RECEIVING NO. _____

OWNER:

SP-05-??

DAVID LYNN WRIGHT
921 HANSON RD
ELLENSBURG, WA 98922
509-962-6162

EXISTING TAX PARCEL NUMBER 1719-19000-0024

ORIGINAL PARCEL AREA: 73.82 AC
EXISTING ZONE: AG-3
SOURCE OF WATER: CLASS B WATER SYSTEM
SEWER SYSTEM: SEPTIC
WIDTH AND TYPE OF ACCESS: 60' COUNTY ROAD R.O.W.

WRIGHT CLUSTER PLAT

A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

ADJOINERS

17-18-19040-0003
17-18-19040-0004
17-18-24040-0005
STATE OF WASHINGTON
WILDLIFE REAL ESTATE
DIVISION
600 N. CAPITOL WAY
OLYMPIA, WA 98502

17-18-24040-0006
ANDREW MARKWELL
2091 WOODHOUSE RD
ELLENSBURG, WA 98926

17-18-24040-0007
MAX WITTERS, JR
380 BROWN RD
ELLENSBURG, WA 98926

17-18-24040-0009
17-18-24040-0008
KEN DOYLE
410 W. 11TH
ELLENSBURG, WA 98926

17-18-24040-0010
NOEL B. KNOKE
110 W. 6TH AVE. #377
ELLENSBURG, WA 98926

17-19-19000-0003
17-19-19000-0001
JOHN LUDWICK
11005 MAIN ST
BELLEVUE, WA 98004

17-19-19000-0013
KENNETH FOX
181 CANYON VIEW LN
ELLENSBURG, WA 98926

17-19-19000-0012
WILLIAM CROFT
220 CANYON VIEW RD
ELLENSBURG,WA 98926

17-19-19000-0016
DAVID WRIGHT

17-19-19000-0007
17-19-30000-0023
DANIEL BEARD
2350 WOODHOUSE RD
ELLENSBURG, WA 98926

17-19-30000-0016
17-19-30000-0020
ROBERT & JOHN EATON
P.O. BOX 1757
ELLENSBURG, WA 98926

RECEIVED
MAR 8 2005
KITTITAS COUNTY
CDS

DAVID P. NELSON
STATE OF WASHINGTON
LS 18092
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 7/20/06
02/03/05

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE, AS THIER SEPARATE ESTATE, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 2005.

_____ _____
DAVID LYNN WRIGHT LOUISE NAOMI WRIGHT

ACKNOWLEDGEMENT

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

THIS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2005, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID LYNN WRIGHT AND LOUISE NAOMI WRIGHT, HUSBAND AND WIFE, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THIER FREE AND VOLUNTARY ACT AND DEED, FOR 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 RESIDENT AT _____
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION:

PARCEL 11 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 29, 2001, IN BOOK 26 OF SURVEYS, PAGES 218 AND 219, UNDER AUDITOR'S FILE No. 200110290078, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX PARCEL 17-19-19000-0004 BY CLUSTER PLAT INTO THE CONFIGURATION SHOWN HEREON.

2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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.

3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 19 OF SURVEYS AT PAGES 209-210, UNDER AUDITOR'S FILE No. 566921, AND BOOK 26 AT PAGES 218-219, UNDER AUDITOR'S FILE No. 200110290078 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 19 AT PAGES 209-210.

5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCOPDINGLY, 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 SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.

7. MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.

8. 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.

9. 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.

10. 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.

11. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

12. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

13. 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 DIVISION.

14. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS SHORT PLAT.

15. KITTITAS 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 SURFACE ORIGINALLY WITH GRAVEL.

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N36°47'41"W	101.54'	L28	N36°07'59"E	67.95'
L2	N43°37'04"W	90.15'	L29	S01°07'17"E	140.55'
L3	N62°18'55"W	77.07'	L30	S26°16'05"W	82.25'
L4	N72°37'59"W	111.19'	L31	N88°52'43"E	157.96'
L5	S75°52'04"W	157.84'	L32	S28°57'45"E	120.24'
L6	N70°50'07"W	24.02'	L33	N42°11'58"E	70.28'
L7	N06°04'54"W	123.68'	L34	N45°19'19"W	50.14'
L8	S21°37'38"W	83.51'	L35	S00°22'28"E	76.87'
L9	S21°37'38"W	72.47'	L36	S03°14'13"E	100.12'
L10	S03°12'00"W	149.32'	L37	S72°46'16"E	129.00'
L11	S40°47'14"W	113.25'	L38	N15°46'45"E	88.58'
L12	S68°13'11"W	53.42'	L39	S37°06'16"W	60.89'
L13	S68°13'11"W	112.10'	L40	S75°45'51"W	62.91'
L14	S29°49'58"W	36.98'	L41	N49°38'25"W	156.71'
L15	S15°46'45"W	88.58'	L42	S83°31'06"W	152.92'
L16	S38°36'31"W	77.08'	L43	S34°03'33"W	143.67'
L17	S38°36'31"W	212.87'	L44	S00°18'13"E	123.78'
L18	S89°13'12"W	168.75'	L45	N38°36'31"E	187.13'
L19	S89°39'40"W	148.66'	L46	N38°36'31"E	77.08'
L20	S31°40'57"E	47.64'	L47	N09°09'38"E	143.71'
L21	S18°15'39"E	75.28'	L48	N10°56'43"E	78.54'
L22	S45°13'36"E	147.64'	L49	S74°11'50"E	217.80'
L23	S51°24'33"E	84.46'	L50	S51°23'29"E	217.80'
L24	S53°50'08"E	94.92'	L51	S44°39'11"E	219.31'
L25	N87°33'42"E	134.97'	L52	S44°39'11"E	167.76'
L26	S79°09'11"E	85.11'	L53	N16°49'12"E	182.09'
L27	S56°31'04"E	9.04'			

CURVE TABLE				CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	18°46'56"	417.80'	136.96'	C10	44°41'36"	180.00'	140.41'
C2	4°01'24"	417.80'	29.34'	C11	44°21'36"	180.00'	139.36'
C3	33°39'25"	150.00'	88.11'	C12	17°31'48"	417.80'	127.83'
C4	34°46'09"	180.00'	109.23'	C13	37°20'26"	80.00'	52.14'
C5	27°50'28"	180.00'	87.47'	C14	37°17'44"	80.00'	52.07'
C6	66°36'12"	68.97'	80.17'	C15	22°48'21"	200.00'	79.61'
C7	20°55'05"	68.97'	25.18'	C16	6°38'32"	200.00'	23.19'
C8	21°26'00"	80.00'	29.93'	C17	2°41'06"	6190.00'	290.07'
C9	29°17'41"	150.00'	76.69'				

RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at .....M
in book.....of .....at page.....at the request of
DAVID P. NELSON
Surveyor's Name

....
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 DR. DAVID WRIGHT in AUGUST 2004.

DAVID P. NELSON
Certificate No. 18092

K.C.S.P. NO. xx
SW 1/4 OF SEC. 19, T.17N., R.19E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	02/2005	01640
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS 214 PENNSYLVANIA AVENUE
CLE ELUM, WASHINGTON 98922
PHONE:(509)674-7433