

December 15, 2009
Preliminary Evaluation of
Kittitas County Code Chapter 16.09
Performance Based Cluster Platting

Background

Performance Based Cluster Platting (PBCP) was added to the Kittitas County Code (KCC) in 2005 with the passage of Ordinance 2005-35. The PBCP provisions were adopted as an innovative planning technique to help the County accommodate appropriate rural and urban densities, while providing a public benefit. The PBCP program creates a point system by which certain development attributes, such as open space preservation, community septic systems, community water systems, or public recreation facilities, qualify the development site for additional density. The purpose of the PBCP program is to promote development that creates public benefits, concentrates urban densities in urban areas and minimizes the impacts of “Rural Sprawl” in rural lands, while protecting the environment and maintaining a high quality of life in Kittitas County (*see* KCC 16.09.010). In accordance with KCC 16.09.010, the County is required to, “conduct a yearly review of the Performance Based Cluster Platting Chapter to review the effectiveness of the code in meeting the purpose and intent.” Until now there has been no evaluation of the PBCP program.

This preliminary evaluation looks at the County’s experience with rural PBCP. This evaluation briefly describes three recorded or preliminarily approved rural PBCPs and make recommendations for issues to consider in any amendments to the PBCP program to comply with its purpose and intent. Based on our initial review, it also appears that no applications for urban cluster plats have been proposed. Future PBCP amendments should consider what regulatory barriers or market conditions exist that may be contributing to use of PBCP only in rural areas.

The Kittitas County Comprehensive Plan: Rural Element

The Performance Based Cluster Platting code was adopted to implement comprehensive plan policies encouraging innovative planning techniques, rural housing choice, and a variety of rural land uses. Applicable Goals, Policies and Objectives (GPO) are listed below. Future amendments should consider whether the PBCP ordinance, as applied, is producing successful outcomes in the County that meet the policies of the Comprehensive Plan, or whether changes are necessary to ensure successful outcomes in the future.

- GPO 3.12:** Encourage the development of innovative applications of technology in housing.
- GPO 3.14:** Designate high-density residential land use zones such as PUDs, cluster development, and MPRs outside of Urban Growth Areas and Urban Growth Nodes.
- GPO 3.15:** Provide for a range of housing types within Kittitas County.
- GPO 3.17:** Provide sufficient housing units while maintaining environmental quality.

- GPO 8.5:** Kittitas County recognizes and agrees with the need for continued diversity in densities and uses on Rural Lands.
- GPO 8.8:** Voluntary, cooperation-seeking, incentive-based strategies will be sought in directing specific uses or prohibitions of uses on Rural Lands.
- GPO 8.9:** Projects or developments which result in the significant conservation of rural lands or rural character will be encouraged.
- GPO 8.48:** The possibilities and benefits of cluster residential developments located in rural lands should be retained.
- GPO 8.51:** Innovations in housing developments such as but not limited to: cluster developments, planned unit developments, mobile home courts, and density bonuses should be encouraged whenever possible.

On March 21, 2008 the Eastern Washington Growth Management Hearing Board issued a Final Decision and Order ruling that Kittitas County’s PBCP ordinance was non-compliant. This ruling was appealed to the Superior Court, and the appeal has been stayed (*Central Washington Home Builders Ass’n. vs. Eastern Washington Growth Mgmt. Hearings Bd., Kittitas County Superior Court No. 08-2-00195-7, Memorandum Decision and Order of Stay (April 24, 2008)*).

The PBCP Code

The PBCP code’s Public Benefit Rating System, allows density bonuses of up to 100% in R-3, AG-3, R-5 and AG-5 zones and 200% in AG-20 and Forest and Range zones, in exchange for providing certain beneficial features that are not otherwise required by code. The current system allows points in the following categories: Transportation; Open Space; Wildlife Habitat; Public Health and Safety; and Recreation.

Each point awarded through the Public Benefit Rating System represents a percent increase in overall density. The highest density bonuses are offered for open space, followed by provision of Group A or Group B water systems. The next highest value is placed on providing access to public lands or linkages between developments (see Table 1 below).

As illustrated in the snapshots of actual PBCP applications below, the highest number of points in a PBCP’s application is awarded for development features that would otherwise be prudent development decisions or required based on site conditions. For example, a Group A or Group B systems may be required by the County or Department of Health due to the number of lots being proposed, or open space may be set aside and awarded points when in reality it is too steep or inaccessible to be cost effective for development. It is arguable whether the public benefit gained that comes from exchanging density bonuses for these types of development is offsets the additional density gained.

Table 1: Summary of Rural Public Benefit Rating System (adapted from KCC 16.09.090)

Open space	40-80 points (depending on % of site in open space)
“Group A” water system	50 points
Reclaimed water systems	50 points
“Group B” community water systems	25 points
Providing multi-modal access to public recreation lands	25 points
Easements for motorized or non-motorized connectivity between developments	25 points
Wetland enhancement beyond CAO requirements	10 points
Community septic system	10 points
Passive recreation (bird watching or picnic area) for public/private use	5/10 points
Active recreation (trails, ball fields, courts) for public/private use	10/20 points
Development of formal recreation available for public/private use	10/25 points

Snapshot of Recorded and Preliminarily Approved Cluster Plats

Since 2005, the County has received over 40 applications for PBCPs. These applications are at various review stages (i.e. are recorded; received final approval; received preliminary plat approval; are still under review; or have been withdrawn). Below is a description of three proposed PBCPs.

Waldwoods PBCP

Waldwoods PBCP (P-07-07) received preliminary plat approval for a 12-lot cluster plat on 21 acres zoned R-3. Without PBCP, the base density would allow 7 residential lots. Bonus points were earned by maintaining 22% of the site in open space, using a Group B community water system, using a community septic system, including passive recreation (park benches and bird watching features) for private use, and including active recreation (walking/biking trails) for private use. There is additional open space in this plat covered by a BPA easement, but this area was not counted toward the bonus density. The BPA easement was ultimately removed from the eligible open space calculation, resulting in 22% of the site being set aside in open space for perpetuity. The points earned through the Public Benefit Rating System earned the developer a 72% density bonus, increasing the allowed density from 7 lots to 12 lots.

Through the use of PBCP, this project yielded more lots and smaller lots than zoning would have otherwise allowed. Given the size of the proposed lots (many were under 1 acre) it is arguable whether individual septic would have been allowed for many of the sites, and if proposed today, given the County’s current water availability issues, a Group B system may have also been a requirement. The “public benefit” of the open space and recreational facilities is also arguable, since they are reserved only for residents.

