

LAKE EASTON ESTATES

Part of Section 3, Township 20 North, Range 13 East, W.M.
Kittitas County, Washington



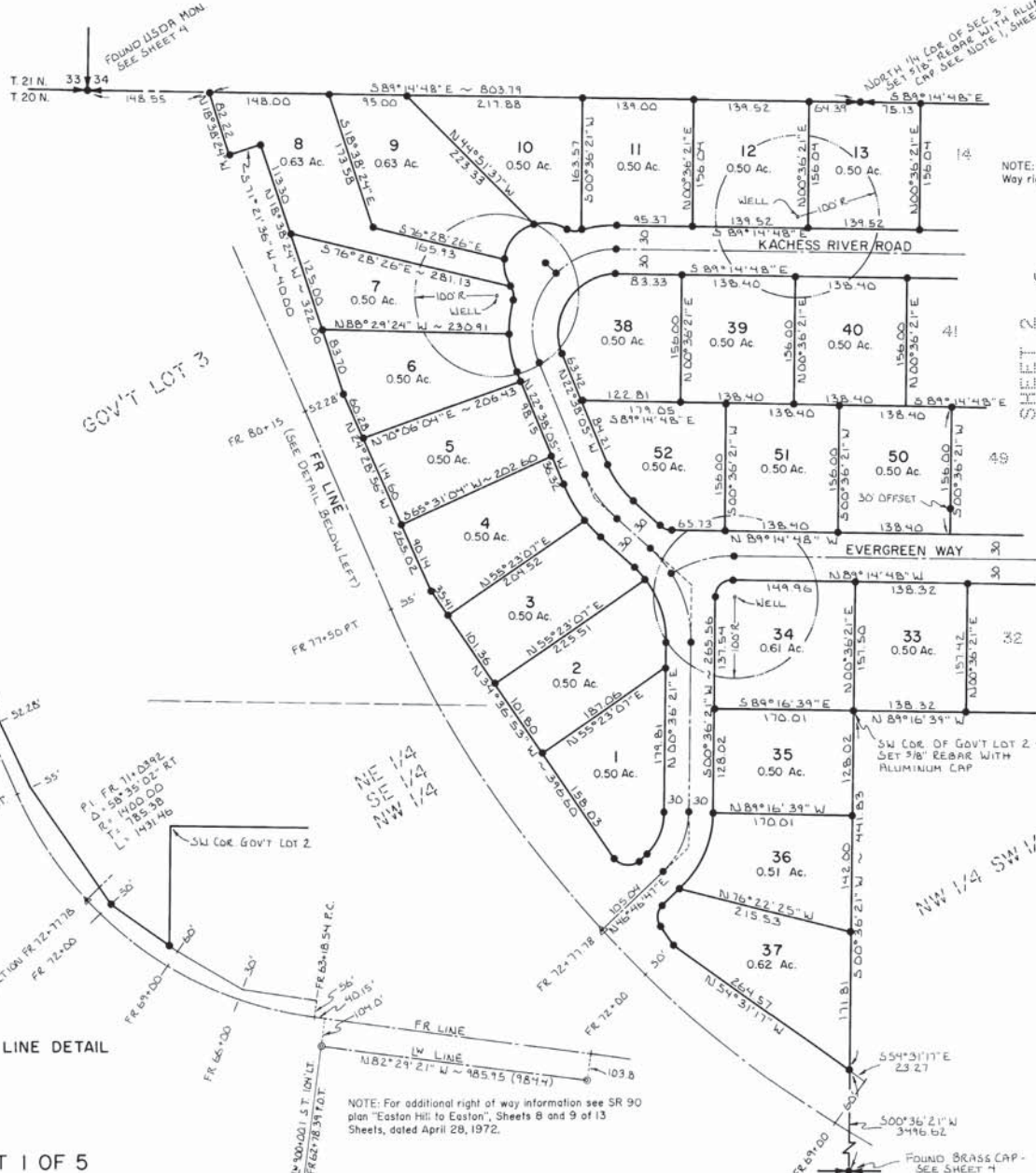
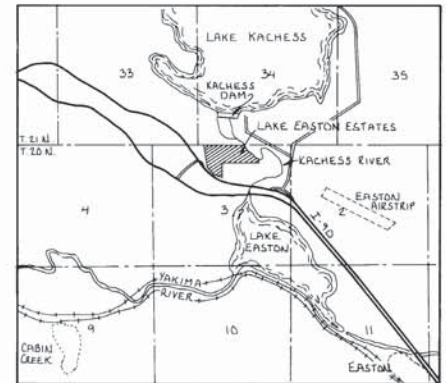
Scale: 1" = 100'

