

**KITTITAS COUNTY
WASHINGTON
PLAT
XXXX**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____.

PUBLIC WORKS DIRECTOR

COUNTY PLANNING DIRECTOR

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

DATED THIS _____ DAY OF _____, A.D., 20____.

KITTITAS COUNTY PLANNING DIRECTOR

**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____.

KITTITAS COUNTY TREASURER

**KITTITAS COUNTY
HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE PLAT OF _____ HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____, A.D., 20____.

KITTITAS COUNTY HEALTH OFFICER

ORIGINAL PARCEL DESCRIPTION

PARCEL E OF THAT CERTAIN SURVEY RECORDED JUNE 1, 2004, IN BOOK 30 OF SURVEYS, PAGE 61, UNDER AUDITOR'S FILE NO. 200406010081, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TAX PARCEL NO. 19-15-07000-0028
OWNER: BACK COUNTRY RESOURCES, LLC.
301 W. FIRST ST. #B
CLE ELUM, WA 98922

NEIGHBORING OWNERSHIP

PARCEL: 19-15-07000-0031
CLE ELUM'S SAPPHIRE SKIES, LLC.
315 39TH AVE SW SUITE 6
PUYALLUP, WA 98373

PARCEL: 19-15-07000-0026
ELI SHOVAL
8444 SE 63RD
MERCER ISLAND, WA 98040

PARCEL: 19-15-07000-0012
JHON WILSON
480 BROADMEADE DR.
SOUTHERN PINES, NC 28387

PARCEL: 19-15-07000-0027,
OREN DEVELOPMENT, LLC.
6355 NE 151ST STREET
KENMORE, WA 98028

PARCEL: 19-15-07000-0013
DARRELL G. BLALOCK
5124 QUINCY AVE SE
AUBURN, WA 98029

PARCEL: 19-15-07000-0029
STUART RIDGE, LLC.
315 39TH AVE SW #8
PUYALLUP, WA 98373

PARCEL: 19-14-12000-0005
KATHLEEN G. WOODS
2235 FAIRVIEW AVE E #10
SEATTLE, WA 98102

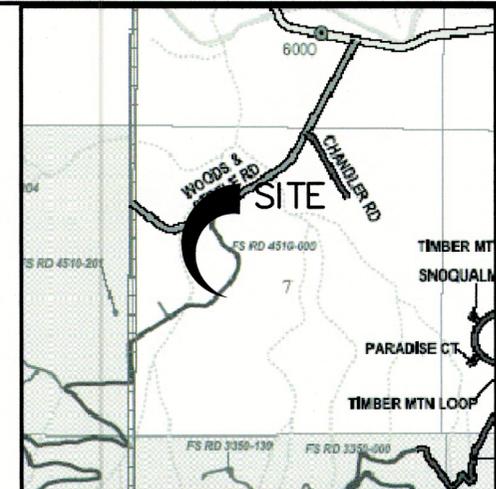
PARCEL: 19-14-08040-0011
CECILE B. WOODS
P.O. BOX 493
SOUTH CLE ELUM, WA 98943

RECORDING NO.

VOL./PAGE

PORTION OF

N 1/2, SW 1/4, SEC 7, TWN 19, RGE 15E, W.M.



VICINITY MAP

NTS

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN THIS PLAT AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 20____.

NAME _____

NAME _____

NAME _____

NAME _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

OF _____

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

REFERENCE SURVEYS

- #1) SURVEY FILED IN VOL. 22, PAGE 176 BY LS 16915
- #2) SURVEY FILED IN VOL. 27, PAGE 138 BY LS 29269
- #3) SURVEY FILED IN VOL. 28, PAGE 121 BY LS 29269
- #4) BOUNDARY LINE ADJUSTMENT FILED IN VOL. 30, PAGE 61 BY LS 29269

BASIS OF BEARINGS

BASIS OF BEARING: ROS FILED IN BK. 22, PAGE 176 RECORDS OF KITTITAS COUNTY, WASHINGTON.
NW CORNER TO THE S 1/16 CORNER WEST LINE

RECORDER'S CERTIFICATE

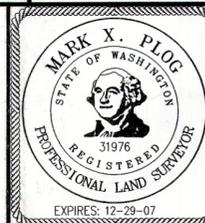
FILED FOR RECORD THIS _____ DAY OF _____, 2006 AT _____ M IN BOOK _____ OF SURVEYS PAGE _____ AT THE REQUEST OF GEODATUM, INC.