Timber Cove

Timber Cove PBCP (P-06-00024) received final plat approval for 14 lots on a 36.7 acre site zoned R-3. Nearly all the lots have waterfront access to Lake Cle Elum. Without PBCP, the base density would allow 12 residential lots. The PBCP received bonus points for providing open space, an 80' wide right-of-way, a Group B water system, additional riparian buffers to Lake Cle Elum, and passive and active recreation features (picnic area and private trail system). The points earned through the Public Benefit Rating System allowed the developer a 94% density bonus, though the proposed density represents only a 16% increase over the base density.

Total open space for this plat is shown to be 10.63 acres located in Tracts A (3.75 acres), Tract B (3.69 acres), and Tract C (3.19 acres). A notation on the plat states that the open space acreage “excludes easement areas,” but the total area of open space, 10.63 acres, does include the entire area of Tracts A, B, and C. This means that the following areas were included in the open space calculation: the 100' buffer area on either side of Newport Creek (Tract A); and the 80' road easement through Tracts A and B. In this case, not only has the total amount of open space been over counted, but this area still only represents 29% of the total site, although a minimum of 40% is required. This project also received bonus points for “additional riparian buffers provided.” The plat shows 100' setbacks from Lake Cle Elum located on the lakefront portion of the proposed residential lots. It appears the 100' setbacks were those required by the Shoreline Management Act and were not additional setbacks provided beyond those required by code. The on-site trail provides private access to the lake, although nearly all the lots already have lakefront access. The picnic area is not shown on the final plat.

Overall, it appears the only public benefits memorialized in the final plat is a Group B water system, a private access trail, and areas of open space that do not meet the minimum requirements for a PBCP.

Dakota Heights

Dakota Heights PBCP (P-07-00053) received preliminary plat approval for 14 lots on a 21.03 acre site zoned R-3. Without PBCP, the base density would allow 7 residential lots. The PBCP received bonus points for connection to a Group B system, open space, and providing interconnectivity between clusters of homes in the form of a road. The points earned through the Public Benefit Rating System allow the developer a 100% density bonus, increasing the allowed density from 7 to 14 lots.

The open space proposed for Dakota Heights makes up nearly 56% of the site (and contributes 56 points toward the density bonus). Nearly all this open space is in an area with extremely steep slopes, as high as 50% in places. Although the Critical Areas Ordinance states that geotechnical engineering can be required on steep slopes, development is not otherwise restricted; therefore this land is counted toward a density bonus in a PBCP. Additionally, points have been claimed for satisfying the following criterion in the Public Benefits Rating System: “Incorporate appropriate easements and rights of way to allow for connectivity between developments for motorized, non-motorized and pedestrian travel” KCC 16.09.090. In this case,

25 points are claimed for building a road that would otherwise be required to provide access to all lots.

Recommendations and Considerations

The purpose of the PBCP ordinance is to allow bonus densities in exchange for “public benefits.” The “public benefits” provided by recently approved PBCPs are often limited or enjoyed only by residents of that particular development. In many instances, bonus points are granted for development features that would be otherwise required by code. In exchange, rural lands are developed at higher densities than underlying zoning would allow. Furthermore, because the locations of PBCPs are not coordinated, open space preserved through rural cluster platting is fragmented and may not serve to protect wildlife and resource lands or prevent “Rural Sprawl.”

Although the Comprehensive Plan clearly calls for creative zoning tools like cluster platting, as applied, this PBCP ordinance has not produced many significant public benefits, and has not been a major contributor to preventing rural sprawl and maintaining environmental quality.

Future amendments should consider placing more emphasis on public benefits that can be accessed and enjoyed by the general public, such as public access trails, publicly accessible formal and informal recreation features, and contiguous open space protected in perpetuity through conservation easements. Public Benefit Rating System points should not be given for preserving open space that is located in areas with over 33% slope, frequently flooded areas, or for open space areas used to accommodate plat infrastructure (i.e. and stormwater drainage or community septic facilities). Special attention should be given to clarifying the calculation of the total open space provided on site and making sure that ineligible areas, such as critical area buffers, are not included. The amount of required open space should also be considered, particularly with regard to market and site conditions (i.e. requiring too much open space may result in no applications for PBCPs, particularly in urban areas). Finally, the public benefits that are proposed in exchange for density bonuses should be specifically identified on recorded plats through easements, covenants, plat notes, or other mechanisms.

Additional Notes

This evaluation was based on review of approximately 15 PBCP files available in CDS. A comprehensive look at the characteristics of all PBCPs was not possible due to lack of information available on past PBCP activities. The County does not keep a list of proposed or approved PBCP applications, and the file numbers of PBCPs are not distinguishable from standard long plats. A more complete evaluation of the PBCP program would require reviewing each long plat filed since 2005 to compile a complete list of PBCP applications, gathering the case files for these applications, and then compiling data on each file (e.g. number of lots proposed, bonus densities approved, public benefits provided, and so on). This type of analysis would enable a more complete evaluation of the Performance Based Cluster Plat program, and is recommended as a baseline prior to initiating any future amendments.

VICINITY MAP

APPROVALS

KITITITAS COUNTY ENGINEER
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY ENGINEER _____

KITITITAS COUNTY HEALTH DEPARTMENT
 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE KING SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITITITAS 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 NO. 16-20-08000-0011
 DATED THIS _____ DAY OF _____ A.D., 200__

KITITITAS COUNTY TREASURER _____

CERTIFICATE OF KITITITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE DAKOTA HEIGHTS PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.
 PARCEL NO. 19-16-06010-0019
 DATED THIS _____ DAY OF _____ A.D., 200__