LEGEND

- SET 5/8" REBAR WITH SURVEY CAP
- PROTECTIVE RADIUS-SEE WELL COVENANT, SHEET 5
- ENCASED MONUMENT
- () RECORD DATA
- ▲ SET P.K. NAIL & WASHER

NOTE: For Kachess River Road and Evergreen Way right of way details, see Sheet 3.

NOTE: THIS SUBDIVISION IS SUBJECT TO RESTRICTIVE COVENANTS - SEE SHEET 5.



GOV'T LOT 2
SHEET 2

GOV'T LOT 3

FR LINE DETAIL

NOTE: For additional right of way information see SR 90 plan "Easton Hill to Easton", Sheets 8 and 9 of 13 Sheets, dated April 28, 1972.

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 Hadley Hockney in October of 1989.

David P. Nelson

DAVID P. NELSON
Professional Land Surveyor
License No. 18092
1-8-90
DATE



X	X
X	

CRUSE & NELSON
PROFESSIONAL LAND SURVEYORS
217 East Fourth Street P O Box 959
Ellensburg, WA 98926 Ph. (509) 925-4747

Lake Easton Estates

LAKE EASTON ESTATES

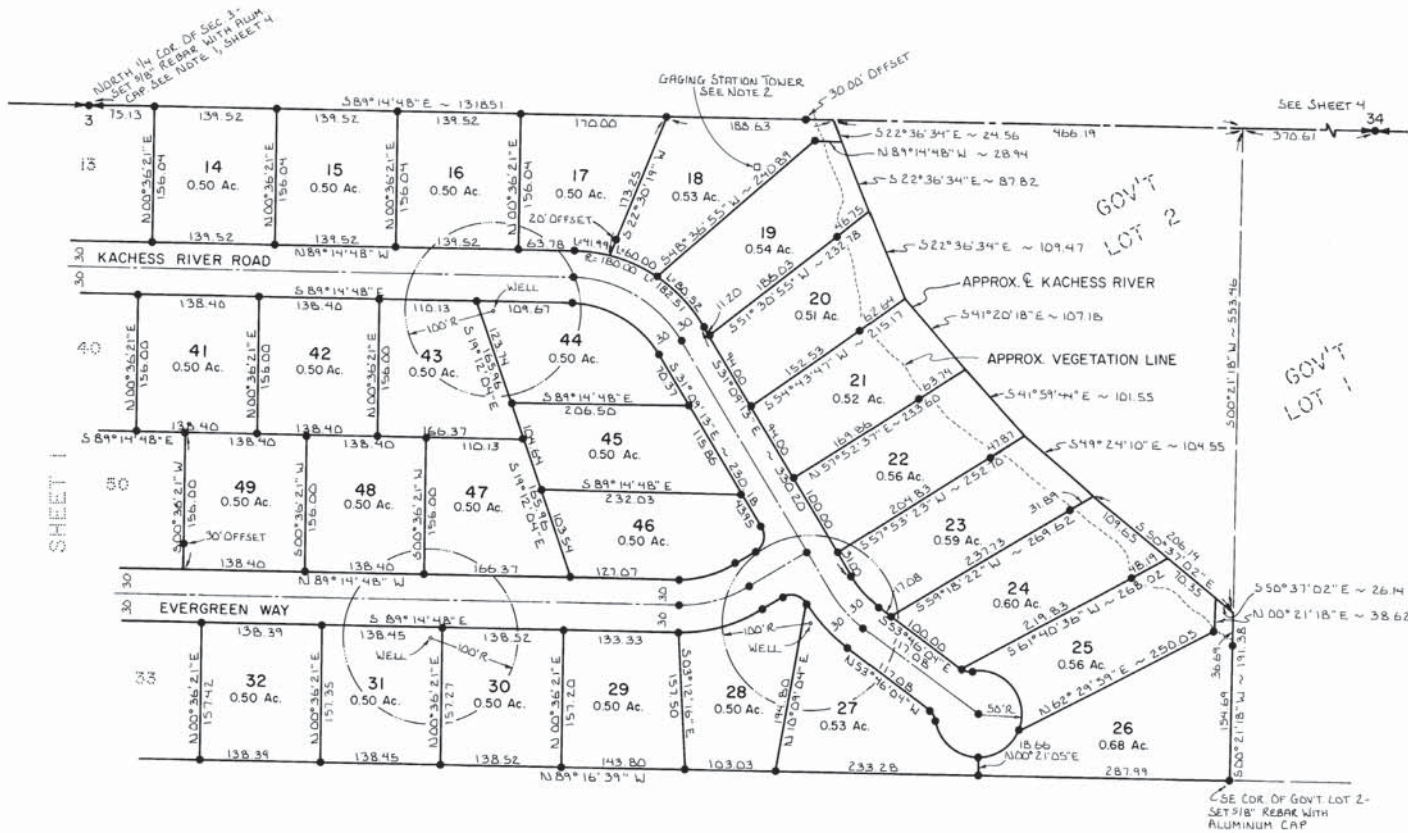
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Kittitas County, Washington



