

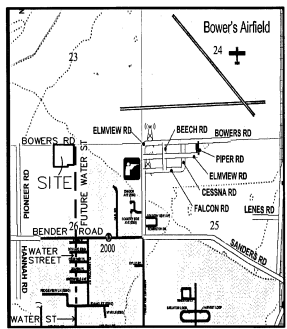
JB DEVELOPMENT SHORT PLAT KITITAS COUNTY SHORT PLAT NO. 07-78 PORTION OF THE NW 1/4, SEC. 26, T.18N., R.18E., W.M. KITITAS COUNTY, WASHINGTON

04/08/2008 03:56:47 PM V: J P: 135 200804080043
SP-07-78
Page 1 of 3



SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY CRUSE & ASSOCIATES AS FILED IN BOOK 30 OF SURVEYS, PAGES 129 & 130, UNDER AUDITOR'S FILE NUMBER 200408280006, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT ASSESSOR'S MAP NUMBER 18-18-26020-0001 (PARCEL NUMBER 651133), TO THE CONFIGURATION SHOWN HEREON.
3. KITITAS 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.
4. A WETLAND STUDY WAS PERFORMED IN SPRING OF 2007 BY THE WETLAND CORPS AND ON FILE WITH KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES.



VICINITY MAP
N.T.S.

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EX' MINED AND APPROVED THIS 20 day of April, A.D., 2008
[Signature]
Kititas County Engineer

COUNTY PLANNING DIRECTOR

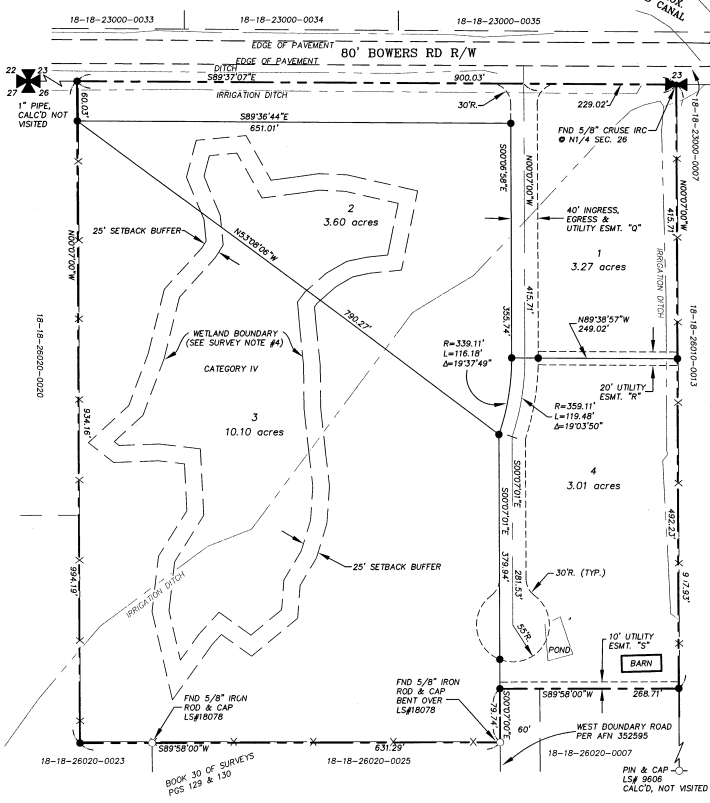
I hereby certify that the "JB DEVELOPMENT" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kititas County Planning Commission.
Dated this 20 day of April, A.D., 2008
[Signature]
Kititas County Planning Director

KITITAS COUNTY HEALTH DEPARTMENT

Preliminary inspect' n 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 20 day of April, A.D., 2008
[Signature]
Kititas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all taxes and assessments are paid for the year 2007 and for this year in full.
Dated this 20 day of April, A.D., 2008
[Signature]
Kititas County Treasurer

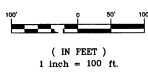


LEGEND

- SECTION CORNER AS NOTED
- QUARTER CORNER AS NOTED
- FIND REBAR
- SET 1/2" REBAR LSW 18092
- FENCE

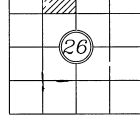


GRAPHIC SCALE



INDEX LOCATION:

SEC. 26 T. 18N R. 18E W.M.



