

RECEIVING NUMBER 200705020040





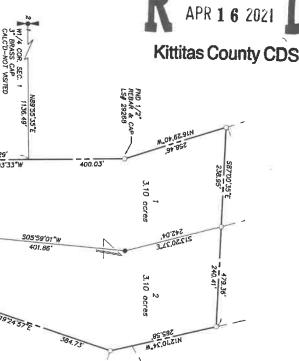
P-06-36

PORTION OF THE WEST 1/2, SEC.1, T.19N., R.14E.,
KITTITAS COUNTY, WASHINGTON **ELKHORN RIDGE** PLAT

6 j

WILER CREEK RO

SUMMERSIDE



KITHTAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 3 DAY OF

VICINITY MAP - N.T.S.

APPROVALS

CEI

2. THE PURPOSE OF THIS DOCLINERY IS TO PLAT LOT 4 OF THAT CERTAIN SUPPLY AS RECORDED BY EASTEIDS CONSULTANTS INC. IN BOOK H OF SHORT PLATS, PAGES 68 & 170, UNDER AUDITOR'S TILE NUMBER FORSEREGOZE.

3. KITITAS COUNTY RELIES ON 178 PECOED 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 DITHDRAF GROUNDWATER WITHIN
THE LAND DIVISION.

1. BASIS OF BRAINGS AND SECTION BREAKDOWN ARE PER A SUPERY BY KASTSINE CONSULTANTS NG. AS FILED IN BOOK H OF SHORT PLATS. PAGES 169 & ITO, UNDER AUDITORS PLATS. NUMBER 2016/12/2002; AND THE SURVEYS

SURVEY NOTES:

REFERENCED THEREON.

& UTILITY EASEMENT AFN# 200312030030 WHISPER CREEK ROAD 171.29' -N00'03'33"W FND 1/2" REBAR & CAP LS# 29268 333.04 N89'56'00'E N197457# ~

DATED THIS DAY OF THE

__ ^D. 200Z

PRINCATE OF MITHAS COUNTY TREASURER

TRITAC COUNTY PLANNING DIRECTOR

HEREBY, CERTIFY THAT THE TAXES AND ASSESSMENTS REAPAID FOR THE PRESEDING YEARS AND FOR THIS CARLIN JUNION THE PLAY IS NOW TO BE FILED.

CERTIFICATE: OF KITTIAS COUNTY ASSESSOR I HEREBY CERTIFY THAT THE ELKHORN REDGE PLAT HAS BEEN EXAMINED BY ME AND: I FIND THE PROPERTY, TO BE IN AN ACCEPYABLE CONDITION FOR

PLATTING PARCEL NO. 19214-01080-0004

A.D., 200Z IDITION FOR

KITHTAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS THE DAY OF
AM THE ADD. 200 T

BOARD OF COUNTY COMMISSIONERS KITHTAS COUNTY, WASHINGTON

MOTICE: THE APPROVAL OF THE PLAT 18 NOT A ATTESTS OF THE BOARD DATED THIS 30 DAY OF

A.D., 2007

ITIITAS COUNTY TREASURER!

DATED THE MONY OF

10. 20pl

CERTIFICATE OF COUNTY PLANNING DIRECTOR

COUNTY HEADER OFFICER

HEREBY CERTIFY THAT THE ELKHORN RIDGE PLAT AS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS) THE COMPREMENSIVE PLAN OF THE KITITAS

HEREBY CERTIFY THAT THE ELICHORN BROCE PLAT
THE SEWAGE AND WATER SYSTEM HEREIN SHOWN
DOES MEET AND COMPLY WITH ALL REQUIREMENTS

TAS COUNTY HEALTH DEPARTMENT

County Auditor DAVID P. NELSON Surveyor's Name RECORDER'S CERTIFICATE 2077.08.090090

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Reporting Act at the request of BARCOCK & B

Certificate No....18092.

SURVEYOR'S CERTIFICATE

Encompass **ENGINEERING & SURVEYING** 108 EAST 2ND STREET CLE ELUM, WA 98822 PHONE: (509) 674-7433 FAX: (508) 674-7419

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	PTN. W1/2 OF BECTION 1, T.19N., R.14E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON	П
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G. WEISER NELSON SCALE 1"=100 04/07 유 2

A QUARTER CORNER

LECEND

GRAPHIC SCALE

INDEX LOCATION

(IN FRET) inch = 100 ft

FND REBAR

SET 1/2" REBAR LS# 18092

RECEIVING NUMBER...