Scale: 1" = 100'

LEGEND

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- PROTECTIVE RADIUS-SEE WELL COVENANT, SHEET 5



SHEET 1

GOV'T LOT 2

GOV'T LOT 1

SW 1/4 NE 1/4

NW 1/4
SE 1/4
NE 1/4

NOTES:

- By Kittitas County Ordinance no buildings may be constructed within 100 feet, when measured horizontally, from the ordinary high water mark of the Kachess River.
- An easement, 20' feet in width, 10' on each side of the cable and surrounding the gaging station tower, is reserved for maintenance and usage of the gaging station tower as it is positioned and as it crosses Lots 18 and 19.

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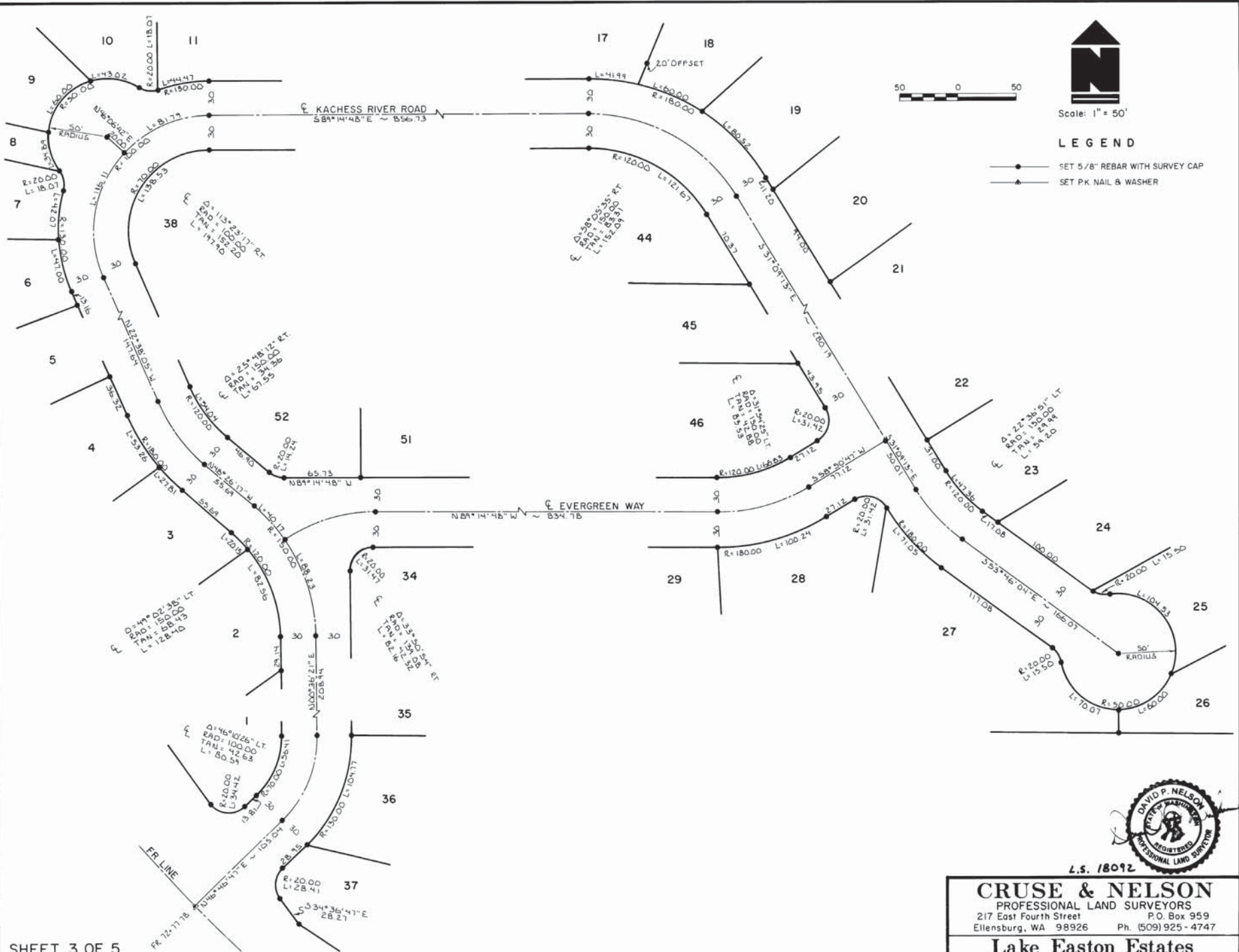


