

PLAT OF PONDEROSA PINES

PART OF THE
NW1/4 NW1/4, NE1/4 NW1/4
NW1/4 NE1/4, SE1/4 NW1/4,
SEC. 25 - T.20N. - R.15E., W.M.
KITITITAS COUNTY, WASHINGTON

SOUTH 1/4 COR. SEC. 24
4-30-03 FOUND 1" REBAR WITH "X"
EXISTING R.P.'s:
1) 10" ALDER N58°E 6.04'
2) 8" ALDER S42°W 30.07'
3) 30" FIR N68°W 39'
4) 38" FIR STUMP 2' HIGH
S65°W 21.18'

APPROVALS

BOARD OF COUNTY COMMISSIONERS

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

BOARD OF COUNTY COMMISSIONERS
KITITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST:

CLERK OF THE BOARD

COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF _____
HAS BEEN EXAMINED BY ME AND I FIND
THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION
FOR PLATTING.

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

KITITITAS COUNTY ASSESSOR

KITITITAS 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 I FIND
THAT IT CONFORMS TO THE COMPREHENSIVE PLAN
OF THE KITITITAS COUNTY PLANNING COMMISSION.

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

KITITITAS 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____.

KITITITAS COUNTY TREASURER

KITITITAS 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____.

KITITITAS COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____
M. IN BOOK _____ OF SURVEYS AT PAGE _____
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, 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 _____ COOPER PASS, LLC
IN _____ MAY _____, 20____.

JOHN C. BENTLEY - LICENSE NO. 29268

PARCEL DESCRIPTION

LOT 10-D OF BROOKSIDE TRAILS EAST, LARGE LOT SUBDIVISION NO.
SP-2003-08, AS FILED UNDER AFN. 200307110061, RECORDS OF KITITITAS
COUNTY, WASHINGTON.
TAX PARCEL NO. 20-15-25058-0004
OWNER: COOPER PASS, LLC
301 W. 1st St., SUITE B
CLE ELUM, WA 98922

BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: KH	DATE: JUNE 26, 2007	JOB # 07-278 PLAT.dwg COMP 01-504-5.crd KB
CHECKED BY: J. BENTLEY	SCALE: 1" = 200'	SHEET 1 OF 2



2611.78'
N00°47'37"E



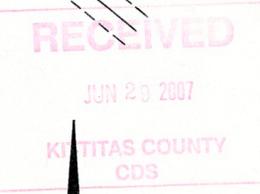
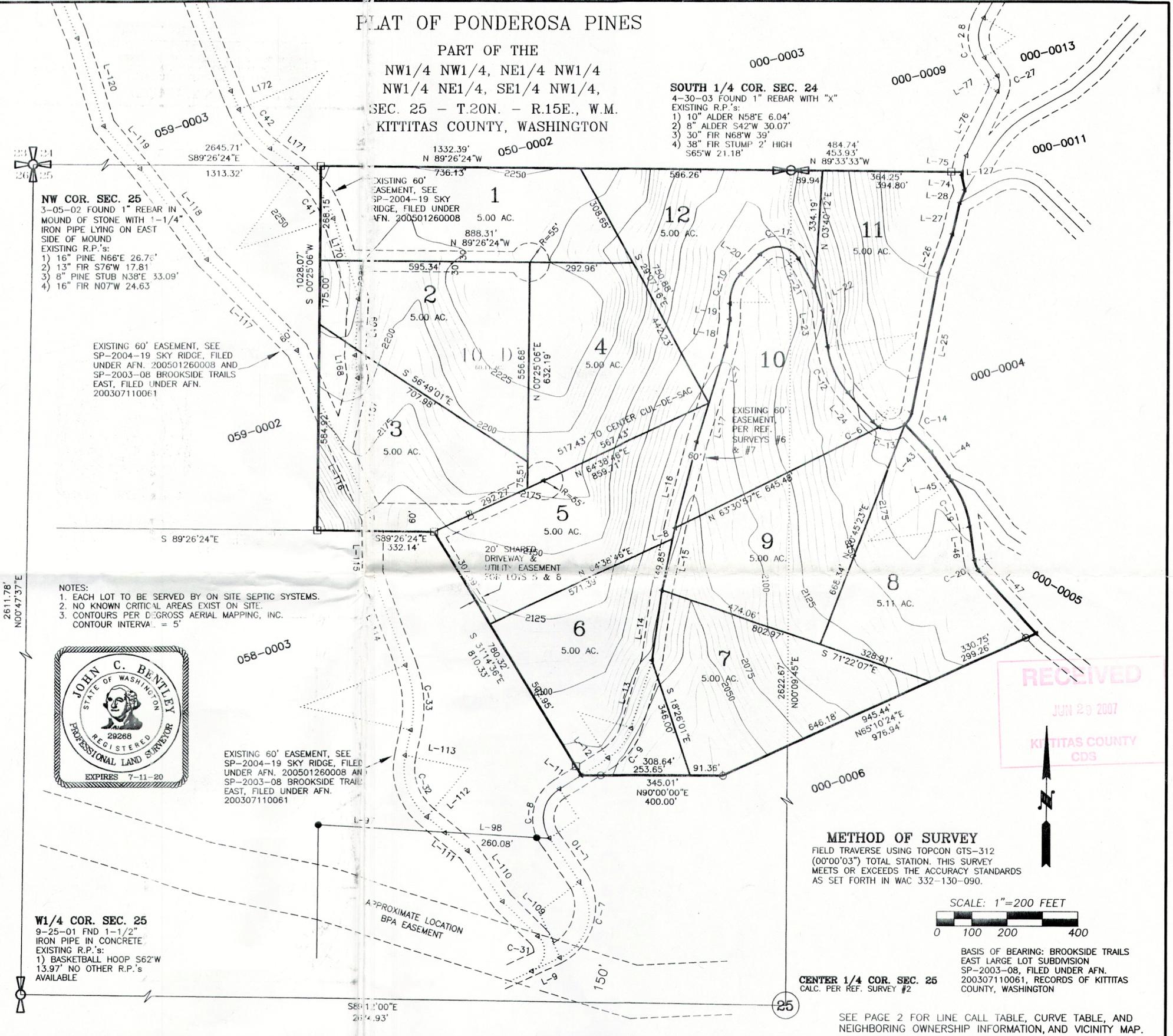
W1/4 COR. SEC. 25
9-25-01 FND 1-1/2"
IRON PIPE IN CONCRETE
EXISTING R.P.'s:
1) BASKETBALL HOOP S62°W
13.97' NO OTHER R.P.'s
AVAILABLE