200708090040

OWNER: BABCOCK & BLANCO LLC 2810 236TH ST SW BRIER, WA 98036

EXISTING TAX PARCEL NO. 19-14-01060-0004 WATER SOURCE: INDIVIDUAL WELLS SEWER SOURCE: SEPTIC & DRAINFIELD DRAINAGE IMPROVEMENTS: NONE PLANNED

ZONE: RURAL 3

ORIGINAL PARCEL AREA: 6.20 ACRES

PORTION OF THE WEST 1/2, SEC.1, T.19N., I **ELKHORN RIDGE PLAT**

EXISTING LEGAL DESCRIPTION:

LOT 4, OF BABOOCK & BLANCO SHORT PLAT, KHTTMS COUNTY SHORT PLAT NO. 05–25, AS RECORDED DECEMBER 22, 2005, NI BOOM HO SHORT PLATS, PLACES 1639 & 170, UNDER AUDITORS FILE NUMBER 2005/12220022, RECORDS OF KHTTIMS COUNTY, STATE OF MASHINGTONY, BEING A PORTION OF THE MEST HALF OF SECTION 1, TROMISSHIP 19 NORTH, RANGE 14 EAST, M.M., IN THE COUNTY OF KHTTMS COUNTY STATE OF MASHINGTON.

NOTES:

- 1. THIS SURVEY WAS PERCONNED 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 UTULTY EASEMENT 10 FEET IN WOTH 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.
- 3. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS, ACCORDINGLY, THE KITITIAS COUNTY NOXIOUS WEED BOARD RECOMMENDS MALEDIATE RESEDING 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 KITTITAS COUNTY ROAD STANDARDS.
- 5. ACCORDING TO KCRS 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAMMOS H-12 SHEET 1-3
- 6. AN APPROVED ACCESS PERMIT MILL BE RECIUNED FROM THE DEPARTMENT OF PUBLIC MORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-MAY.
- 7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 10. 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 KITHAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- 11. KITITAS COUNTY MIL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS MIL SUCH STREETS OR ROADS MIT COMPORMANCE MITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT MIL INCLUDE THE MARD SURFACE PAWING OF ANY STREET OR ROAD SURFACED ORIGINALLY MITH GRAVEL.

of Romes (member)

IN WITHESS WHEREOF, WE HAVE SET OUR HANDS THIS 4 DAY OF THE

A.D., 2007.

July 260___

NORW MLL MOT BY THESE PRESENTS THAT BABCOCK & BLAMCO, LLC, A MASHINGTON LIMITED LIMBUTY COMPANY, THE UNDERSONED OMNETH IN FEE SIMPLE OF THE MEREN DESCRIBED REAL PROPERTY, DOES HERBEY CECLARE, SUBENIVEE AND PLAY AS (MEREN DESCRIBE)D.

DEDICATION

- 12. THE SUBJECT PROPERTY IS WITHIN OR WEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY DOCUM THAT ARE NOT COMPATIBLE WITH RESIDENTIAL BEYLLOHBRIT FOR PERIODS OF VARYING DURATION, (ROW 36,704,080(1)) COMMERCIAL MATURAL RESOURCE ACTIVITIES PERFORMED IN ACCIDINANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC MUISANCES, (ROW 7,48,305).
- 13. PLATTED LOTS WHERE THE SIZE OF THE LOTS IS THREE ACRES OR LESS SHALL BE RERIOATED BY THE USE OF ETHER A SPRINKLER RENGATION SYSTEM OR A DRIP RENGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE IRRIGATION ENTITY THAT SUPPLIES THE WATER. (ORD. 2005–31, 2005).

Pasibitized and Planta L C. Service, respectively of freegoing featurest, and obspeciely delivered the administry act and dead of add composition for the service the activities and the service of the s

Witness my hand and official above written.

sed hereta affixed the day and year first

On this 2007 before me, the widewignest a Noticy Public in and for the lights of washington ally commissioned and some, per judy appared to me known to be the

COUNTY OF KITTING

STATE OF WASHINGTON)

CKNOWLEDGEMENT

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE HE CONTRACTORS RESPONSIBILITY TO STREET THE SIZE, THEE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN. ENGINEER OF ANY DISOREPANCIES.

Call Before You Dig 1-800-553-4344





DAMD P. NELSON

Services Name

Services Format

Deputy General Auditor RECORDER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

Cartificate No....18992

Encompass **ENGINEERING & SURVEYING** 108 EAST 2ND STREET CLE ELUM, WA 98822 PHONE: (509) 674-7433 FAX: (509) 674-7419

PTM. W1/2 OF SECTION 1, T.19M, R.14E., W.M. ELKHORN RIDGE PLAT

KITTITAS COUNTY, STATE OF WASHINGTON

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D. NELSON	WEISER
scale 1"=100'	04/07
SHEET 2 or 2	06175