

ARNICA HILLS PLAT

A PORTION OF THE NE 1/4, SECTION 27, T.20N., R.16E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWNER:
LT VENTURES LLC
908 MARIAN DR.
CLE ELUM, WA 98922
(509) 649-2363

WATER SOURCE: INDIVIDUAL WELLS
SEWER: SEPTIC SYSTEM
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING TAX PARCEL No. 20-16-27000-0016
ZONE: RURAL-3
ORIGINAL PARCEL AREA: 21.07 AC.

ADJACENT OWNERS:

20-16-26051-0001
JOSEPH G. PALANDRI ETUX
23816 231ST PL SE
MAPLE VALLEY, WA 98038

20-16-26000-0077
ERIK E. & LAURA R. HANSON
c/o ROBERT A. & DIANE M. HILL
2548 S CAMANO DR.
CAMANO IS., WA 98282

20-16-26000-0067
MICHAEL A. YOUNG
127 CHICAGO BLVD S
PACIFIC, WA 98047

20-16-27000-0009
20-16-27000-0017
20-16-27000-0020
20-16-27000-0021
PENNY L BLACKBURN
3190 RED BRIDGE ROAD
CLE ELUM, WA 98922

20-16-27000-0015
JAMES B BROSE
15 170TH PL SE
BOTHELL, WA 98012

LEGAL DESCRIPTION

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED MAY 6, 2003 IN BOOK 28 OF SURVEYS AT PAGES 234-236 UNDER AUDITORS FILE No. 200305060025, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEY NOTES

THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED MAY 6, 2003 IN BOOK 28 OF SURVEYS AT PAGES 234-236 UNDER AUDITORS FILE No. 200305060025, RECORDS OF KITITAS COUNTY, WASHINGTON. TAX PARCEL No. 20-16-27000-0016.

FOR BASIS OF BEARINGS AND SECTION BREAKDOWN SEE SURVEY FILED IN BOOK 28 OF SURVEYS AT PAGES 234-236, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 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 UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING 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 CURRENT KITITAS 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 DRAWINGS H-12 SHEET 1-3.
6. 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.
7. THIS SURVEY 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. 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS PLAT.
11. KITITAS 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.
12. KITITAS 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.
13. ACCESS FOR LOT 2 SHALL BE FROM THE NORTH AND/OR THE EAST BOUNDARIES OF SAID LOT ONLY.
14. ACCESS FOR LOT 5 SHALL BE FROM THE CUL-DE-SAC ALONG ACCESS & UTILITY EASEMENT "Q" ONLY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HANS J. VATHEUER, 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 23 DAY OF December, A.D., 2005.

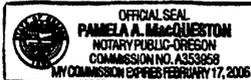
Hans J. Vatheuer
HANS J. VATHEUER

ACKNOWLEDGEMENT

STATE OF OREGON)
COUNTY OF Washington)

On this day personally appeared before me Pamela A. MacQueen
Hans J. Vatheuer
to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of Dec, 2005



Pamela A. MacQueen
Notary Public in and for the State of Oregon, residing at Shawnee
My appointment expires 2-17-2006

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LT VENTURES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, 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 24 DAY OF January, A.D., 2005

Stefan Vatheuer
STEFAN VATHEUER

Dustin Pierce
DUSTIN PIERCE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Kittitas)

On this 24th day of January, 2005, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Stefan Vatheuer and Dustin Pierce to me known to be the President and Secretary, respectively, of LT Ventures LLC, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

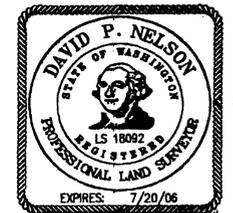
Witness my hand and official seal hereto affixed the day and year first above written.

Darryl M. H. Broyles
Notary Public in and for the State of Washington, residing at Shawnee
My appointment expires 7-16-05



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



RECORDER'S CERTIFICATE 200602080022

Filed for record this 8 day of FEB, 2006 at 2:11 PM
BOOK 10 OF PLATS AT PAGE 8

DAVID P. NELSON
Surveyor's Name
James D. Pitt County Auditor
Stefan Vatheuer 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 LT VENTURES, LLC in NOV, 2005.

DAVID P. NELSON DATE
Certificate No. 18092

Encompass

ENGINEERING & SURVEYING

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

ARNICA HILLS PLAT P-05-17
A PORTION OF THE NE 1/4 OF SECTION 27,
TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.

KITITAS COUNTY		WASHINGTON
OWN BY	DATE	JOB NO.
D. PIERCE	11/2005	050008
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2