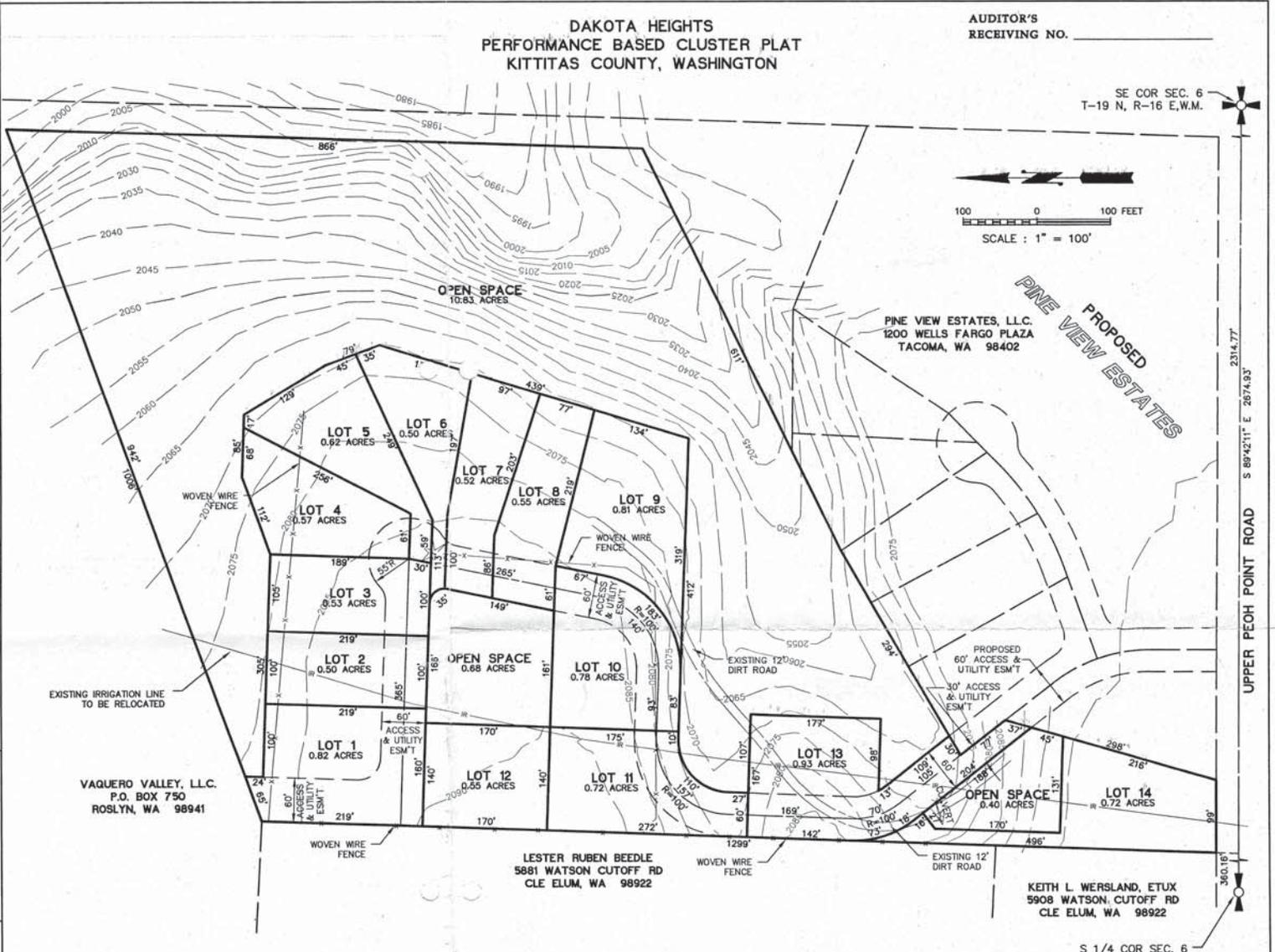
KITITITAS COUNTY ASSESSOR _____

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

BOARD OF COUNTY COMMISSIONERS
 KITITITAS COUNTY, WASHINGTON

BY: _____
 CHAIRMAN

ATTEST: _____
 CLERK OF THE BOARD



LEGAL DESCRIPTION

TRACT B OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED APRIL 30, 2007 IN BOOK 34 OF SURVEYS, PAGE 26 UNDER AUDITOR'S FILE NUMBER 200704300085, RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 16 EAST, W.M., KITITITAS COUNTY, STATE OF WASHINGTON.

PUBLIC BENEFIT RATING SYSTEM POINTS

INCORPORATING CONNECTIVITY BETWEEN DEVELOPMENTS	25 POINTS
OPEN SPACE FOR PERPETUITY (56.6%)	56 POINTS
CONNECTION TO GROUP B WATER SYSTEM	25 POINTS
TOTAL	106 POINTS TOTAL

NOTES

TOTAL AREA = 21.03 ACRES
 OPEN SPACE 11.91 ACRES (56.6%)
 TOTAL LOT AREA 9.12 ACRES
 AVERAGE LOT AREA 0.65 ACRES

PROPOSED PLAT TO BE SERVICED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS AND A CLASS "B" COMMUNITY WATER SYSTEM.

—R— DENOTES EXISTING IRRIGATION LINE
 —X— DENOTES EXISTING FENCE

OWNER/DEVELOPER TODD GEIGER
 11109 48TH STREET EAST
 EDGEWOOD, WA 98372

SURVEYOR/ENGINEER PLSA ENGINEERING & SURVEYING
 1120 W. LINCOLN AVENUE
 YAKIMA, WA 98902

PLSA ENGINEERING-SURVEYING-PLANNING
 YAKIMA, WASHINGTON
 (509) 575-6990

DAKOTA HEIGHTS PERFORMANCE BASED CLUSTER PLAT
 OF PARCEL NO. 19-16-06010-0019
 PREPARED FOR
TODD GEIGER

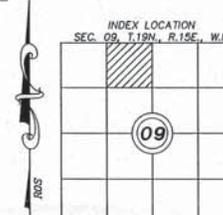
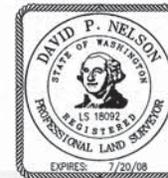
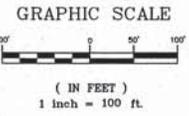
DRAWN BY: JOE
 DATE: 7/27/2007
 JOB NO. 07156
 SHEET NO. 1 OF 1

W 1/2, SE 1/4, SEC. 6, T-19 N, R-16 E, W.M.

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY BLUHM & ASSOC. AS FILED IN BOOK 30 OF SURVEYS AT PAGES 147 THRU 149 UNDER AUDITOR'S FILE NUMBER 200409300027, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED BY BLUHM & ASSOC. IN BOOK 30 OF SURVEYS ON PAGES 147 THRU 149 UNDER AUDITOR'S FILE NUMBER 200409300027.
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.

CURVE	LENGTH	RADIUS	DELTA
C1	81.34	100.00	46°36'20"
C2	46.54	100.00	26°40'05"
C3	93.87	100.00	53°46'53"
C4	87.53	100.00	50°09'13"
C5	29.69	100.00	27°02'31"
C6	138.92	100.00	72°35'36"
C7	43.19	100.00	24°44'53"
C8	41.83	100.00	23°57'58"
C9	65.41	100.00	37°28'32"
C10	18.18	180.00	5°47'13"
C11	62.25	150.42	23°42'40"
C12	30.60	150.42	11°43'52"



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 of the
 request of...MARK WALD...
 in...JUNE.....2008.
 DAVID P. NELSON DATE
 Certificate No. 18092.....