Scale: 1" = 50'



LEGEND

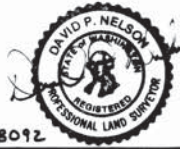
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L.S. 18092

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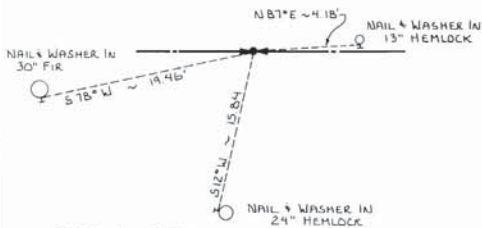
Part of Section 3, Township 20 North, Range 13 East, W.M. Kittitas County, Washington

ORIGINAL TOTAL PARCEL DESCRIPTION

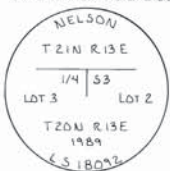
Government Lot 2, and the fractional Northwest 1/4 of Section 3, Township 20 North, Range 13 East, W.M., in the County of Kittitas, State of Washington, lying northerly of the northerly boundary of Primary State Highway No. 2, Rustic Inn to Easton (I-90); EXCEPT that portion, thereof, conveyed to the State of Washington, for highway purposes, by deed recorded August 27, 1958, under Auditor's File No. 271849 and re-recorded September 29, 1958, under Auditor's File No. 272344; and EXCEPT that portion, condemned by the State of Washington, under Judgement and Decree entered September 2, 1975 in Kittitas County Superior Court, Cause No. 19494; and EXCEPT that portion of Government Lot 2 lying northeasterly of the following described line; beginning at the southeast corner of Government Lot 2, thence North 00°21'18" East, 191.38 feet to the true point of beginning of said line; thence North 50°37'02" West, 206.14 feet; thence North 49°24'10" West, 104.55 feet; thence North 41°59'44" West, 101.55 feet; thence North 41°20'18" West, 107.18 feet; thence North 22°36'34" West, 221.65 feet to the North boundary line of said Government Lot 2 and the terminus of said line.

NOTES:

