOPMENT SERVICES OF AMERICA, INC.

RICHARD WILSON

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KING)

THIS TO CERTIFY THAT ON THIS ____ DAY OF ____ A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED DALE WOODSIDE, DEVELOPMENT SERVICES OF AMERICA, INC., A WASHINGTON CORPORATION, TO BE KNOWN AS THE COMPANY WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT ____ MY COMMISSION EXPIRES:

RECORDER'S CERTIFICATE

Filed for record this ____ day of ____ 20 ____ at ____ pages at the request of Kevin J. Walker.

County Auditor

Deputy County Auditor

REFERENCES

- 1.) RECORD OF SURVEY BY MICHAEL J. COKER RECORDED UNDER BOOK 14 OF SURVEYS, PAGE 65, RECORDS OF KITTITAS COUNTY.
- 2.) HOWARD'S END PLAT BY CHARLES A. CRUZE JR. RECORDED UNDER VOLUME 8 OF PLATS, PAGE 119, RECORDS OF KITTITAS COUNTY.
- 3.) RECORD OF SURVEY BY ROBERT R. RUMP RECORDED UNDER BOOK 4 OF SURVEYS, PAGES 10 THROUGH 14, RECORDS OF KITTITAS COUNTY.
- 4.) RECORD OF SURVEY BY JEFFERY T. MOGG RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 187-192, RECORDS OF KITTITAS COUNTY.
- 5.) RECORD OF SURVEY BY JEFFERY T. MOGG RECORDED UNDER BOOK 28 OF SURVEYS, PAGES 11 AND 12, RECORDS OF KITTITAS COUNTY.
- 6.) RECORD OF SURVEY BY LARRY A. HENKE RECORDED UNDER BOOK 30 OF SURVEYS, PAGE 75, RECORDS OF KITTITAS COUNTY.

EXISTING LEGAL DESCRIPTION

LOT 3 OF THAT CERTAIN SURVEY RECORDED JUNE 9, 2004, IN BOOK 30 OF SURVEYS, PAGE 75, UNDER AUDITOR'S FILE NO. 200406090023 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

NEW LEGAL DESCRIPTIONS

LOT 1:

THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;

EXCEPT THE SOUTH 1020.86 FEET THEREOF;

ALSO EXCEPT RIGHT-OF-WAY FOR LOWER GREEN CANYON ROAD ALONG THE EAST LINE.

LOT 2:

THE SOUTH 1020.86 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON;

EXCEPT THE SOUTH 680.18 FEET THEREOF;

ALSO EXCEPT RIGHT-OF-WAY FOR LOWER GREEN CANYON ROAD ALONG THE EAST LINE.

CLOSURE/PROCEDURAL STATEMENT

1. THE RELATIVE POSITION OF THE SURVEY MONUMENTS SHOWN ON THIS DRAWING ARE BASED ON A CLOSED GPS OBSERVATION NETWORK.
2. THIS SURVEY WAS PERFORMED WITH TRIMBLE 4600LS GPS RECEIVERS, TRIMBLE RTK SYSTEM WITH 5700 RECEIVERS, AND A TOPCON 2110 ELECTRONIC THEODOLITE READING DIRECT TO 5 SECONDS OF ARC AND MEASURING DISTANCE ±(3MM+(2PPMM)). NGS BASELINE COMPARED JULY 2002 AND NOVEMBER 2005. THIS SURVEY MEETS THE MINIMUM STANDARDS SET FORTH IN WAC 332-130.

NOTES

1. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
2. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS, OR PERFORMING ANY WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
3. ACCESS TO ALL LOTS MUST BE CONSTRUCTED PRIOR TO ISSUANCE OF BUILDING PERMIT. BUILDING PERMIT REFERS TO NEW RESIDENTIAL AND COMMERCIAL BUILDINGS. DOES NOT APPLY TO NON-RESIDENTIAL STRUCTURES APPURTENANT TO CONTINUED RESOURCE ACTIVITIES APPROPRIATE ZONES OR BUILDING PERMITS RELATED TO EXISTING RESIDENTIAL STRUCTURES AT TIME LOTS WERE CREATED.
4. 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.

SURVEYOR NOTES

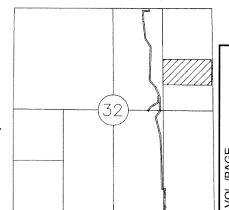
1. MEASUREMENTS AND CALCULATIONS SHOWN ON THIS SURVEY ARE AT SURFACE. THE AVERAGE GRID FACTOR DERIVED FOR THIS AREA IS .999859933 WHICH EQUALS 1/1.00014008.

SURFACE DISTANCE = GRID DISTANCE .999859933

BASIS OF BEARING

GPS OBSERVATIONS ON THE SECTIONAL MONUMENTS PERFORMED ON JULY 24 THROUGH JULY 27, 2006.

INDEX LOCATION
SEC. 32, T.19N., R.18E., W.M.

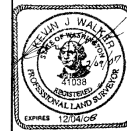


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SURVEYOR'S CERTIFICATE

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 Development Services of America in November, 2006.

Certificate No. 41038



DUNCANSON

Company, Inc.

CIVIL ENGINEERING · SURVEYING · LAND PLANNING

245 S.W. 155th Street, Ste. 102, Seattle, Washington 98146

Phone: (206) 244-4141 Fax: (206) 244-4155

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