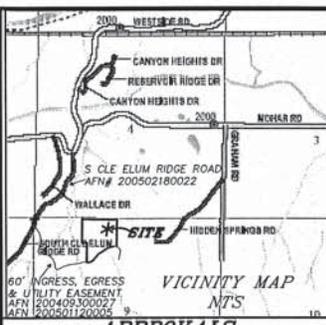
Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7419

**WALDWOODS
 PERFORMANCE BASED CLUSTER PLAT**
 LOCATED IN SECTION 9, T. 19N., R. 15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY G. WEISER	DATE 02/07	JOB NO. 05561
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

**WALDWOODS
 PERFORMANCE BASED CLUSTER PLAT**
 LOCATED IN SECTION 9, T.19N., R.15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

OWNER:
MARK & MARIA WALD
 1501 35TH AVE S
 SEATTLE WA 98144
 PARCEL #19-15-09000-0012
 ACREAGE: 21.00 ACRES
 13 LOTS
 WATER SOURCE: CLASS D SYSTEM
 SEWER SOURCE: SEPTIC
 ZONE: R-3



APPROVALS

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

KITTITAS COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE WALDWOODS CLUSTER 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____

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE WALDWOODS CLUSTER PLAT 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., 200____

KITTITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITTITAS 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 NO. 19-15-09000-0012 (11823)
 DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY TREASURER _____

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE WALDWOODS CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 19-15-09000-0012
 DATED THIS _____ DAY OF _____ A.D., 200____

KITTITAS COUNTY ASSESSOR _____

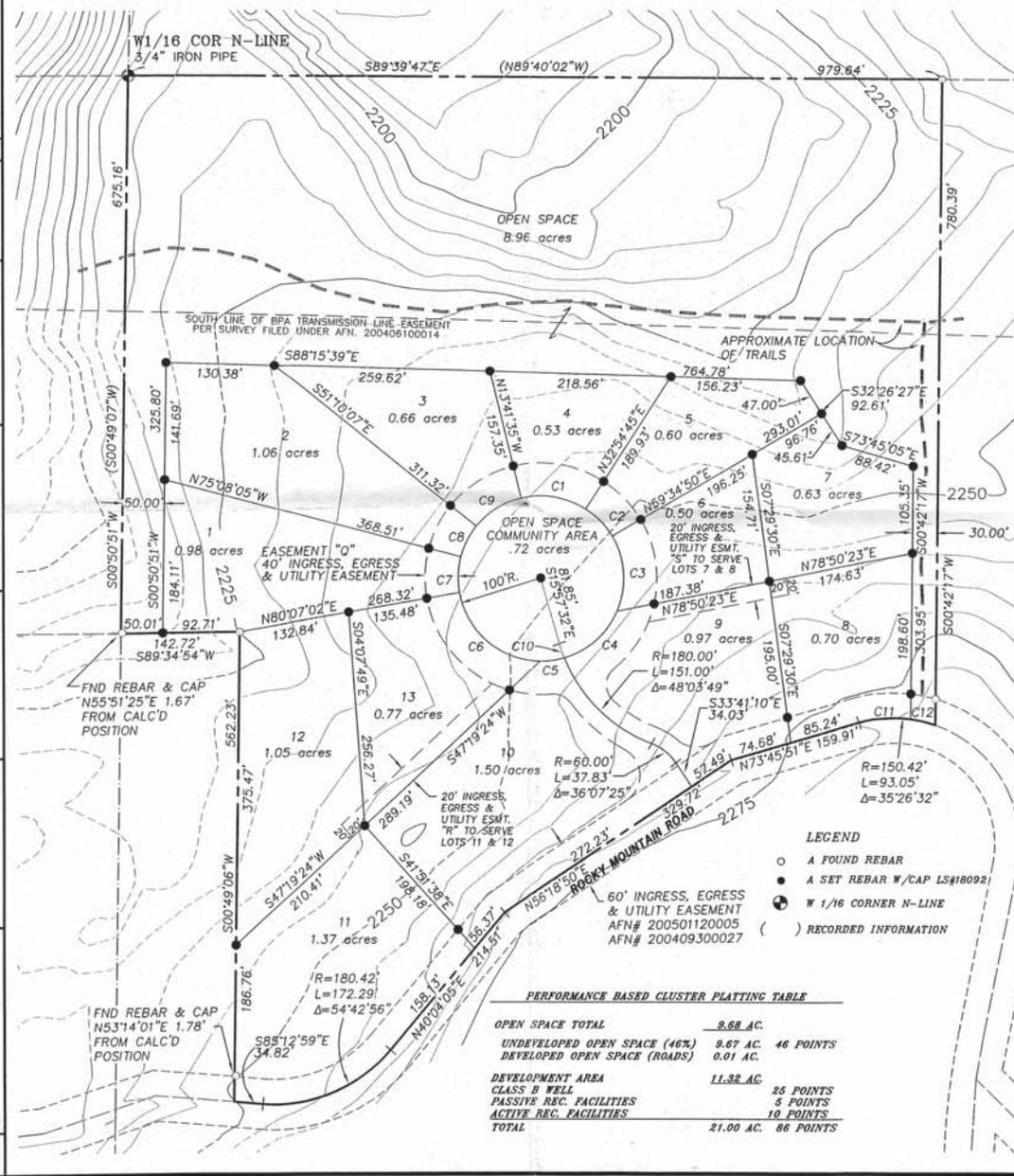
KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 200____

BOARD OF COUNTY COMMISSIONERS
 KITTITAS 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.



**WALDWOODS
PERFORMANCE BASED CLUSTER PLAT
LOCATED IN SECTION 9, T.19N., R.15E., W.M.
KITITAS COUNTY, STATE OF WASHINGTON**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MARK WALD & MARIA WALD, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 2007.

MARK WALD

MARIA WALD

ACKNOWLEDGEMENT

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

On this day personally appeared before me _____

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____ 2007.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE VALLEY BANK, 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 ____ DAY OF _____ A.D., 2007.

NAME
TITLE

NAME
TITLE

ACKNOWLEDGEMENT

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

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ President and to me known to be the _____ Secretary, respectively, of _____ 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 _____ 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.