K.C.S.P. NO. 07-78 Portion of the NW 1/4, Sec. 26 T.18N., R.18E., W.M. Kititas County, Washington

DWN BY G. WEISER	DATE 03/08	JOB NO. 06209
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 3

RECORDER'S CERTIFICATE

Filed for record this 20 day of April, 2008 at 8:52 AM
in book 30 of SHORT PLATS at page 129 & 130 at the request of
DAVID P. NELSON
Surveyor's Name
[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 DENNIS PARKER
3 MAY 2008
[Signature]
DAVID P. NELSON
DATE
Certificate No. 18092

Encompass
ENGINEERING & SURVEYING

108 EAST 2nd STREET
CLE ELUM, W. 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

**JB DEVELOPMENT SHORT PLAT
KITITAS COUNTY SHORT PLAT NO. 07-78
PORTION OF THE NW 1/4, SEC. 26, T.18N., R.18E., W.M.
KITITAS COUNTY, WASHINGTON**

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 1306 95 1306
 4011148 County Adm 010
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OWNER:

JB DEVELOPMENT LLC
 1002 52 EVERETT MALL WAY
 EVERETT WA 98208

PARCEL #18-18-29020-001 (061153)
 ACRES: 20.00 (ARSDROR) 19.98 (SURVEY)
 LOTS: 4
 WATER SOURCE: INDIVIDUAL WELLS
 SEWER SOURCE: SEPTIC/DRAINFIELD
 ZONE: AG-3

ADJACENT OWNERS:

18-18-23000-0033
 18-18-23000-0034
 18-18-23000-0035
 DMITRY BADER E/UX
 2602 JUDGE RONALD RD
 ELLENSBURG WA 99226
 18-18-26010-0013
 SUN RIDGE PARTNERS LLC
 8 MDU DEV. INC.
 PO BOX 1117
 ELLENSBURG WA 99226
 18-18-26020-0007
 ANH LUCILLE BLACK
 218 W BENDER RD
 ELLENSBURG WA 99226
 18-18-26020-0020
 18-18-26020-0023
 18-18-26020-0025
 STARBUCK CONSTRUCTION
 3509 164TH ST SW
 LYNNWOOD WA 98037

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JB DEVELOPMENT, 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 17th DAY OF MARCH, A.D., 2008

John Smith
 NAME TITLE
Notary Public

ACKNOWLEDGEMENT

STATE OF WASHINGTON) s.s.
 COUNTY OF Snohomish

On this 17th day of March, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Smith to me known to be the Notary Public and Notary Public respectively, of JB Development LLC, the limited liability company that executed the foregoing instrument, and acknowledged 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 he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEVE SHOWALTER, AS HIS SEPARATE ESTATE, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17th DAY OF MARCH, A.D., 2008

Steve Showalter
 NAME TITLE
Steve Showalter

ACKNOWLEDGEMENT

STATE OF WASHINGTON) s.s.
 COUNTY OF Kittitas

On this day personally appeared before me STEVE SHOWALTER

is to be known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17th day of March, 2008

Heather Anne Dennis
 Notary Public in and for the State of Washington, residing at Seattle
 My appointment expires 4-24-2011