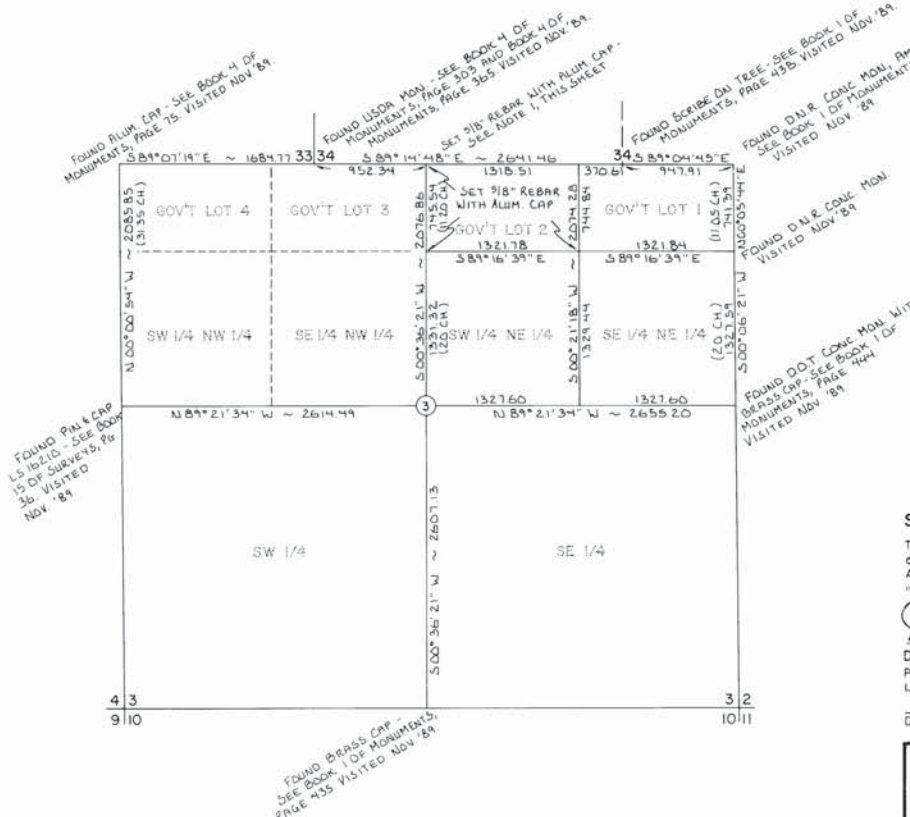
1. The North 1/4 corner of Section 3 was not set by the GLO. After consultation with the Bureau of Land Management, the corner was established on the Township line between the Southwest corner and South 1/4 corner of Section 34, Township 21 North, Range 13 East, W.M., at a proportioned interval using the Northeast and Northwest corners of Section 3, Township 20 North, Range 13 East, W.M. The North Center 1/16 corner was calculated from that position.



CAP STAMPED AS SHOWN:



2. This survey was performed using a Topcon GTS-3C total station. The controlling monuments and property corners shown hereon were located, staked and checked from a closed field traverse in excess of 10,000 linear closure after azimuth adjustment.
3. The basis of bearings shown hereon is a bearing of S 00°06'08" W between the Northeast corner and the East quarter corner of Section 3, Township 20 North, Range 13 East, W.M., which is equal to the bearing shown for the same line on the Washington State Department of Natural Resources survey of Section 2, Township 20 North, Range 13 East, W.M., dated July, 1979.
4. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior short plat boundary and shall be divided 5 feet on each side of interior lot lines.
5. The approval of this short plat is not a guarantee that future permits will be granted.



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 Hadley Hackney on October of 1989.

David P. Nelson

DAVID P. NELSON
Professional Land Surveyor
License No. 18092



DATE 1-8-90

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Lake Easton Estates

LAKE EASTON ESTATES

Part of Section 3, Township 20 North, Range 13 East, W.M. Kittitas County, Washington

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That HADLEY D. HACKNEY, the undersigned owner in fee simple of the herein described real property, does hereby declare, subdivide and plat as herein described, and dedicate to the use of the public forever all roads, streets, avenues, alleys, places, easements or whatever public property shown thereon which shall be maintained by the Kittitas County Department of Public Works, and hereby waives all claims for damages whatsoever against any government agency arising from the construction and maintenance of public facilities and public property within the subdivision so platted.

IN WITNESS WHEREOF, I have hereunto set my hand this 12TH day of JANUARY, A.D., 1990.

Hadley D. Hackney
HADLEY D. HACKNEY

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITTITAS) S.S.

THIS IS TO CERTIFY that on this 12 day of January, A.D., 1990, before me, the undersigned Notary Public, personally appeared HADLEY D. HACKNEY, to me known to be the person who executed the foregoing dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the purposes therein mentioned.

WITNESS my hand and official seal the day and year first written.

James E. Green
NOTARY PUBLIC in and for the State of Washington, residing at Ellensburg

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED This 16 day of January, A.D., 1990.

Paul Hilt
KITTITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I hereby certify that the plat of Lake Easton Estates has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 5 day of January, A.D., 1990

Bill Siler
KITTITAS COUNTY PLANNING DIRECTOR

KITTITAS 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 9 day of January, A.D., 1990

Angie Huschka, Admin. Assist.
KITTITAS COUNTY TREASURER

KITTITAS COUNTY ASSESSOR

I hereby certify that the plat of Lake Easton Estates has been examined by me and I find the property to be in an acceptable condition for platting.