Notary Public in and for the State of
Washington, residing at _____
My appointment expires _____

EXISTING LEGAL DESCRIPTION:

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 30, 2004, IN BOOK 30 OF SURVEYS, PAGES 147 THROUGH 149, UNDER AUDITOR'S FILE NUMBER 200409300027, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

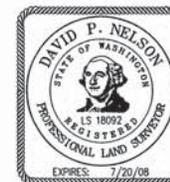
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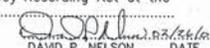
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:1,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED 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.
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 KITITAS 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 THOSE WHO BENEFIT 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. 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.

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...MARK WALD... in...JUNE.....2007.  DAVID P. NELSON DATE Certificate No....18092.....		
<p align="center">Encompass</p> ENGINEERING & SURVEYING 108 EAST 2ND STREET CLE ELUM, WA 98922 PHONE: (509) 674-7433 FAX: (509) 674-7419		
<p align="center">WALDWOODS PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 9, T. 19N., R. 15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON</p>		
DWN BY G. WEISER	DATE 02/07	JOB NO. 05561
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 2 of 2

open space 8.458

OWNER:
MARY & MARIA WALD
 1501 35TH AVE S
 SEATTLE WA 98144

PARCEL #19-15-09000-0012
ACREAGE: 21.00 ACRES
12 LOTS
WATER SOURCE: CLASS B SYSTEM
SEWER SOURCE: SEPTIC
ZONE: R-3

WALDWOODS
PERFORMANCE BASED CLUSTER PLAT
 LOCATED IN SECTION 9, T.19N., R.15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

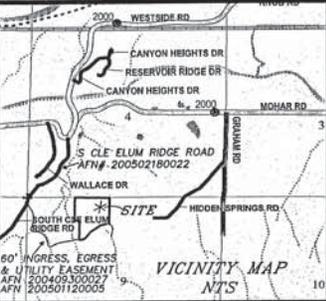
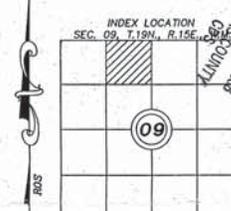
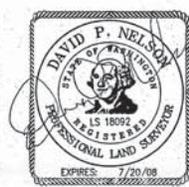
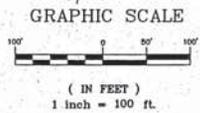
Need revised closure for open space

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY BLUMH & ASSOC. AS FILED IN BOOK 30 OF SURVEYS AT PAGES 147 THRU 149 UNDER AUDITOR'S FILE NUMBER 200409300027, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
2. THE PURPOSE OF THIS DOCUMENT IS TO CLUSTER PLAT PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED BY BLUMH & ASSOC. IN BOOK 30 OF SURVEYS ON PAGES 147 THRU 149 UNDER AUDITOR'S FILE NUMBER 200409300027 TO THE CONFIGURATION SHOWN HEREON.
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.

Give 2/20/07 Lot Closure 11/1/07 "Revised" 2/21/09 "Revised" for lots 1-5

CURVE	LENGTH	RADIUS	DELTA
C1	106.35	100.00	60°56'05"
C2	61.50	100.00	35°14'16"
C3	93.87	100.00	53°46'53"
C4	87.53	100.00	50°09'13"
C5	29.69	100.00	17°30'31"
C6	138.82	100.00	79°35'38"
C7	61.13	100.00	35°01'23"
C8	49.34	100.00	28°18'04"
C10	18.18	180.00	5°47'13"
C11	62.25	150.42	23°42'40"
C12	30.80	150.42	11°43'52"



APPROVALS

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

KITTITAS COUNTY ENGINEER _____

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE WALDWOODS CLUSTER 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__

KITTITAS COUNTY HEALTH OFFICER _____

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE WALDWOODS CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS _____ DAY OF _____, A.D., 200__

KITTITAS COUNTY PLANNING DIRECTOR _____

CERTIFICATE OF KITTITAS 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 NO. 19-15-09000-0012 (11823)
 DATED THIS _____ DAY OF _____, A.D., 200__

KITTITAS COUNTY TREASURER _____

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE WALDWOODS CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 19-15-09000-0012
 DATED THIS _____ DAY OF _____, A.D., 200__

KITTITAS COUNTY ASSESSOR _____

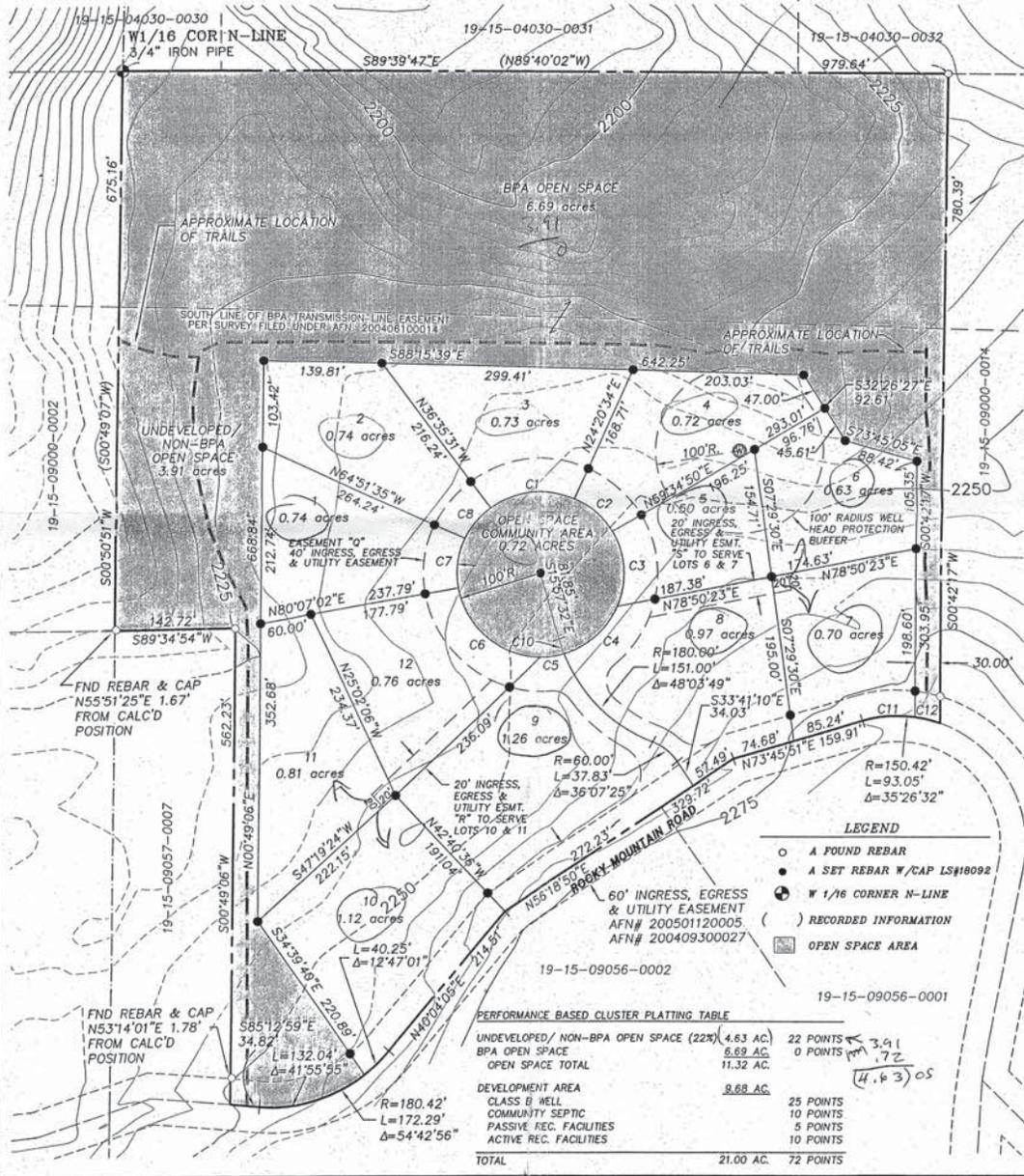
KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 200__