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., KITITAS COUNTY, WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 0°07' WEST, 1744.37 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°58' WEST, 268.71 FEET; THENCE SOUTH 0°07' EAST, 79.35 FEET; THENCE SOUTH 89°58' WEST, 631.29 FEET; THENCE NORTH 0°07' WEST, 989.58 FEET TO THE NORTH BOUNDARY OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE EAST ALONG SAID NORTH BOUNDARY 800.00 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH 0°07' EAST, 909.71 FEET TO THE TRUE POINT OF BEGINNING.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 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 KITITAS 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 KITITAS 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. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS 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. ALL LOTS OF THE JB DEVELOPMENT SHORT PLAT ARE LOCATED WITHIN THE AIRPORT OVERLAY ZONING DISTRICT (INNER TURNING ZONE) OF BOWEN'S AIRFIELD IN WHICH A VARIETY OF AIRPORT ACTIVITIES OCCUR. SUCH AIRPORT AVIATION ACTIVITIES MAY IMPACT THE USE OF YOUR PROPERTY.
12. LOTS 1, 2 AND 4 CANNOT BE FURTHER SUBDIVIDED DUE TO THAT AIRPORT OVERLAY ZONE DENSITY LIMIT.
13. FUTURE DEVELOPMENT SHALL OCCUR IN COMPLIANCE WITH KCC 17.5 : AIRPORT ZONE.
14. LOTS 2 AND 3 ARE AFFECTED BY A CATEGORY IV WETLAND AND ITS ASSOCIATED 25' SETBACK BUFFER. FOR ADDITIONAL INFORMATION PERTAINING TO SAID WETLAND, PLEASE REFERENCE THE "WETLAND INVENTORY OF THE PARKER PROPERTY" SUBMITTED AS SUPPLEMENTARY MATERIALS BY THE METLAND CORPS AND FILED WITH THE ABOVE REFERENCED SHORT PLAT DOCUMENTS AT KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES OFFICES.
15. ALL FUTURE DEVELOPMENT SHALL OCCUR IN COMPLIANCE WITH KCC 17A: CRITICAL AREAS.
16. ANY FUTURE DEVELOPMENT WITHIN THE 25' WETLAND BUFFER OF LOTS 2 AND 3 SHALL BE SUBJECT TO SEPA REVIEW IN ORDER TO ASSESS EROSION MITIGATION AND WETLAND REPLACEMENT MEASURES.
17. ALL DEVELOPMENT MUST COMPLY WITH THE .006 INTERNATIONAL FIRE CODE.

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!
 1-800-853-4344



RECORDER'S CERTIFICATE 200804080043

Filed for record this 8th day of April, 2008, at 1:30 PM in book 7 of SHORT PLATS on page 132 at the request of

DAVID P. NELSON
 Surveyor's Name
David Nelson County Auditor
Heather Anne Dennis 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 DAVID P. NELSON in MAX.....2007.

DAVID P. NELSON DATE
03/07/08
 Certificate No. 18092

K.C.S.P. NO. 07-78
Portion of the NW 1/4, Sec. 26, T.18N., R.18E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
G. WEISER	03/08	08209
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 3

Encompass
 ENGINEERING & SURVEYING

108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

**JB DEVELOPMENT SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 07-78
PORTION OF THE NW 1/4, SEC. 26, T.18N., R.18E., W.M.
KITTITAS COUNTY, WASHINGTON**

SP-07-78

04/08/2008 03:58:47 PM V: J P: 137 200804080043
 2008 WA 11 Encumbrance
 Kittitas County Auditor Page 3 of 3



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENDEAVOR FINANCIAL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 17 DAY OF March, A.D., 2008

John Smith
 NAME
 THE MANAGING MEMBER
 TITLE

ACKNOWLEDGEMENT

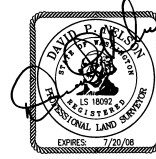
STATE OF WASHINGTON)
 COUNTY OF Spokane)

On this 17 day of March, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John Smith and Stacye Financial LLC to me known to be the MANAGING MEMBER and _____ respectively, of Stacye Financial LLC, 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 John Smith authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Stacye
 Notary Public in and for the State of
 Washington, residing at _____
 My appointment expires 2-5-2010



RECORDER'S CERTIFICATE 200804080043

Filed for record this 8 day of April, 2008, at 3:38 PM
 in book 0159667-214784 page 137, at the request of

DAVID P. NELSON
 Surveyor's Name

David Nelson County Auditor
David Nelson 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 DENNIS PARKER in MAX 2007.

DPN 3/24/08
 DAVID P. NELSON DATE
 Certificate No. 18092

K.C.S.P. NO. 07-78
 Portion of the NW 1/4, Sec. 26 T.18N., R.18E., W.M.
 Kittitas County, Washington

DWN BY	DATE	JOB NO.
G. WEISER	03/08	08209
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	3 OF 3

Encompass
 ENGINEERING & SURVEYING

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