

JUN 28 2007 EXAMINED AND APPROVED This ____day of _____,

A.D., 20____.

I hereby certify that the "BIG RIDGE" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas

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.

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.

in book......of.....at page.....at the request of

This map correctly represents a survey made by me or under my direction in conformance with the

Certificate No...18092

A PORTION OF SOUTH 1/2 OF THE SW 1/4, SEC. 30. TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

	DWN BY D. PIERCE	DATE 6/2007	JOB NO. 06153
	CHKD BY	SCALE	SHEET
ŀ	D. NELSON	1"=100'	1 OF 2

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

OWNER: LYNN ROMANS GEORGE P. FAUCHER 12180 TEANAWAY ROAD CLE ELUM, WA 98922
EXISTING TAX PARCEL NUMBERS: 20-17-30030-0015 (949642) AND 20-17-30030-0016 (949643)
ORIGINAL PARCEL AREAS: 6.01 Ac. AND 6.00 Ac.
EXISTING ZONE: AG-3
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC & DRAINFIELD
<u>DEDICATION</u>
KNOW ALL MEN BY THESE PRESENTS THAT, LYNN ROMANS AND GEORGE FAUCHER, AS THEIR SEPARATE ESTATE, OWNER(S) IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF, A.D., 2007.
에 되는 것이 있는 사람이 되었다. 이 그는 이 전 보고 있다. 아이들로 그는 사람들이 있는데, 그는 사람들이 되었다. 그런 사람들은 그렇게 되지 않는데, 그는 사람들이 되는데, 이 이 사람들은 사람들이 되었다. 그는 사람들이 되었다. 그는 사람들이 되었다.
LYNN ROMANS GEORGE FAUCHER
<u>ACKNOWLEDGEMENT</u>
STATE OF WASHINGTON)
COUNTY OF KITTITAS
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, 2007.
IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
MY APPOINTMENT EXPIRES
<u>DEDICATION</u>
KNOW ALL MEN BY THESE PRESENTS THAT NORTHWEST PASSAGE INC., 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 DAY OF, A.D., 2007.
NAME NAME
TITLE
<u>ACKNOWLEDGMENT</u>
STATE OF WASHINGTON) S.S. COUNTY OF KITTITAS)
ON THIS DAY OF, 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED TO ME KNOWN TO BE THE PRESIDENT AND
SECRETARY, RESPECTIVELY, OFSECRETARY, RESPECTIVELY, OFTHE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND MENTIONED, AND

ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID INSTRUMENT OF SAID CORPORATION.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT ______

MY COMMISSION EXPIRES: ______

BIG RIDGE SHORT PLAT

A PORTION OF THE SOUTH 1/2 OF THE SW 1/4, SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

EXISTING LEGAL DESCRIPTION:

PARCEL A:

LOT 12 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 31 OF SURVEYS AT PAGES 239 THROUGH 240, UNDER AUDITOR'S FILE NO. 200511080052, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON:

THE SOUTHERLY 107.10 FEET, WHEN MEASURED AT RIGHT ANGLES, OR LOT 11 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 31 OF SURVEYS AT PAGE 239 THROUGH 240, UNDER AUDITOR'S FILE NO. 200511080052, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON:

EXCEPT:

THAT PORTION OF SAID LOT 12 WHICH LIES WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, SAID NORTHWEST CORNER BEING THE TRUE POINT OF BEGINNING OF

THENCE SOUTH 11'54'38" EAST, 458.30 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 12 AND THE TERMINUS OF SAID LINE.

ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH RANGE 17 EAST, W.M.

PACEL B:

LOT 13 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 31 OF SURVEYS AT PAGES 239 THROUGH 240, UNDER AUDITOR'S FILE NO. 200511080052, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON;

THAT PORTION OF LOT 12 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 31 OF SURVEYS AT PAGES 239 THROUGH 240. UNDER AUDITOR'S FILE NO. 200511080052, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12, SAID NORTHWEST CORNER BEING THE TRUE POINT OF BEGINNING OF

THENCE SOUTH 11'54'38" EAST, 458.30 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF SAID LOT 12 AND THE TERMINUS OF SAID LINE;

THE SOUTHERLY 19.54 FEET, WHEN MEASURED AT RIGHT ANGLES, OF LOT 10 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 31 OF SURVEYS AT PAGES 239 THROUGH 240, UNDER AUDITOR'S FILE NO. 200511080052, RECORDS OF KITTITAS

ALL SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

1. THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE, BY SHORT PLAT, TAX PARCEL No. 20-17-30030-0015 AND 20-17-30030-0016 INTO 4 SEPERATE LOTS AS SHOWN ON SHEET 1 OF THIS SHORT PLAT.

2. THIS SURVEY WAS PERFORMED USING A NIKON NPL 522. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FILED TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.

3. FOR SECTION BREAKDOWN, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY FILED IN BOOK 32 OF SURVEYS AT PAGE 126, UNDER AUDITOR'S FILE No. 200604060005, RECORDS OF KITTITAS COUNTY, STATE WASHINGTON AND THE SURVEYS REFERENCED THEREON.

4. 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.

5. 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.

6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITTITAS COUNTY ROAD STANDARDS.

- 7. THIS SHORT PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- 8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

9. 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.

10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED

11. 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. (RCW 7.48.305).

SP-07-XX

ADJACENT OWNERS:

20-17-30040-0002 BERNICE A BALLARD 591 HIDDEN VALLEY ROAD CLE ELUM, WA 98922

20-17-30030-0019 CHARLES C. BALLARD 901 BALLARD HILL ROAD CLE ELUM, WA 98922

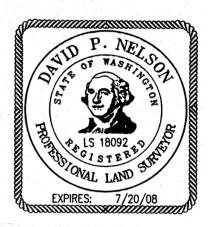
20-17-30030-0019 EVERGREEN RETREAT LLC %YOUNG-WEST, CYNTHIA A. P.O. BOX 16025 NEWPORT BEACH, CA 92659

20-17-31052-0004 BRAD C. TAYLOR P.O. BOX 278 CLE ELUM, WA 98922

20-17-30030-0011 20-17-30030-0012 20-17-30030-0017 DAVID J. LOCKWOOD. ETUX P.O. BOX 280 CLE ELUM, WA 98922

20-17-31052-0001 JAMES F. NELSEN 33405 6TH AVE S FEDERAL WAY, WA 98003

20-17-31052-0005 GENE C. SHARRATT, ETUXJUN 2001 LAMBERT ROAD JENE C. J.
7601 LAMBERT RUAY
CLE ELUM, WA 98922777748 C.



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

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Filed for record this	day of	20at	M
in bookof	at page.	at the	e request of
DAVID P. NELSON Surveyor's Name			
JERALD V PETTIT			

... VERALU. V. PEIIII 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 at the request of LYNN ROMANS in...*JUNE*.....2007.

DAVID P. NELSON DATE Certificate No...18092

K.C.S.P. NO. 07-XX

A PORTION OF SOUTH 1/2 OF THE SW 1/4, SEC. 30. TOWNSHIP 20 NORTH, RANGE 17 EAST. W.M. KITTITAS COUNTY, WASHINGTON

DWN BY D. PIERCE	DATE 6/2007	JOB NO. 06153
CHKD BY D. NELSON	SCALE 4" 400	SHEET
D. NELSON	1"=100'	2 OF 2



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