BOARD OF COUNTY COMMISSIONERS
 KITTITAS 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.



PERFORMANCE BASED CLUSTER PLATTING TABLE

UNDEVELOPED/ NON-BPA OPEN SPACE (22%)	4.63 AC.	22 POINTS	3.91
BPA OPEN SPACE	6.69 AC.	0 POINTS	1.72
OPEN SPACE TOTAL	11.32 AC.		(4.63) OS
DEVELOPMENT AREA	9.88 AC.	25 POINTS	
CLASS B WELL		10 POINTS	
COMMUNITY SEPTIC		5 POINTS	
PASSIVE REC. FACILITIES		10 POINTS	
ACTIVE REC. FACILITIES			
TOTAL	21.00 AC.	72 POINTS	

RECORDER'S CERTIFICATE

Filed for record this.....day of....., 20...at.....M in book.....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 of the request of...MARY WALD...
 in...W.M....200R.
 DAVID P. NELSON DATE
 Certificate No.18092.....

Encompass
 RECEIVED
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7433
 KITTITAS COUNTY
 FEB 21 2008
 Kittitas County
 CDS

DEPT. OF PUBLIC WORKS
WALDWOODS
PERFORMANCE BASED CLUSTER PLAT
 LOCATED IN SECTION 9, T. 19N., R. 15E., W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

OWN BY	DATE	JOB NO.
G. WEISER	02/08	05561
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

P-07-07

WALDWOODS PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 9, T.19N., R.15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

ADJACENT PROPERTY OWNERS:

19-15-04030-0031
GEORGE BURCHAK ETUX
1941 MOHAR RD
CLE ELUM WA 98922

19-15-04030-0032
DANIEL E WHERRY ETUX
15414 130TH AVE CT E
PUYALLUP WA 98374

19-15-04030-0030
FRANK ULRICH ETUX
PO BOX 368
SO CLE ELUM WA 98943

19-15-09000-0002
MACKIEJO HOLDING CO LLC
6525 KITSAP WAY
BREMERTON WA 98312

19-15-09000-0014
JAMES A LOEN
SUSAN M HENRICKSEN
12206 12TH ST E
PUYALLUP WA 98272-1449

19-15-09057-0007
WIMBERLY PROPERTIES LLC
8815 FAUNTLEROY WAY SW
SEATTLE WA 98136

19-15-09056-0001
19-15-09056-0002
KELBER LLC
1970 LAMBERT ROAD
CLE ELUM WA 98922

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MARK WALD & MARIA WALD, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

MARK WALD MARIA WALD

ACKNOWLEDGEMENT

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

On this day personally appeared before me _____

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this ____ day of _____, 2008.

Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE VALLEY BANK, 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 ____ DAY OF _____, A.D., 2008.

NAME NAME
TITLE TITLE

ACKNOWLEDGEMENT

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

On this ____ day of _____, 20____ before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ President and to me known to be the _____ Secretary, respectively, of _____ 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 _____ 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.

Notary Public in and for the State of Washington, residing at _____ My appointment expires _____

EXISTING LEGAL DESCRIPTION:

PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 30, 2004, IN BOOK 30 OF SURVEYS, PAGES 147 THROUGH 149, UNDER AUDITOR'S FILE NUMBER 200409300027, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

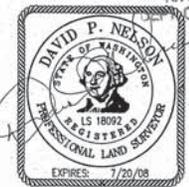
1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED 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. 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 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 KITITAS 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 BENEFIT 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. 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.

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 ofDAVID 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...MARK WALD... in...JUNE.....2008.		
..... DAVID P. NELSON DATE	 Certificate No.....18092.....
		
WALDWOODS PERFORMANCE BASED CLUSTER PLAT LOCATED IN SECTION 9, T. 19N., R. 15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON		
IWN BY G. WEISER	DATE 02/08	JOB NO. 05561
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 2 of 2



KITTITAS COUNTY
WASHINGTON
PLAT OF TIMBER COVE
P-06-24

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNERS 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 28 DAY OF FEBRUARY A.D., 2008

NAME

NAME

NAME

NAME

ACKNOWLEDGEMENT

STATE OF Washington)
COUNTY OF King) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Sean Northrop

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

President of Northland Investments, Inc.

