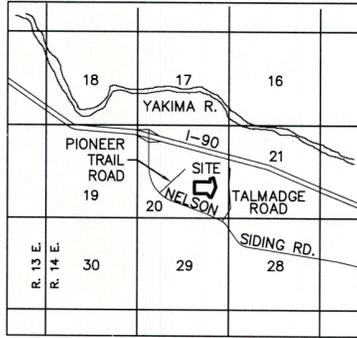


**NELSON VIEW PLAT**  
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20,  
 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
 KITITITAS COUNTY, WASHINGTON

LP-24-XXXXX  
 LPF-24-XXXXX



VICINITY MAP - N.T.S.

**PROPERTY OWNER:**

NELSON VIEW LLC  
 800 PIONEER TRAIL  
 CLE ELUM, WA 98922-8086

**PROPERTY INFORMATION:**

PARCEL NO.: 963647  
 MAP NO.: 20-14-20058-0004  
 5 LOTS  
 WATER SOURCE: INDIVIDUAL/SHARED WELLS  
 SEWER SOURCE: INDIVIDUAL SEPTIC  
 ZONE: AG-5

**ADJACENT PARCEL OWNERS:**  
 (ASSESSOR'S PARCEL NUMBER)

(APN 963651)  
 HAILEY ANN & JUSTIN TIMOTHY RARDEN  
 50 PIONEER TRAIL  
 CLE ELUM, WA 98922-8523

(APN 963646)  
 NELSON VIEW LLC  
 800 PIONEER TRAIL  
 CLE ELUM, WA 98922-8086

(APN 957101)  
 DAVID J DARLING  
 23050 SUNSET RIDGE DR  
 PURCELL, OK 73080

(APN 957102)  
 LONA J DARLING  
 23050 SUNSET RIDGE DR  
 PURCELL, OK 73080

(APN 957103)  
 NICKIE JODEAN DARLING  
 5171 NELSON SIDING ROAD  
 CLE ELUM, WA 98922-9440

(APN 957099)  
 DAVIDA L BURNS  
 24208 N PERRY ROAD  
 COLBERT, WA 99005

(APN 957096)  
 DEREK & KELLI WILSON  
 PO BOX 701  
 CLE ELUM, WA 98922

(APN 957095)  
 JOE BERNASCONI  
 PO BOX 1343  
 RENTON, WA 98057-1343

(APN 957094)  
 GREGORY POLLARD  
 PO BOX 593  
 PRESTON, WA 98050-0593

(APN 957093)  
 CLAYTON & SARAH BRAITHWAITE  
 PO BOX 983  
 CLE ELUM, WA 98922-0983

(APN 957097)  
 PATRICIA D STRONG  
 PO BOX 651  
 EASTON, WA 98925

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT, NELSON VIEW, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NELSON VIEW, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 )SS  
 COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF NELSON VIEW, LLC., TO BE THE FREE AND VOLUNTARY ACT AND DEED FOR THE 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 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT, COPPER LEAF, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COPPER LEAF, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 ITS: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
 )SS  
 COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF COPPER LEAF LLC., TO BE THE FREE AND VOLUNTARY ACT AND DEED FOR THE 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 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGAL DESCRIPTION:**

LOT 4 OF NELSON VIEW SHORT PLAT SPF-24-00002 AS RECORDED FEBRUARY 23, 2024 IN BOOK M OF SHORT PLATS AT PAGES 13 AND 14, UNDER AUDITOR'S FILE NUMBER 202402230008, RECORDS OF KITITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITITAS COUNTY, WASHINGTON.

**SURVEY NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:

- BOOK 11 OF SURVEYS, PAGE 76, AFN: 471416
- BOOK 16 OF SURVEYS, PAGES 83 & 84, AFN: 524747
- BOOK 26 OF SURVEYS, PAGES 51-58, AFN: 200104250007
- BOOK 28 OF SURVEYS, PAGE 123, AFN: 200212110039
- BOOK 37 OF SURVEYS, PAGES 7-9, AFN: 201004130016
- BOOK 39 OF SURVEYS, PAGE 89, AFN: 201410130022
- BOOK 40 OF SURVEYS, PAGE 63, AFN: 201603140004
- BOOK 45 OF SURVEYS, PAGES 212-214, AFN: 202309080037
- BOOK M OF SHORT PLATS, PAGES 13 & 14, AFN: 202402230008
- BOOK M OF SHORT PLATS, PAGES 15 & 16, AFN: 202402230009
- ROAD PLANS ON FILE AT KITITITAS COUNTY PUBLIC WORKS, PLAT OF DIENER-ADAMS ROAD (TALMADGE ROAD), SEPT. 6, 1911

AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

5. THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EPOCH 2010, SOUTH ZONE, DERIVED FROM RTK GPS OBSERVATIONS FROM THE WSRN USING THE FOLLOWING STATION:

STATION DESIGNATION	LATITUDE	LONGITUDE
CLEM	N 47° 12' 17.72020"	W 120° 58' 11.21394"

6. DISTANCES ON THIS SURVEY ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999876351. MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCES.
7. THE BASIS OF BEARINGS SHOWN HEREON IS NORTH 89°37'00" WEST BETWEEN FOUND STONE MONUMENT AT THE EAST QUARTER CORNER FOUND REBAR & CAP, LS #11715 AT THE CENTER OF SECTION 20, TOWNSHIP 20 N., RANGE 14 E., W.M.
8. THE RIGHT OF WAY BOUNDARIES FOR TALMADGE COUNTY ROAD WERE CALCULATED FROM ROAD PLAN ON FILE WITH KITITITAS COUNTY PUBLIC WORKS, PLAT OF DIENER-ADAMS ROAD (TALMADGE ROAD), SEPT. 6, 1911.

# APPROVALS

**KITITITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY  
 OF \_\_\_\_\_ A.D., 20\_\_\_\_.

KITITITAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT SERVICES**

I HEREBY CERTIFY THAT THE NELSON VIEW PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

KITITITAS COUNTY PLANNING OFFICIAL

**KITITITAS COUNTY HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITITAS COUNTY CODE CHAPTER 13.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

KITITITAS 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\_\_\_\_.

KITITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 963647

**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 NELSON VIEW LLC IN MARCH 2024.

\_\_\_\_\_  
 DAVID B. MATTHEWS DATE  
 CERTIFICATE NO. 36804

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_ AT \_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 DAVID B. MATTHEWS  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
 BRYAN ELLIOTT  
 County Auditor Deputy County Auditor

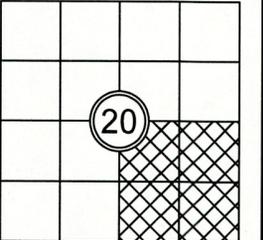


Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

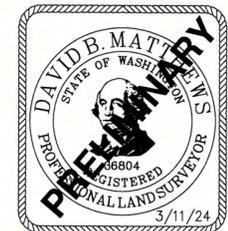
**NELSON VIEW PLAT**

PREPARED FOR NELSON VIEW LLC A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. KITITITAS COUNTY WASHINGTON		
DWN BY DLP/GW/DBM	DATE 03/2024	JOB NO. 230165
CHKD BY DLP/DBM	SCALE N/A	SHEET 1 OF 2

**INDEX LOCATION**  
 SEC. 20 T. 20 N.R. 14 E. W.M.



Kittitas County CDS



**LEGEND**

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  SECTION CENTER, AS NOTED
-  FOUND 5/8" IRON ROD & CAP, LS 18092 UNLESS OTHERWISE NOTED
-  FOUND IRON ROD, NO CAP, AS NOTED
-  AFN AUDITOR'S FILE NUMBER
-  WELL

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	N 45°56'00" E	279.89'
L2	S 0°33'55" W	222.44'
L3	S 89°30'10" E	375.29'
L4	S 20°23'31" W	176.83'
L5	S 25°26'21" W	272.26'
L6	N 72°22'46" W	99.02'
L7	S 0°46'50" E	378.57'
L8	N 15°00'23" E	159.61'
L9	S 75°35'26" E	322.92'

**NELSON VIEW PLAT**  
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20,  
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,  
KITITITAS COUNTY, WASHINGTON

