

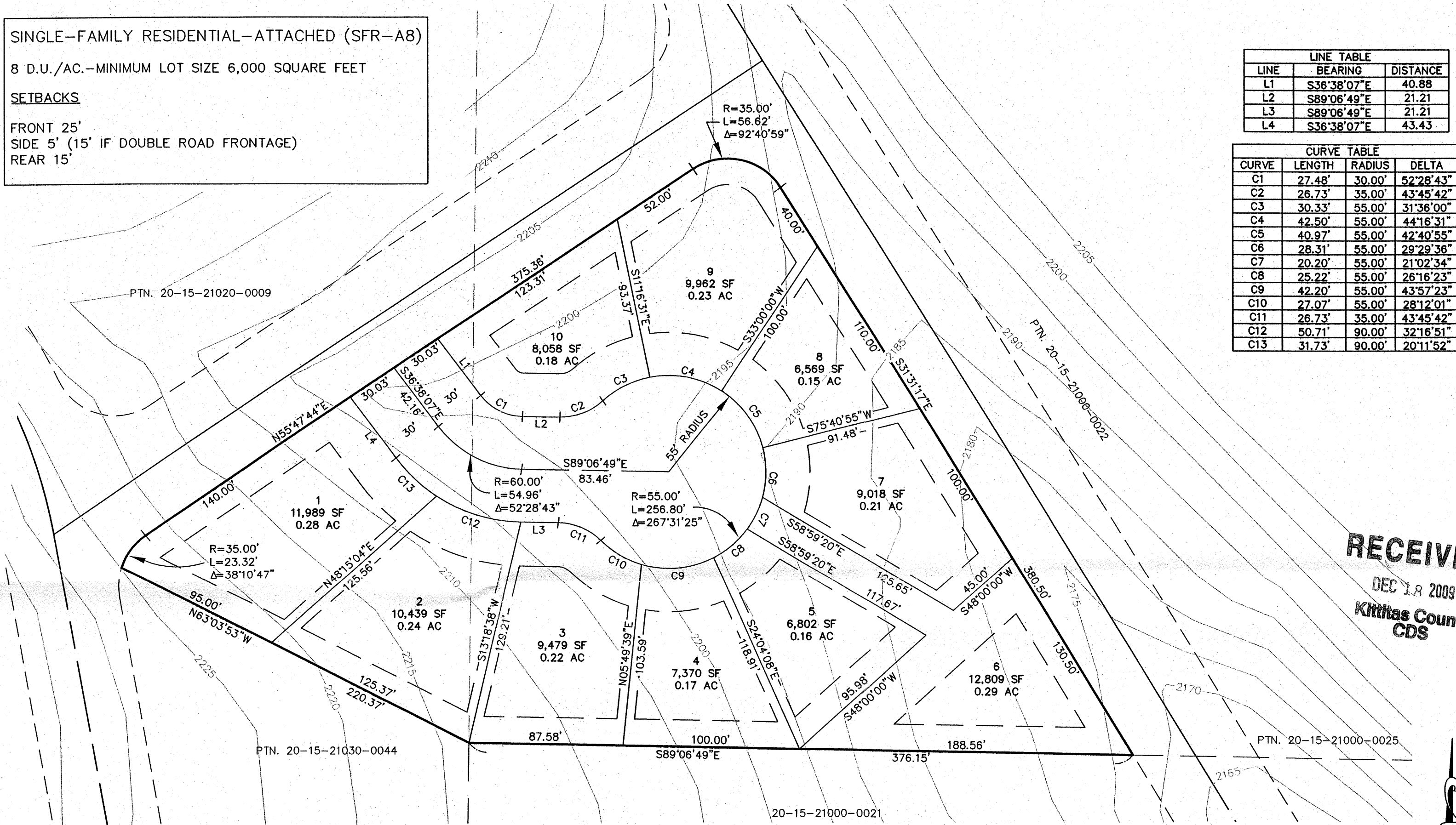
**NO. 5 CANYON
PLANNED UNIT DEVELOPMENT - PHASE I
A PORTION OF SECTION 21, T20N., R15E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON**