- NOTES:
1. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEMS.
 2. NO KNOWN CRITICAL AREAS EXIST ON SITE.
 3. CONTOURS PER D.GROSS AERIAL MAPPING, INC.
CONTOUR INTERVAL = 5'

EXISTING 60' EASEMENT, SEE
SP-2004-19 SKY RIDGE, FILED
UNDER AFN. 200501260008 AND
SP-2003-08 BROOKSIDE TRAILS
EAST, FILED UNDER AFN.
200307110061

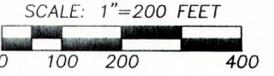
APPROXIMATE LOCATION
BPA EASEMENT

S88°11'00"E
2674.93'



METHOD OF SURVEY

FIELD TRAVERSE USING TOPCON GTS-312
(00°00'03") TOTAL STATION. THIS SURVEY
MEETS OR EXCEEDS THE ACCURACY STANDARDS
AS SET FORTH IN WAC 332-130-090.



BASIS OF BEARING: BROOKSIDE TRAILS
EAST LARGE LOT SUBDIVISION
SP-2003-08, FILED UNDER AFN.
200307110061, RECORDS OF KITITITAS
COUNTY, WASHINGTON

CENTER 1/4 COR. SEC. 25
CALC. PER REF. SURVEY #2

SEE PAGE 2 FOR LINE CALL TABLE, CURVE TABLE, AND
NEIGHBORING OWNERSHIP INFORMATION, AND VICINITY MAP.

PLAT OF PONDEROSA PINES

PART OF THE
NW1/4 NW1/4, NE1/4 NW1/4
NW1/4 NE1/4, SE1/4 NW1/4,
SEC. 25 - T.20N. - R.15E., W.M.
KITITAS COUNTY, WASHINGTON

LINE CALL TABLE

C/L 60' EASEMENT

COURSE	BEARING	DISTANCE
L-7	N16°40'35"E	167.74'
L-8	N11°30'57"E	30.76'
L-9	N65°04'36"E	86.11'
L-10	N35°07'31"W	147.55'
L-11	N56°56'11"E	74.55'
L-12	N56°56'11"E	90.00'
L-13	N16°59'55"E	201.92'
L-14	N07°31'09"E	201.33'
L-15	N11°30'57"E	180.61'
L-16	N14°07'48"E	252.51'
L-17	N16°40'35"E	116.14'
L-18	N08°32'08"E	71.40'
L-19	N00°23'32"W	45.79'
L-20	N44°00'54"E	79.55'
L-21	S29°20'18"E	94.22'
L-22	S19°42'21"E	64.87'
L-23	S08°16'37"E	99.28'
L-24	S40°41'58"E	108.93'
L-25	N10°57'55"E	390.21'
L-26	N19°23'32"E	118.45'
L-27	N13°06'53"E	88.97'
L-28	N22°12'15"E	39.32'
L-43	S42°43'16"E	108.82'
L-44	S36°04'40"E	86.32'
L-45	S36°04'40"E	13.87'
L-46	S07°52'15"E	95.38'
L-47	S42°32'50"E	242.53'