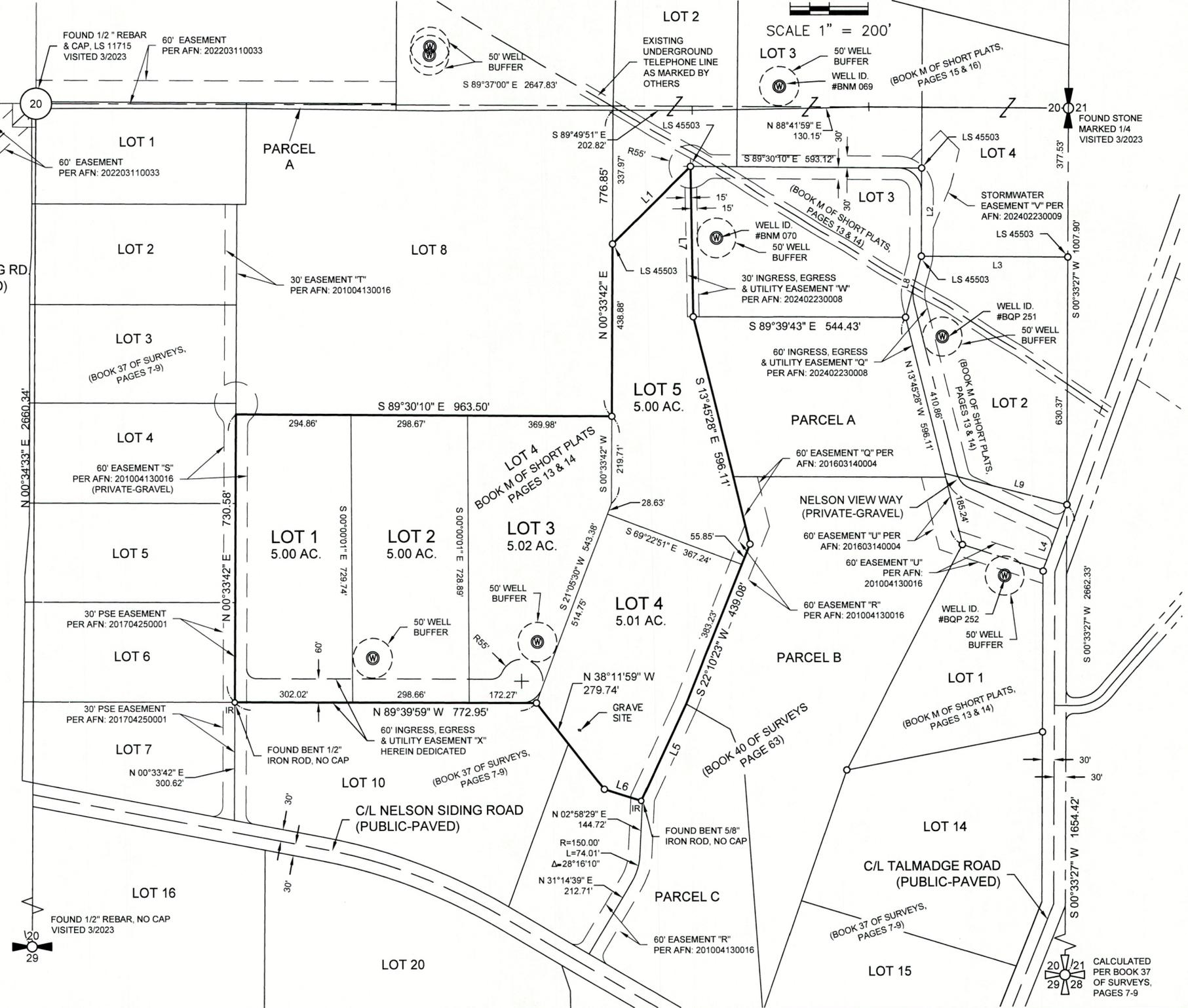


SCALE 1" = 200'

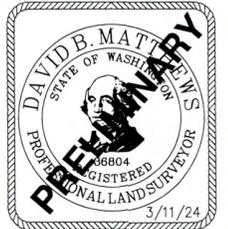
LP-24-XXXXX  
LPF-24-XXXXX

**PLAT NOTES:**

1. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
2. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITITAS COUNTY ROAD STANDARDS.
3. 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.
4. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
5. 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.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
7. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
8. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. 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 KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. KITITITAS 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.
11. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
12. ALL DEVELOPMENT SHALL COMPLY WITH INTERNATIONAL FIRE CODE.



**RECEIVED**  
MAR 13 2024  
Kitititas County CDS



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.

IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
DAVID B. MATTHEWS  
SURVEYOR'S NAME

\_\_\_\_\_  
BRYAN ELLIOTT  
County Auditor

\_\_\_\_\_  
Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division  
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NELSON VIEW PLAT PREPARED FOR NELSON VIEW LLC A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M. KITITITAS COUNTY WASHINGTON		
DWN BY	DATE	JOB NO.
DLP/GW/DBM	03/2024	230165
CHKD BY	SCALE	SHEET
DLP/DBM	1"=200'	2 OF 2