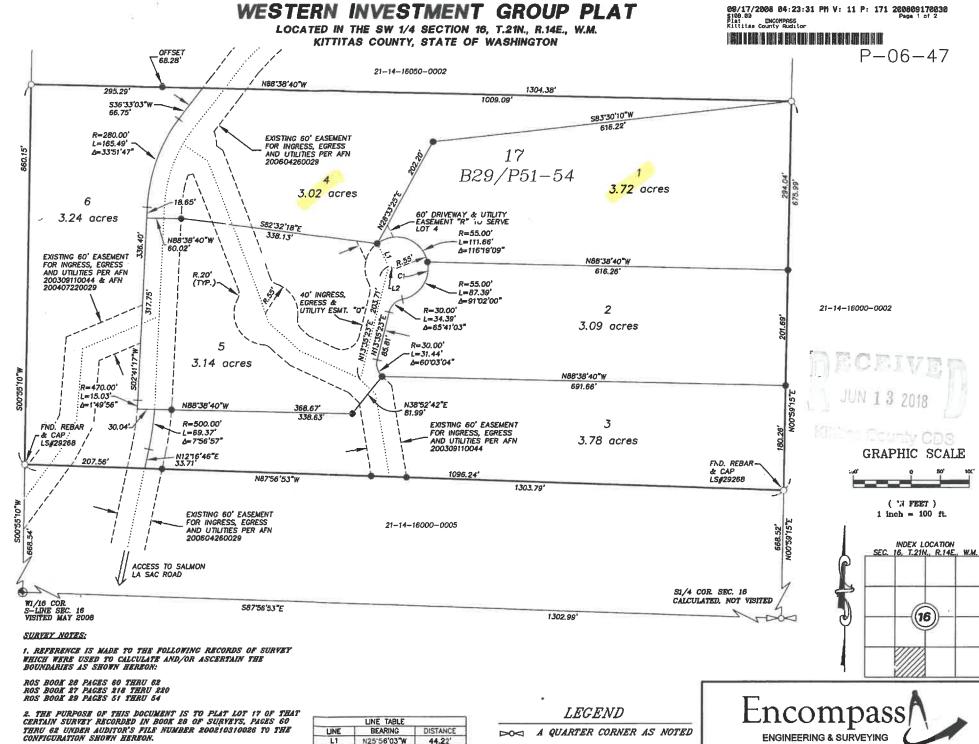


NOTICE: THE APPROVAL OF THIS PLAT IS NOT A QUARANTEE THAT FUTURE PERMITS WILL BE GRANTED



N25'56'03"W 44.22' S76'24'37"E 15.00' S. EITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO CUARANTEE OR ASSURANCE THAT THERE IS A LEGAL NICET TO WITEDRAW CROUNDWATER WITHIN THE LAND CURVE TABLE CURVE LENGTH RADIUS DELTA C1 199.04 55.00 297.21'08"

- FND REBAR
- SET REBAR & CAP LS# 18092
- 1/16 CORNER AS NOTED

108 EAST 2ND STREET **CLE ELUM, WA 92322** PHONE: (509) 674-7433 FAX: (509) 674-7419



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the

Certificate No...18092

RECORDER'S CERTIFICATE 2008.09170030

Filed for record this. 17...day of SUAT... 2008. att 22pm in book. U. of ... D. LA. T. S... at page 1.71.... at the request of

Deput County Auditor

WESTERN INVESTMENT GROUP PLAT

LOCATED IN THE SW 1/4 SEC. 16, T. 21N., R. 14E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON

3	DWN BY,	DATE	JOB NO.
	G. WEISER	02/08	06033
١	CHKD BY D. NELSON	SCALE	SHEET
	D. NELSON	1"=100'	1 OF 2



DAVID P. NELSON Surveyor's Name

RECEIVING NUMBER 2008 091700 30

OWNER:

WESTERN INVESTMENT GROUP LLC 6709 89TH ST CT E PUYALLUP WA 98371

PARCEL #21-14-16000-0004 (17604) ACREAGE: 20.00 WATER SOURCE: INDIVIDUAL WELLS SEWER SOURCE: SEPTIC/DRAINFIELD

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTERN INVESTMENT GROUP, LLC, A WA LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 25 DAY OF FERUALY A.D., 2008.

ACKNOWLEDGEMENT

STATE OF WASHINGTON) COUNTY OF PIETCE

On this day of the State of the

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



WESTERN INVESTMENT GROUP PLAT

LOCATED IN THE SW 1/4 SECTION 16, T.21N., R.14E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON

EXISTING LEGAL DESCRIPTION:

PARCEL 17 OF THAT CERTAIN SURVEY RECORDED AUGUST 21, 2003, IN BOOK 29 OF SURVEYS, PAGES 51 THROUGH 54, UNDER AUDITOR'S FILE NO. 200308210060, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.

TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THAT CERTAIN SURVEY RECORDED AUGUST 21, 2003, IN BOOK 29 OF SURVEYS, PAGES 51 THROUGH 54, UNDER AUDITOR'S FILE NO. 200308210060, RECORDS OF KITTITAS COUNTY.

NOTES:

- 1. THIS SURVEY WAS PERFORMED 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
- 2. 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
- 3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS 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 KITTITAS COUNTY ROAD STANDARDS.
- 5. 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.
- 6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- 7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO RENEFIT FROM ITS USE.
- 8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 9. 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
- 10. 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 SURFACED ORIGINALLY WITH GRAVEL.

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



P - 06 - 47

09/17/2008 04:23:31 PM V: 11 P: 172 200809170030 Plat ENCOMPASS
Kittitas County Auditor

ADJACENT OWNERS:

21-14-16000-0001 WENATCHEE NATIONAL FOREST 215 MELODY LANE WENATCHEE WA 98801

21-14-16050-0002 JACK A FROST ETUX PO BOX 1203 ENUMCLAW WA 98022

21-14-16000-0002 PLUM CREEK TIMBER CO LP PO BOX 1990 COLUMBIA FALLS MT 59912

21-14-16000-0005 JEFFREY G. RYBERG SCOTT E ERICKSEN 9928 171ST AVE SE NEWCASTLE WA 98059



RECORDER'S CERTIFICATE 200809170030

Filed for record this.......day of SEPT... 2008.off.:23pm in book.ll..of...p.L.A.T.S......at page..........at the request of

DAMB P. NELSON

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by

DAVID P. NELSON Certificate No. 18092



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

WESTERN INVESTMENT GROUP PLAT

LOCATED IN THE SW 1/4 SEC. 18, T. 21N., R. 14E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON

- 1			
	DWN BY	DATE	JOB NO.
	G. WEISER	02/08	06033
	CHKD BY	SCALE	SHEET
	D. NELSON	1"=100'	2 OF 2