




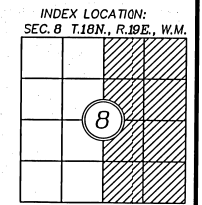
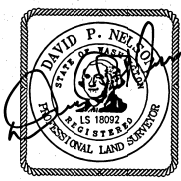


10/13/2010 04:48:56 PM V: 12 P: 7 201010130026
 \$128.00 ENCUMBRANCE
 Kittitas County Auditor Page 1 of 3

COE LARGE LOT SUBDIVISION
KITTITAS COUNTY LLSD 08-01
 A PORTION OF THE EAST 1/2 OF SECTION 8,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

- LEGEND**
-  SECTION CORNER, AS NOTED
 -  QUARTER CORNER, AS NOTED
 -  SET 5/8" REBAR & CAP
 -  FOUND REBAR & CAP
 -  FENCE LINE



RECORDER'S CERTIFICATE 20100130026
 Filed for record this 13 day of Oct 2010 at 4:48 PM
 in book 34 of PLATS at page 42-43 at the request of
 DAVID P. NELSON
 Surveyor's Work
 County Auditor Deputy County Auditor

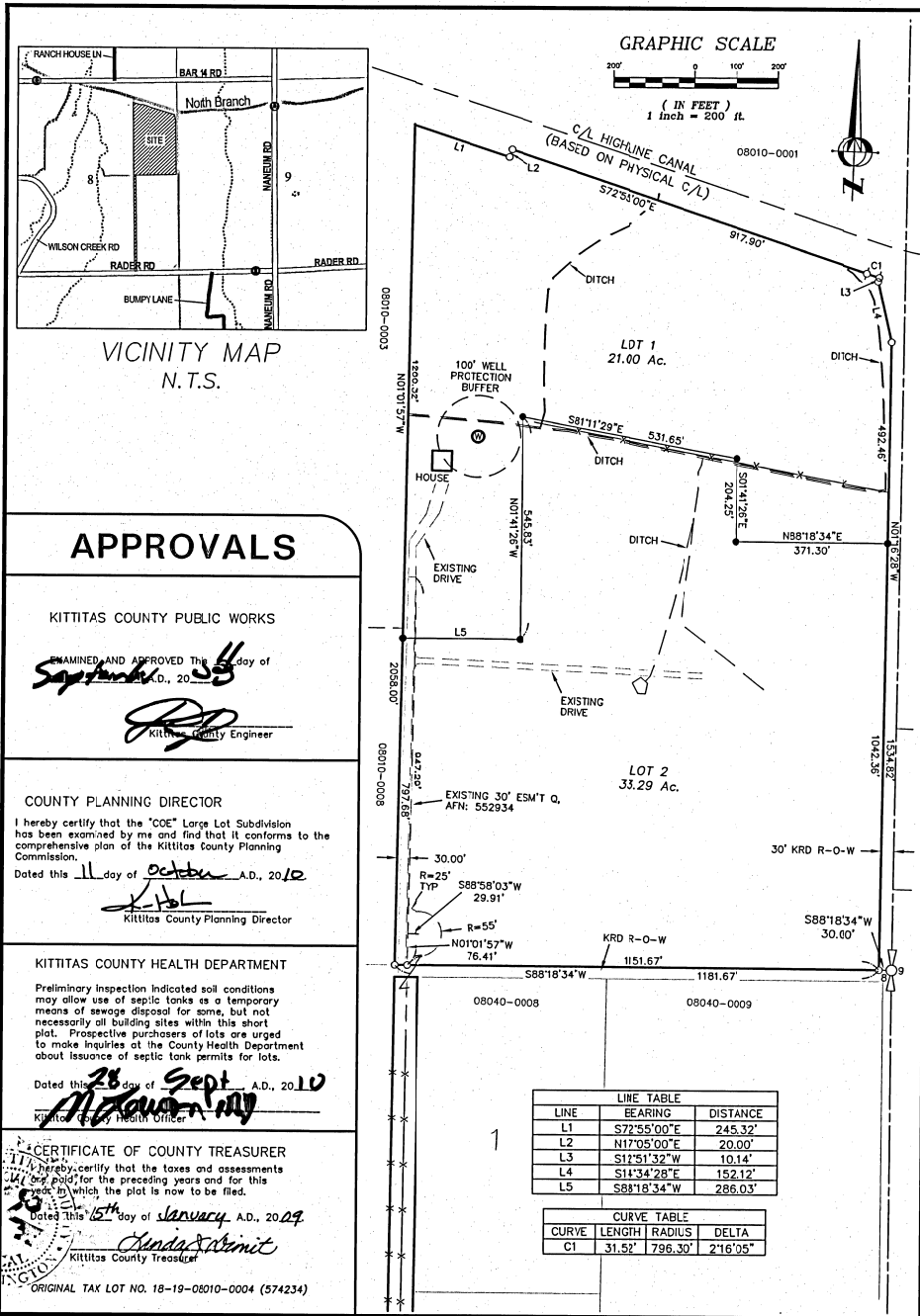
SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of... MATT COE... in... SEP... 2008.
 DAVID P. NELSON DATE 09/23/08
 Certificate No. 18092