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 BACK COUNTRY RESOURCES, LLC IN FEBRUARY, 2006

CERTIFICATE NO.: 31976



Chapter 16.09 KCC - Performance Based Cluster Platting

| | | | |
|-----------------|----------------|----------------------|-------|
| Project Name: | Evergreen Park | PBR Summary | |
| Base Acreage: | 45.0 | Points Applied: | 169 |
| Zoning: | R-3 | Points Used: | 0 |
| Base Lot Size: | 3.0 | Open Space Ac.: | 11.25 |
| Base Lot Yield: | 15 | Total Proposed Lots: | 14 |
| Max. Lot Yield: | 30 | Average Lot Size: | 1.0 |

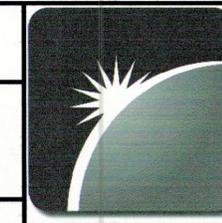
*Excludes 20.75 ac. remainder parcel

Public Benefit Ratings System Chart

| Element | Rural Points Allowed | Rural Points Applied | Comments |
|--------------------------|----------------------|----------------------|---|
| Transportation | | | |
| >20% R.O.W. | 10 | 0 | |
| Connectivity | 25 | 25 | Connectivity/thru-access provided. |
| Multi-Modal Access | 25 | 25 | Recreational access and parking to USFS lands |
| Streetscape | 0 | 0 | |
| subtotal | | 50 | |
| Open Space | | | |
| 50% - 25 yrs. | 20 | 0 | |
| 25% - 80% perpetuity | 25 - 80 | 25 | 25% open space (includes 5.0 ac. sno-park) |
| 25 yr. Historic Use | max 100 | 14 | 25 yr. continued forestry use |
| Urban Redevelopment | 0 | 0 | |
| subtotal | | 39 | |
| Wildlife Habitat | | | |
| Connectivity | 15 | 0 | |
| CAO Supplement | 10 | 0 | |
| subtotal | | 0 | No wildlife elements proposed. |
| Health and Safety | | | |
| Municipal Water | 0 | 0 | |
| Group A | 50 | 0 | |
| Group B | 25 | 25 | Group B water system is proposed. |
| Sewage | 0 | 0 | |
| Community Septic | 10 | 0 | |
| Reclaimed Water | 50 | 0 | |
| subtotal | | 25 | |
| Recreation | | | |
| Passive | 10/20 | 20 | Connectivity to public trails/USFS lands. |
| Active | 10/35 | 35 | Sno-Park/trailhead proposed. |
| Formal Active | 10/50 | 0 | |
| subtotal | | 55 | |
| TOTAL | | 169 | (Reserved for future) |

**EVERGREEN PARK
PLAT**

**BACK COUNTRY RESOURCES
301 W. FIRST ST. #B
CLE ELUM, WA 98922**



GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL

22525 SE 64th Pl #266
Issaquah, WA 98027
(425) 837-8083

PROJECT#: SHEET: 1
2005-045 OF: 3

KITTITAS COUNTY
WASHINGTON
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RECORDING NO.

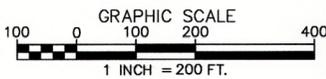
VOL./PAGE

PORTION OF

N 1/2, SW 1/4, SEC 7, TWN 19, RGE 15E, W.M.