P-09-XXXX

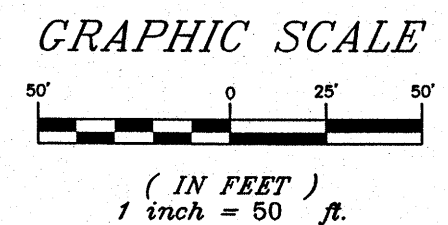
SINGLE-FAMILY RESIDENTIAL-ATTACHED (SFR-A8)
8 D.U./AC.-MINIMUM LOT SIZE 6,000 SQUARE FEET
SETBACKS
FRONT 25'
SIDE 5' (15' IF DOUBLE ROAD FRONTAGE)
REAR 15'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°38'07"E	40.88
L2	S89°06'49"E	21.21
L3	S89°06'49"E	21.21
L4	S36°38'07"E	43.43

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	27.48'	30.00'	52°28'43"
C2	26.73'	35.00'	43°45'42"
C3	30.33'	55.00'	31°36'00"
C4	42.50'	55.00'	44°16'31"
C5	40.97'	55.00'	42°40'55"
C6	28.31'	55.00'	29°29'36"
C7	20.20'	55.00'	21°02'34"
C8	25.22'	55.00'	26°16'23"
C9	42.20'	55.00'	43°57'23"
C10	27.07'	55.00'	28°12'01"
C11	26.73'	35.00'	43°45'42"
C12	50.71'	90.00'	32°16'51"
C13	31.73'	90.00'	20°11'52"



RECEIVED
DEC 18 2009
Kititas County
CDS



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ENGINEER _____

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE NO. 5 CANYON P.U.D. PLAT 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., 200__

KITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE NO. 5 CANYON P.U.D. PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITAS 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.
PARCEL NOS.: 20-15-21000-0022 (955957), 20-15-21000-0025 (955954), 20-15-21030-0044 & 20-15-21020-0009
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY TREASURER _____

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE NO. 5 CANYON P.U.D. PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.
PARCEL NOS.: 20-15-21000-0022 (955957), 20-15-21000-0025 (955954), 20-15-21030-0044 & 20-15-21020-0009
DATED THIS _____ DAY OF _____ A.D., 200__

KITITAS COUNTY ASSESSOR _____

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

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

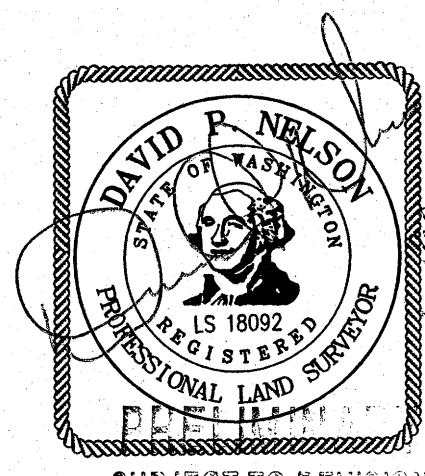
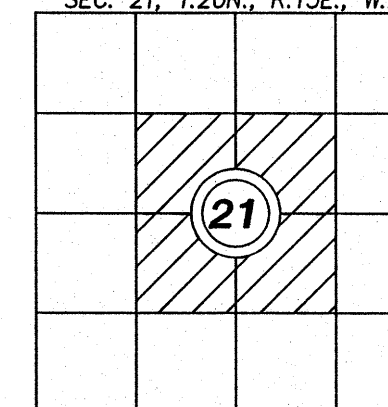
SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 36 OF SURVEYS, AT PAGES 1 & 2 AND SURVEY BOOK 36, AT PAGES 123 & 124, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO CREATE A PLANNED UNIT DEVELOPMENT WHICH CONTAINS A PORTION OF PARCEL 8 OF SURVEY BOOK 36, PAGES 1 & 2 AND A PORTION OF PARCEL 6 OF SURVEY BOOK 36, PAGES 123 & 124, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.