LINE CALL TABLE

C/L 60' EASEMENT

COURSE	BEARING	DISTANCE
L-74	N12°43'26"W	44.61'
L-75	N11°20'04"E	47.02'
L-76	N26°31'44"E	205.29'
L-77	N33°46'33"W	63.50'
L-109	N 46°01'43" W	139.28'
L-110	N 35°12'57" W	171.48'
L-111	N 50°38'15" W	83.73'
L-112	N 50°38'15" W	67.49'
L-113	N 11°54'18" E	74.65'
L-114	N 20°01'55" W	276.79'
L-115	N 00°26'14" W	160.38'
L-116	N 24°26'57" W	523.13'
L-117	N 45°29'07" W	357.91'
L-118	N 36°10'05" W	319.97'
L-119	N 40°23'38" W	160.43'
L-120	N 16°46'48" W	258.62'
L-127	S 11°20'04" W	9.82'
L167	N 12°35'01" E	207.92'
L168	N 07°20'02" E	63.98'
L169	N 03°07'09" E	155.48'
L170	N 17°25'45" W	233.87'
L171	N 53°30'58" W	95.29'
L172	N 23°17'58" W	57.37'

CURVE TABLE

C/L 60' EASEMENT

CURVE	RADIUS	LENGTH	DELTA
C-6	63.25'	23.20'	21°01'08"
C-7	141.81'	250.98'	101°24'17"
C-8	99.05'	159.14'	92°03'42"
C-9	157.69'	109.92'	39°56'16"
C-10	110.78'	85.86'	44°24'26"
C-11	68.13'	126.81'	106°38'48"
C-12	251.64'	142.40'	32°25'21"
C-13	63.25'	77.56'	70°15'57"
C-14	63.25'	40.90'	37°03'02"
C-19	290.35'	142.94'	28°12'25"
C-20	47.96'	29.03'	34°40'35"
C-27	44.23'	46.55'	60°18'17"
C-28	102.15'	115.38'	64°43'00"
C-31	59.12'	114.65'	111°06'19"
C-32	180.23'	196.73'	62°32'33"
C-33	322.54'	187.11'	33°14'15"
C41	287.42'	181.03'	36°05'14"
C42	269.95'	142.37'	30°13'00"

REFERENCE SURVEYS

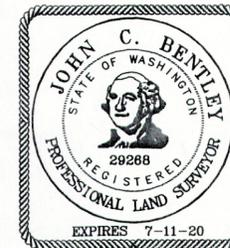
- 1) SURVEY FILED IN VOL. 23, PG. 089 BY LS 16915
- 2) SURVEY FILED IN VOL. 23, PG. 090 BY LS 33487
- 3) SURVEY FILED IN VOL. 27, PAGES 69-70 BY LS 29269 & LS 18092
- 4) SURVEY FILED IN VOL. 23, PG. 088 BY LS 33487
- 5) UNRECORDED SURVEY FOR PLUM CREEK TIMBER CO. BY EASTSIDE CONSULTANTS, INC. LS 33487, DATED DEC. 1998, ON FILE IN THEIR OFFICE.
- 6) SURVEY FILED IN VOL. 27, PG. 111 BY LS 29269
- 7) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
- 8) SURVEY FILED IN VOL. 27, PAGE 132 BY LS 18092
- 9) BROOKSIDE TRAILS SHORT PLAT IN VOL. 8, PAGES 227-228
- 10) SKY RIDGE SHORT PLAT IN VOL. 6, PAGES 240-241
- 11) AUTUMN WOODS LARGE LOT IN VOL. 10, PAGES 207-208

LEGEND

- = SET 1/2" x 24" REBAR W/PLASTIC CAP: J. BENTLEY LS 29268
- = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: K. BLUHM LS 29269 ON REFERENCE SURVEY #3
- ◊ = ANGLE POINT AND/OR INTERSECTING POINT
- = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: K. BLUHM LS 29269 ON REFERENCE SURVEY #8
- = PREVIOUSLY SET 1/2" x 24" REBAR W/PLASTIC CAP: K. BLUHM LS 29269 ON REFERENCE SURVEY #6
- = 60' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES

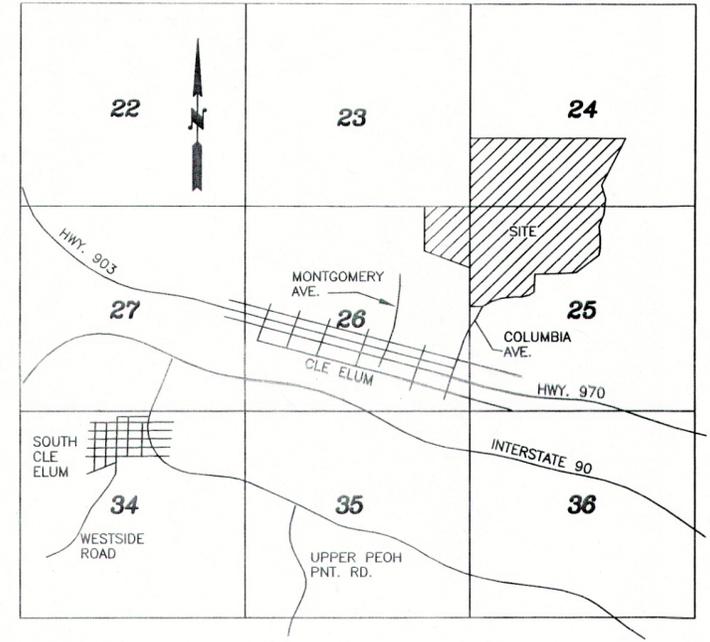
NEIGHBORING OWNERSHIP

20-15-24000-0011: MARK A. LEHNERT, ETUX PO BOX 957 CLE ELUM, WA 98922	20-15-24050-0003: HUISH LAND TRUST 7300 FUN CENTER WAY TUKWILA, WA 98188	20-15-25058-0003: HIGHMARK RESOURCES LLC 301 W. 1st ST. SUITE B CLE ELUM, WA 98922
20-15-25000-0006: VALLEY SUNSET VIEW, LLC 911 E 4th ST CLE ELUM, WA 98922	20-15-24050-0002: ASHLEY PIPER, LLC, ETAL 1703 NW GREENBRIER WAY SEATTLE, WA 98177	20-15-24000-0013: MARK A. LEHNERT, ETUX PO BOX 957 CLE ELUM, WA 98922
20-15-25000-0005: MILDRED M. VALLONE FLAT B, FLOOR 4, IVORY COURT 26-28 CONDUIT RD, HONG KONG	20-15-25059-0003: STEPEHEN J. FORD, ETUX AND HERBERT L. WHITEHEAD, ETUX 2826 199th AVE E SUMNER, WA 98390	20-15-25000-0004: SCOTT A. BARBEE AND CONSTANCE D. STARR 3216 41st AVE SW SEATTLE, WA 98116
20-15-24000-0009: JOHN A. JOHNSON, ETUX 821 E LK SAMMAMISH SHORE LN SE SAMMAMISH, WA 98075	20-15-25059-0002: PETERSON INVESTMENT PROP. LLC 16954 151st AVE E RENTON, WA 98058	



VICINITY MAP

NO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENT: THAT _____ THE UNDERSIGNED, 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 AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.

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

SIGNATURE _____



ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF KITITAS }
THIS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 20_____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED _____ TO ME KNOWN TO THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS 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: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____
AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, 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 _____ COOPER PASS, LLC
IN _____ MAY _____, 20____.

JOHN C. BENTLEY - LICENSE NO. 29268

PARCEL DESCRIPTION

LOT 10-D OF BROOKSIDE TRAILS EAST, LARGE LOT SUBDIVISION NO. SP-2003-08, AS FILED UNDER AFN. 200307110061, RECORDS OF KITITAS COUNTY, WASHINGTON.
TAX PARCEL NO. 20-15-25058-0004
OWNER: COOPER PASS, LLC
301 W. 1st St., SUITE B
CLE ELUM, WA 98922

BLUHM & ASSOCIATES LAND SURVEYORS, INC.

1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: KH	DATE: JUNE 26, 2007	JOB # 07-278 PLAT.dwg
CHECKED BY: J. BENTLEY	SCALE: 1" = 200'	COMP 01-504-5.crd KB
		SHEET 2 OF 2