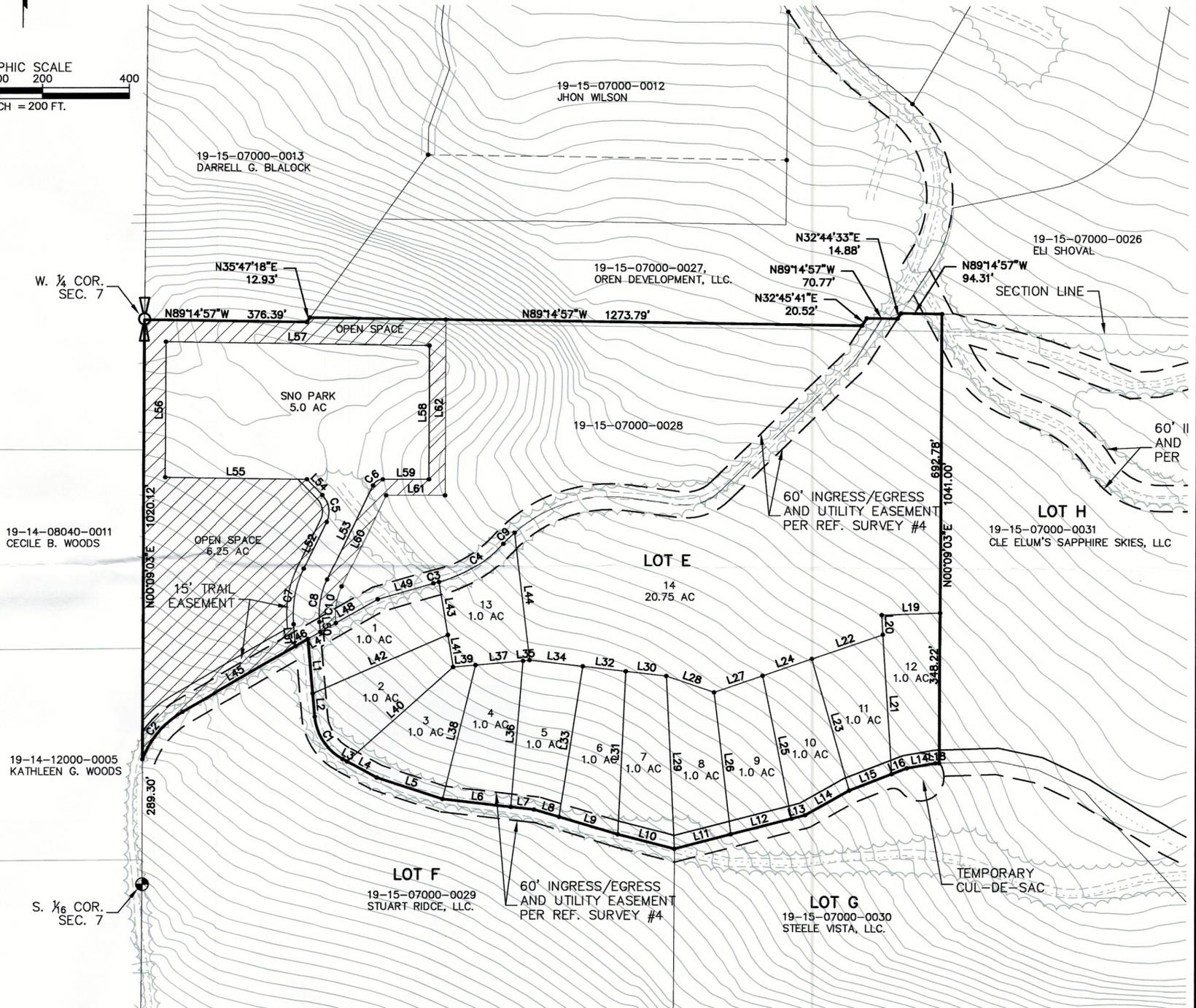
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 53.58 | N05°17'41"W |
| L2 | 11.73 | N61°45'12"W |
| L3 | 77.94 | N61°45'12"W |
| L4 | 159.48 | N72°01'02"W |
| L5 | 158.90 | N83°30'37"W |
| L6 | 54.45 | N83°30'37"W |
| L7 | 59.93 | N73°38'20"W |
| L8 | 141.51 | N73°38'20"W |
| L9 | 134.77 | N75°48'07"W |
| L10 | 134.04 | N75°15'23"E |
| L11 | 145.24 | N75°15'23"E |
| L12 | 32.32 | N75°15'23"E |
| L13 | 67.13 | N79°55'10"E |
| L14 | 116.51 | N60°25'20"E |
| L15 | 105.07 | N68°48'48"E |
| L16 | 37.04 | N68°48'48"E |
| L17 | 8.80 | N88°03'31"E |
| L18 | 134.82 | N87°50'59"E |
| L19 | 45.71 | N03°45'15"W |
| L20 | 323.67 | N03°45'15"W |
| L21 | 173.26 | N70°46'57"E |
| L22 | 316.08 | N15°56'40"W |
| L23 | 120.22 | N70°46'57"E |
| L24 | 336.97 | N11°36'03"W |
| L25 | 330.37 | N06°49'23"W |
| L26 | 118.55 | N70°46'57"E |
| L27 | 116.33 | N71°03'54"W |
| L28 | 400.37 | N02°48'49"W |
| L29 | 94.25 | N83°36'29"W |
| L30 | 377.72 | N02°37'53"E |
| L31 | 99.88 | N83°36'29"W |
| L32 | 352.72 | N08°47'01"E |
| L33 | 123.76 | N83°36'29"W |
| L34 | 15.61 | N84°47'22"E |
| L35 | 338.98 | N04°33'18"E |
| L36 | 110.28 | N84°47'22"E |
| L37 | 318.87 | N13°35'54"E |
| L38 | 51.80 | N84°47'22"E |
| L39 | 327.73 | N48°02'41"E |
| L40 | 75.02 | N09°36'27"W |
| L41 | 339.90 | N66°24'30"E |
| L42 | 124.73 | N09°36'27"W |
| L43 | 299.93 | N06°55'46"W |
| L44 | 303.12 | N59°58'36"E |
| L45 | 32.91 | N59°58'36"E |
| L46 | 33.17 | N59°58'36"E |
| L47 | 152.51 | N59°58'36"E |
| L48 | 134.30 | N73°37'28"E |
| L49 | 23.25 | N05°15'22"W |
| L50 | 50.93 | N05°15'22"W |
| L51 | 123.33 | N25°21'44"E |
| L52 | 245.21 | N25°21'44"E |
| L53 | 51.35 | N44°16'37"W |
| L54 | 328.43 | N89°14'57"W |
| L55 | 313.22 | N00°09'03"E |
| L56 | 609.83 | N89°14'57"W |
| L57 | 309.53 | N00°05'06"E |
| L58 | 106.56 | S90°00'00"W |
| L59 | 237.39 | N25°21'44"E |
| L60 | 136.04 | S90°00'00"W |
| L61 | 406.98 | N00°05'06"E |
| L62 | | |