LEGEND

- SECTION CORNER
- A QUARTER CORNER
- SET 1/2" REBAR LS# 18092
- SET MONUMENT

INDEX LOCATION
SEC. 21, T.20N., R.15E., W.M.



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.....NO. 5 CANYON LLC.....
in.....NOV.....2009.

.....
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

**NO. 5 CANYON
PLANNED UNIT DEVELOPMENT - PHASE I
A PORTION OF SECTION 21, T.20N., R.15E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON**

DWN BY	DATE	JOB NO.
G. WEISER	11/09	09056
CHKD BY	SCALE	SHEET
D. NELSON	1"=50'	1 OF 2

SUBJECT TO REVISION
DATE 11/24/09

OWNER:
 NO. 6 CANYON LLC
 PO BOX 687
 ROSLYN WA 98941

A PORTION OF PARCEL NUMBERS:
 20-15-21000-0022 (955957),
 20-15-21000-0025 (955954), 20-15-21030-0044
 & 20-15-21020-0009
 ACREAGE: 2.52
 LOTS: 10
 WATER SOURCE: CITY OF CLE ELUM
 SEWER SOURCE: CITY OF CLE ELUM
 ZONE: PLANNED UNIT DEVELOPMENT

**NO. 5 CANYON
 PLANNED UNIT DEVELOPMENT - PHASE I
 A PORTION OF SECTION 21, TWN. 20N., RGE. 15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON**

P-09-XXXXX

EXISTING LEGAL DESCRIPTION:

A PORTION OF PARCEL 6 OF SURVEY BOOK 36, AT PAGES 123 & 124 AND A PORTION OF PARCEL 8 OF SURVEY BOOK 36, AT PAGES 1 & 2, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ADJACENT PROPERTY OWNERS:

PTN. 20-15-21000-0022
 PTN. 20-15-21000-0025
 PTN. 20-15-21030-0044
 PTN. 20-15-21020-0009
 20-15-21000-0021
 NO. 6 CANYON LLC
 PO BOX 687
 ROSLYN, WA 98941

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES 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 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.
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. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLANNED UNIT DEVELOPMENT.
9. 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NO. 6 CANYON, LLC., A WASHINGTON 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 ____ DAY OF _____, A.D., 200__.

NAME _____ NAME _____
 TITLE _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____) s.s.

ON THIS _____ DAY OF _____, 200__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF _____ THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

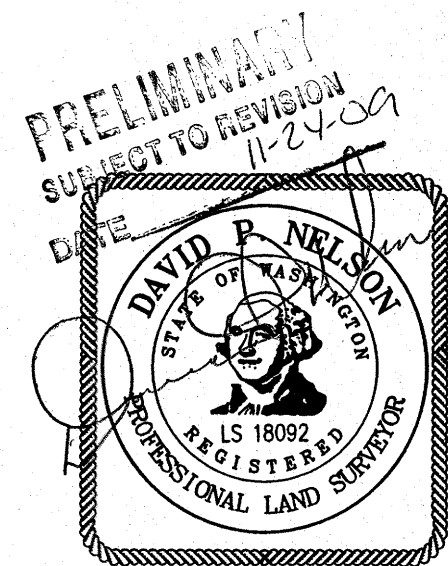
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
 RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

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 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...NO. 6 CANYON LLC..... in...NOV.....2009. 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		
NO. 5 CANYON PLANNED UNIT DEVELOPMENT - PHASE I A PORTION OF SECTION 21, T.20N., R.15E., W.M. KITTITAS COUNTY, STATE OF WASHINGTON		
DWN BY G. WEISER	DATE 11/09	JOB NO. 09056
CHKD BY D. NELSON	SCALE N/A	SHEET 2 OF 2