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

DATED February 28, 2008
SIGNATURE OF Camille M. DeWitt
PRINTED NAME OF Camille M. DeWitt
TITLE
MY APPOINTMENT EXPIRES 3-15-10

REFERENCE SURVEYS

- 1) SURVEY FILED BY GEODATUM, INC., #200512210001 RECORDED 21 DAY OF DEC. 2005, AT 19:27 AM IN BOOK 32, PAGE 24
- 2) SURVEY FILED BY W.L. BRICKEY J.R., LS6906, ON FILE IN THIS OFFICE
- 3) SURVEY FILED IN VOL. 8, PAGE 41 BY LS 5357
- 4) SALMON LA SAC ROAD DEED FILED UNDER AFN. 561753

BASIS OF BEARINGS

SURVEY BY JOHN C. BENTLEY, LS 29268, MEANDER COR. TO N1/4 COR. SECTION 28

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 28 DAY OF March A.D., 2008

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 07 DAY OF March A.D., 2008

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 KITTITAS COUNTY

PLANNING COMMISSION. DATED THIS 11th DAY OF March A.D., 2008

KITTITAS COUNTY PLANNING DIRECTOR

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 11th DAY OF March A.D., 2008

CERTIFICATE OF COUNTY ASSESSOR

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

DATED THIS 29 DAY OF Feb. A.D., 2008

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 15th DAY OF March A.D., 2008

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON BY CHAIRMAN

ATTEST:

Mandy Robinson
CLERK OF THE BOARD

ORIGINAL PARCEL DESCRIPTION

THE NORTH 200 FEET OF THE NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING WEST OF THE COUNTY ROAD, EXCEPT THAT PORTION CONVEYED TO KITTITAS COUNTY BY DEED RECORDED JULY 29, 1993 IN VOLUME 344, PAGE 1535, UNDER AUDITOR'S FILE NO. 561753; AND ALL GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN COUNTY OF KITTITAS, STATE OF WASHINGTON EXCEPT A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION AND RUNNING THENCE SOUTH ALONG THE WEST BOUNDARY LINE THEREOF 1089 FEET TO THE GOVERNMENT MEANDER CORNER; THENCE SOUTH 40'00" EAST 302 FEET ALONG THE MEANDER LINE TO THE POINT OF INTERSECTION OF SAID BOUNDARY LINE 719 FEET; THENCE NORTH 79'22" WEST 369 FEET; THENCE NORTH 60'42" WEST 70 FEET; THENCE NORTH 53'21" WEST 65 FEET; THENCE NORTH 44'40" WEST 172 FEET; THENCE NORTH 30'47" WEST 163 FEET; THENCE NORTH 19'55" WEST 288 FEET; THENCE NORTH 12'16" WEST 145 FEET; THENCE NORTH 3'49" WEST 172 FEET; THENCE NORTH 14'56" EAST 63 FEET; THENCE NORTH 46'19" EAST 112 FEET; THENCE NORTH 37'16" EAST 150 FEET; THENCE NORTH 28'18" EAST 97 FEET TO THE NORTH BOUNDARY LINE OF SAID SECTION 28; AND THENCE WEST ALONG THE NORTH BOUNDARY LINE THEREOF 326 FEET TO THE POINT OF BEGINNING.

TAX PARCEL NO. 21-14-28020-0004, 21-14-28020-0007
OWNER: NORTHLAND INVESTMENTS, INC
206 W. 1ST STREET
GLE ELUM, WA 98922

NEIGHBORING OWNERSHIP

PARCEL: 21-14-28020-0004
TIMBER COVE, LLC
310 W FIRST ST #B
GLE ELUM, WA 98922

PARCEL: 21-14-28020-0003
RILEY, TYKE
348 NW 200TH
SHORELINE, WA 98177

PARCEL: 21-14-28051-0001
WARNER, MARC, E ETUX
1950 ALASKAN WAY #135
SEATTLE, WA 98101

PARCEL: 21-14-28020-0006
WARNER, MARC, E ETUX
1950 ALASKAN WAY #135
SEATTLE, WA 98101

PARCEL: 21-14-28020-0001
CEDAR GROVE LLC
PO BOX 289
RONALD WA 984940

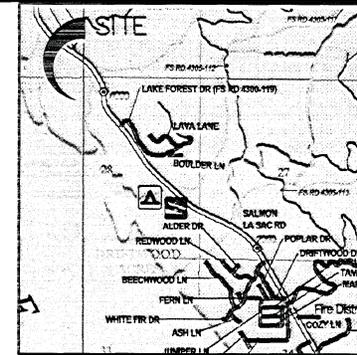
PARCEL: 21-14-28000-0001
USA, (WNP)
WENATCHEE NATIONAL FOREST
215 MELODY LN
WENATCHEE, WA 98801

PARCEL: 21-14-21000-0008
MONJAZEB, ARASTOU
19926 NE 129TH
WOODINVILLE, WA 98072

PARCEL: 21-14-21000-0001
B.N. TIMBERLANDS, INC.
% PLUM CREEK TAX DEPT.
PO BOX 1990
COLUMBIA FALLS, MT 59912

03/18/2008 11:00:09 AM V: 11 P: 122 200803180006
\$108.00
FILED NORTHLAND INVESTMENTS
Kittitas County Auditor Page 1 of 3

PORTION OF NW 1/4, NW 1/4, AND NE1/4, NW1/4
SEC 28, TWN 21, RGE 14E, W.M.



VICINITY MAP

NTS

Chapter 16.09 KCC - Performance Based Cluster Platting

Project Name:	Timber Cove	PBR Summary	
Base Acreage:	36.7	Points Applied:	99
Zoning:	R-3	Points Used:	17
Base Lot Size:	3.0	Open Space Ac.:	10.63
Base Lot Yield:	12	Total Proposed Lots:	14
Max. Lot Yield:	24	Average Lot Size:	1.07

*excludes easement areas
*excludes lots 13 & 14

Public Benefit Ratings System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	10	10	80' R.O.W. PROVIDED ON SITE
Connectivity	25	0	
Multi-Modal Access	25	0	
Streetscape	0	0	
subtotal		10	
Open Space			
50% - 25 yrs.	20	20	
25% 80% perpetuity	25	0	20% open space (10.63 acres)
25 yr. Historic Use	max 100	0	
Urban Redevelopment	0	0	
subtotal		29	
Wildlife Habitat			
Connectivity	15	0	
CAO Supplement	10	10	Additional riparian buffers provided
subtotal		10	
Health and Safety			
Municipal Water	0	0	
Group A	50	0	Group B water system
Group B	25	25	
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		25	
Recreation			
Passive	10/20	10	Picnic Areas
Active	10/35	10	Private trail system
Formal Active	10/50	0	
subtotal		20	
TOTAL		94	

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF MARCH 2008 AT 11:00am
IN BOOK 11 OF SURVEYS PAGE 122-124 AT THE REQUEST OF
GEODATUM, INC.