Dated this 12 day of January, A.D., 1990

By: James Shields, Chief Appraiser
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicates 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 plat. Prospective purchasers of lots are urged to make inquiries at the county health department about the issuance of septic tank permits for lots.

DATED this 16th day of January, A.D., 1990.

Jordan C. Kelly
KITTITAS COUNTY HEALTH OFFICER

DECLARATION OF COVENANT

KNOW ALL MEN BY THESE PRESENTS: That I, the undersigned owner in fee simple of the land described herein, hereby declare this covenant and place same on record.

I, the grantor herein, am the owner in fee simple of the following described real estate situated in Kittitas County, Washington, to wit:

"Government Lot 2, and the fractional Northwest 1/4 of Section 3, Township 20 North, Range 13 East, W.M., in the County of Kittitas, State of Washington, lying northerly of the northerly boundary of Primary State Highway No. 2, Rustic Inn to Easton (I-90), EXCEPT that portion, thereof, conveyed to the State of Washington, for highway purposes, by deed recorded August 27, 1958, under Auditor's File No. 271849 and re-recorded September 29, 1958, under Auditor's File No. 272344; and EXCEPT that portion, condemned by the State of Washington, under Judgement and Decree entered September 2, 1975 in Kittitas County Superior Court, Cause No. 19494; and EXCEPT that portion of Government Lot 2 lying northeasterly of the following described line: beginning at the southeast corner of Government Lot 2, thence North 00°21'18" East, 191.38 feet to the true point of beginning of said line; thence North 50°37'02" West, 206.14 feet; thence North 49°24'10" West, 104.55 feet; thence North 41°59'44" West, 101.55 feet; thence North 41°20'18" West, 107.18 feet; thence North 22°36'34" West, 221.85 feet to the North boundary line of said Government Lot 2 and the terminus of said line."

on which the lot owners within the plat of LAKE EASTON ESTATES will own and operate wells and waterworks supplying water for public use located on said real estate, to wit:

"Lots 1 through 52, inclusive, of the herein delineated LAKE EASTON ESTATES plat"

are required to keep the water supplied from each well free from impurities which might be injurious to the public health.

It is the purpose of these grants and covenants to prevent certain practices hereinafter enumerated in the use of said grantors land which might contaminate said water supply.

NOW, THEREFORE, the grantor agrees and covenants that said owners, their heirs, successors and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor and within 100 feet of each well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, corals or other enclosures or structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

The covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof, and shall inure to the benefit of each owner thereof.

WITNESS my hand this 12TH day of JANUARY, 1990.

Hadley D. Hackney
HADLEY D. HACKNEY

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITTITAS) S.S.

THIS IS TO CERTIFY that on this 12 day of January, A.D., 1990, before me, the undersigned Notary Public, personally appeared HADLEY D. HACKNEY, to me known to be the person who executed the foregoing declaration and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the purposes therein mentioned.

WITNESS my hand and official seal the day and year first written.

James E. Green
NOTARY PUBLIC in and for the State of Washington, residing at Ellensburg

RESTRICTIVE COVENANTS

1. Removal of vegetation from within 100 feet of the ordinary high water line of the Kachess River shall be limited to selective cut of trees that are either dead or diseased, or trees that present a significant safety hazard to life or property. At a maximum, vegetation maintenance shall be limited to the removal of no more than thirty percent of the merchantable size trees in any ten year period. This covenant shall not pertain to underbrush and trees less than 3" in diameter, more than 15' from the ordinary high water line.
2. Construction of roadways and/or structures within 100 feet of the ordinary high water line of the Kachess River is not permitted.
3. No single-wide mobile homes are permitted within this subdivision.

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED This 16 day of Jan., A.D., 1990.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

By Wendy Triffin
Chairman

ATTEST:

Wendy Triffin of the Board

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this 17th day of January, A.D., 1990, at 46 minutes past 10 o'clock A.M., and recorded in Volume 8 of Plats, at pages 22-26, Records of Kittitas County, Washington.

BEVERLY M. ALLENBAUGH by: D. Wilson, Deputy
KITTITAS COUNTY AUDITOR

RECEIVING NO. 526505

SURVEYOR'S CERTIFICATE

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David P. Nelson

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