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|---------|---------|
| C1 | 56°27'30" | 124.43' | 122.62' |
| C2 | 39°26'06" | 212.45' | 146.22' |
| C3 | 2°20'51" | 318.04' | 13.03' |
| C4 | 35°02'27" | 348.36' | 213.05' |
| C5 | 69°38'22" | 55.00' | 66.85' |
| C6 | 64°38'16" | 25.00' | 28.20' |
| C7 | 30°37'07" | 250.00' | 133.60' |
| C8 | 30°37'07" | 190.00' | 101.53' |
| C9 | 6°19'56" | 25.00' | 36.65' |
| C10 | 32°51'29" | 152.65' | 87.54' |

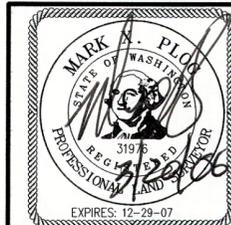


GENERAL NOTES

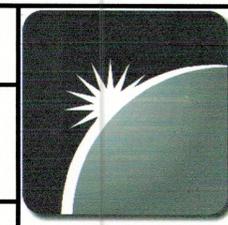
- THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE POLICY NO. 72030-4379 DATED FEBRUARY 22, 2006 AT 8:00 A.M.
- INSTRUMENTATION FOR THIS SURVEY WAS A3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGROSS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY.
- ENTIRE PLAT 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS PLAT.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
- ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
- 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.
- ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
- ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS.
- EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM FOR SEWAGE, WELLS FOR POTABLE WATER AND INFILTRATION FOR STORM DRAINAGE.
- NO KNOWN CRITICAL AREAS EXIST ON SITE
- THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. 9RCW 36.70 A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.