David Hill
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 NORTHLAND INVESTMENTS, INC IN FEBRUARY, 2006

CERTIFICATE NO.: 38964



TIMBER COVE
PERFORMANCE BASED CLUSTER PLAT

SALMON LA SAC ROAD
KITTITAS COUNTY, WA 98940

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GeoDatum Inc
SURVEY-CIVIL-STRUCTURAL

1505 NW Mall Street
Issaquah, WA 98027
(425) 837-8083
PROJECT # SHEET: 1
2005-037 OF: 3

May 2012

Page H-11

Preliminary Analysis
Comprehensive Plan Compliance 2012

P:\00037\img\2\p01\01-JESP-0017.dwg 2/28/2008 11:28:58 AM PST

KITTITAS COUNTY
WASHINGTON
PLAT OF TIMBER COVE
P-06-24

03/18/2008 11:00:09 AM V: 11 P: 124 200803180006
\$106.00 NORTHLAND INVESTMENTS Page 3 of 3
Kittitas County Auditor

11-124

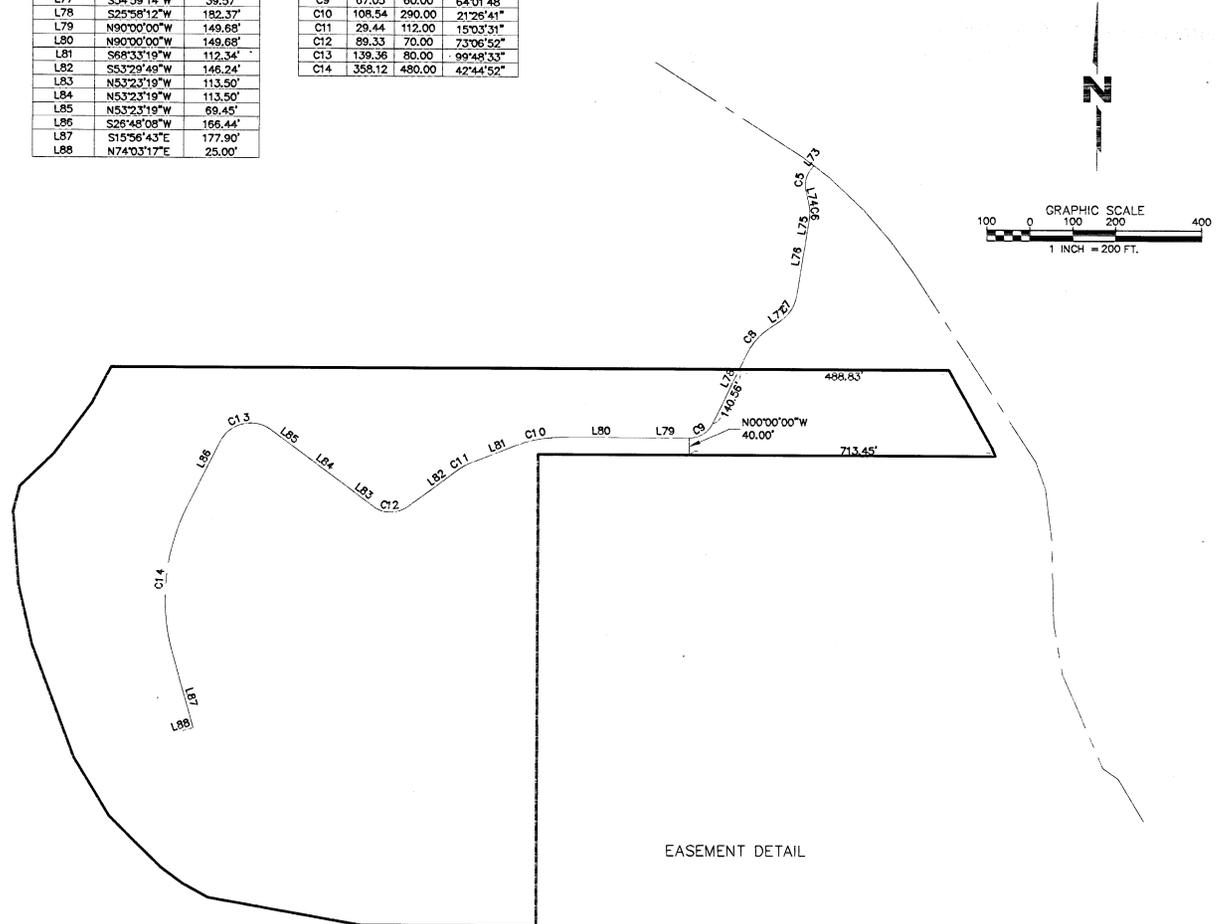
PORTION OF NW1/4, NW1/4, AND NE1/4, NW1/4
SEC 28, TWN 21, RGE 14E, W.M.

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.
- 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 BUILDING PERMITS FOR THIS PLAT.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE MAINTENANCE OF THE ACCESS. ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
- 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.
- 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. RCW 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.
- 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.
- LOTS SHALL BE REQUIRED TO IRRIGATE THEIR INDIVIDUAL LOT OR LOTS BY THE USE OF EITHER A SPRINKLER IRRIGATION SYSTEM OR A DRIP IRRIGATION SYSTEM (ORD. 84-6(PART), 1984).
- 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.

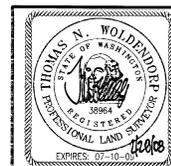
LINE TABLE		
L73	S37°07'33"W	11.98'
L74	S122°22'27"E	32.87'
L75	S09°18'57"W	33.43'
L76	S09°11'03"W	145.82'
L77	S54°59'14"W	39.57'
L78	S25°58'12"W	182.37'
L79	N90°00'00"W	149.68'
L80	N90°00'00"W	149.68'
L81	S69°33'19"W	112.34'
L82	S53°29'49"W	146.24'
L83	N53°23'19"W	113.50'
L84	N53°23'19"W	113.50'
L85	N53°23'19"W	69.45'
L86	S26°48'08"W	166.44'
L87	S15°56'43"E	177.90'
L88	N74°03'17"E	25.00'

CURVE TABLE		
C5	51.92	80.00 49°35'00"
C6	37.71	99.23 21°46'24"
C7	67.95	85.00 45°48'11"
C8	73.43	145.00 29°01'01"
C9	67.05	60.00 64°01'48"
C10	108.54	290.00 21°26'41"
C11	29.44	112.00 15°03'31"
C12	89.33	70.00 73°06'52"
C13	139.36	80.00 99°48'33"
C14	358.12	480.00 42°44'52"



EASEMENT DETAIL

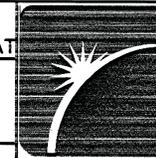
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TIMBER COVE
PERFORMANCE BASED CLUSTER PLAT

SALMON LA SAC ROAD
KITTITAS COUNTY, WA 98940

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PROJECT#: SHEET: 3
2005-037 DF: 3