KITTITAS COUNTY L.L. NO. 08-01
 PART OF THE EAST 1/2, SEC. 8, T.18N., R.19E., W.M.
 KITTITAS COUNTY, WASHINGTON

DWN BY D. PIERCE	DATE 09/2008	JOB NO. 07099
CHKD BY D. NELSON	SCALE VARIES	SHEET 1 OF 3

Encompass
 ENGINEERING & SURVEYING

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S72°55'00"E	245.32'
L2	N17°05'00"E	20.00'
L3	S12°51'32"W	10.14'
L4	S14°34'28"E	152.12'
L5	S88°18'34"W	286.03'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
CI	31.52'	796.30'	2°16'05"

**COE LARGE LOT SUBDIVISION
KITITITAS COUNTY LL-08-01
A PORTION OF THE EAST 1/2 OF SECTION 8,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.
KITITITAS COUNTY, WASHINGTON**

10/13/2010 04:48:56 PM V: 12 P: 8 201010130026
ENCOMPASS
KITITITAS COUNTY AUDITOR
Page 2 of 3

OWNER:
MATT COE
721 THOMAS ROAD
ELLENSBURG, WA 98926

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL NO.: 18-19-08010-0004 (574234)

EXISTING PARCEL AREA: 54.29 ACRES

ZONE: AG-20

ADJACENT OWNERS:

- 18-19-08040-0001
- 18-19-08040-0010
- 18-19-08040-0011
- 18-19-08040-0018
- 18-19-08040-0019
- 18-19-08040-0020
- 18-19-08040-0021
- 18-19-08040-0022
- 18-19-09000-0025
- 18-19-09000-0039
- 18-19-09000-0046
- BRENT W. MINOR, ETUX
8001 NANEUM ROAD
ELLENSBURG, WA 98926
- 18-19-08040-0007
- 18-19-08040-0004
- THOMAS R. HEDRICK, ETUX TRUSTEES
18240 150TH AVE SE
RENTON, WA 98058
- 18-19-08010-0007
- WILLIAM W. SPETH, ETUX
1030 BAR 14 ROAD
ELLENSBURG, WA 98926
- 18-19-08010-0003
- CLIFFORD R. GRIFFIN, ETUX
860 BAR 14 ROAD
ELLENSBURG, WA 98926
- 18-19-08010-0008
- MOLLY A. STONE
866 BAR 14 ROAD
ELLENSBURG, WA 98926
- 18-19-08040-0008
- MICHAEL BREADY, ETUX
27919 106TH AVE SE
KENT, WA 98030

EXISTING LEGAL DESCRIPTION:

PARCEL U OF THAT CERTAIN SURVEY AS RECORDED JUNE 24, 2003, IN BOOK 29 OF SURVEYS, PAGES 16 THROUGH 18 UNDER AUDITOR'S FILE NO. 200308240041, RECORDS OF KITITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS STATE OF WASHINGTON.

SURVEY NOTES:

- THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS IN CONJUNCTION WITH 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 AZMUTH ADJUSTMENT.
- FOR SECTION BREAKDOWN, BASIS OF BEARINGS, AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEYS RECORDED IN BOOK 24 OF SURVEYS AT PAGES 239-240, UNDER AUDITOR'S FILE NO. 200002220015, BOOK 29 OF SURVEYS AT PAGES 16-18, UNDER AUDITOR'S FILE NO. 200306240041, AND BOOK 34 OF SURVEYS AT PAGES 42-43, UNDER AUDITOR'S FILE NO. 200705090117 ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

- 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.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITITAS COUNTY ROAD STANDARDS.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- KITITITAS 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.
- LOTS 1 AND 2 OF THE COE LARGE LOT SUBDIVISION, AND ANY FUTURE DIVISIONS OF THESE LOTS SHALL BE LIMITED TO A SINGLE GROUND WATER WITHDRAWAL EXEMPTION OF NO MORE THAN 5,000 GALLONS PER DAY CUMULATIVELY WHICH MAY BE ACCOMPLISHED BY MORE THAN ONE WELL. NO MORE THAN 1/2 ACRE OF LAWN AND GARDEN SHALL BE IRRIGATED.
- 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 KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SUBDIVISION.
- KITITITAS 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 SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMANCE IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITITAS COUNTY HAS ADOPTED THE RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITITITAS COUNTY ZONING CODE.
- ALL DEVELOPMENT MUST COMPLY WITH 2006 INTERNATIONAL FIRE CODE.
- NOTE: THE LOTS IN THIS SURVEY ARE CREATED THROUGH THE LARGE LOT SUBDIVISION REVIEW PROCESS. AS SUCH THERE HAS BEEN REVIEW FOR CONFORMANCE WITH SUITABILITY FOR ON-SITE SEWAGE DISPOSAL AND AVAILABILITY OF POTABLE WATER.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MATTHEW COE, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE AND SUBDIVIDE AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 10 DAY OF DECEMBER, A.D., 2008.