- SET 3/4" X 24" STEEL ROD W/ 2-1/2" ALUMINUM CAP "GEODATUM, INC." "WOLDENDORP/PLOG" "38964 / 31976"



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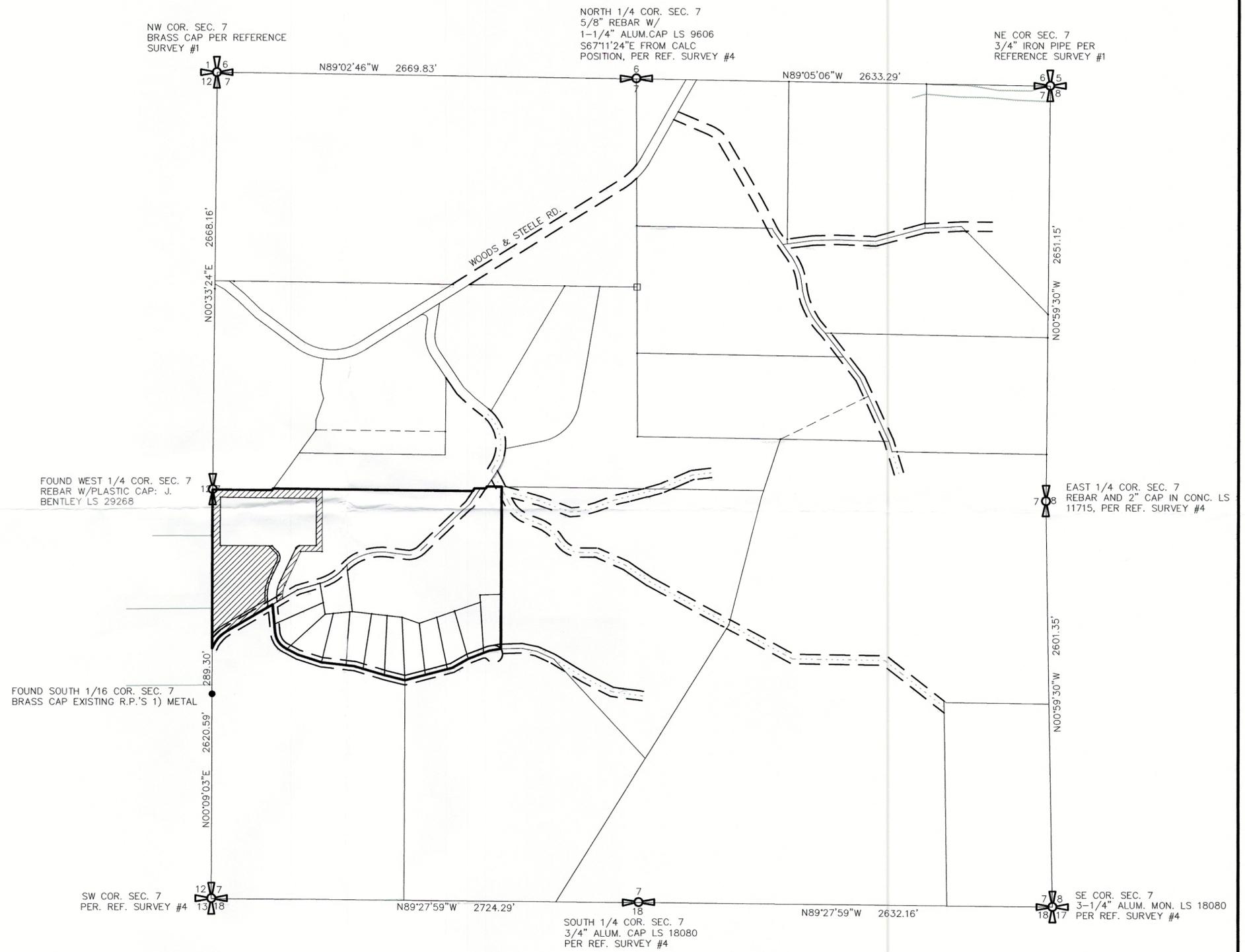
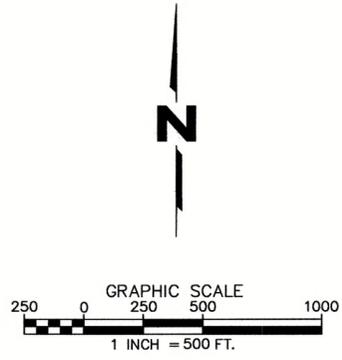


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 CLE ELUM, WA 98922



www.geodatum.com
GeoDatum Inc
 SURVEY-CIVIL-STRUCTURAL
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