Matthew Coe
MATTHEW COE

ACKNOWLEDGEMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITITITAS

PEGGY L. COE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 9, 2012

ON THIS DAY PERSONALLY APPEARED BEFORE ME MATTHEW COE TO ME KNOW

TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HE FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10 DAY OF DEC, 2008.

Peggy L. Coe
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Cle Elum
MY APPOINTMENT EXPIRES 10-9-2012

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 17 DAY OF December, A.D., 2008.

Dale Loveland
NAME Dale Loveland
TITLE VICE PRESIDENT

NAME _____
TITLE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITITITAS

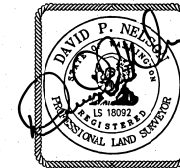
ON THIS 17 DAY OF December, 2008, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Dale Loveland TO ME KNOW TO BE THE

VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF CASHMERE VALLEY BANK, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND MENTIONED, AND ON OATH STATED THAT HE IS 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 RESIDENT AT Cle Elum
MY COMMISSION EXPIRES: 4-26-2012

Carroll Reed



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 2010.01.30.026

Filed for record this 13 day of Dec, 2010, at Cle Elum in book LL-08-01 of PLATS, at page 8 of the request of

DAVID P. NELSON
County Auditor
David P. Nelson
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 MATT COE in SEP, 2008.

David P. Nelson
DAVID P. NELSON
DATE 09/03/08
Certificate No. 18092

K.C.L.L. NO. 08-01
PART OF THE EAST 1/2, SEC. 8, T.18N., R.19E., W.M.
KITITITAS COUNTY, WASHINGTON

DWN BY D. PIERCE	DATE 09/2008	JOB NO. 07099
CHKD BY D. NELSON	SCALE N/A	SHEET 2 OF 3



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

OWNER:
MATT COE
721 THOMAS ROAD
ELLENSBURG, WA 98926

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL NO.: 18-19-08010-0004 (574234)

EXISTING PARCEL AREA: 54.29 ACRES

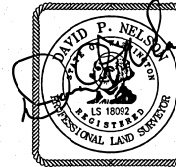
ZONE: AG-20

COE LARGE LOT SUBDIVISION
KITTITAS COUNTY LL-08-01
A PORTION OF THE EAST 1/2 OF SECTION 8,
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KITTITAS COUNTY, WASHINGTON

10/13/2010 04:48:56 PM V: 12 P: 9 201010130026
1/28 00 ENCOMPASS
Kittitas County Auditor
Page 3 of 3

KRD NOTES:

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 21.00 IRRIGABLE ACRES AND LOT 2 HAS 17.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



NOTE:
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Call Before You Dig
1-800-553-4344

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MATTHEW COE, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY GRANT FOREVER UNTO ALL OWNERS OF LOTS IN THIS SURVEY AND ALL FUTURE PLATS IN THIS SURVEY A COMMON OWNERSHIP INTEREST IN ALL PRIVATE ROADS SHOWN.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 10 DAY OF DECEMBER A.D., 2008.

Matthew Coe
MATTHEW COE

ACKNOWLEDGEMENT

PEGGY L. COLETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
OCTOBER 2012

STATE OF WASHINGTON)
) S.S.
COUNTY OF KITTITAS

ON THIS DAY PERSONALLY APPEARED BEFORE ME Matthew Coe

TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 10 DAY OF Dec, 2008.

Peggy L. Colett
NOTARY PUBLIC AND FOR THE STATE OF WASHINGTON, RESIDING AT Cle Elum

MY APPOINTMENT EXPIRES 10-9-2012

RECORDER'S CERTIFICATE 201010130026

Filed for record this 13 day of OCT, 2010, at 4:48 P
in book 16 of PLATS at page 1 at the request of

DAVID P. NELSON
Surveyor's Name

James Pettit
County Auditor

David P. Nelson
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 MATT COE in SEPT, 2008.

David P. Nelson DATE 09/23/08
DAVID P. NELSON
Certificate No. 18092

K.C.L.L. NO. 08-01

PART OF THE EAST 1/2, SEC. 8, T.18N., R.19E., W.M.
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