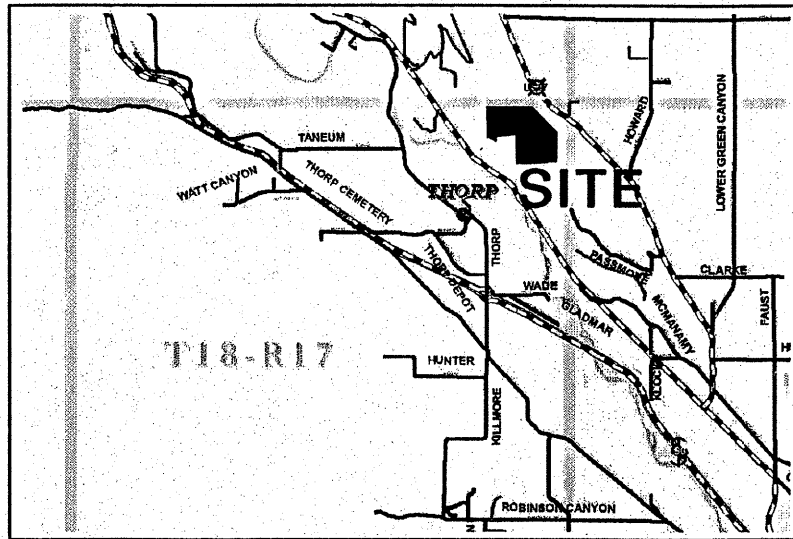


"LOOKOUT" LARGE LOT SUBDIVISION A PTN. OF THE NORTH 1/2 OF SEC. 1, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M. KITITAS COUNTY, WASHINGTON



VICINITY MAP
NTS

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of
____ A.D., 20____

Kititاس County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "LOOKOUT" Large Lot Subdivision has been examined by me and find that it conforms to the comprehensive plan of the Kititاس County Planning Commission.

Dated this ____ day of _____ A.D., 20____

Kititاس County Planning Director

KITITAS 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., 20____

Kititاس County Health Officer

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____

Kititاس County Treasurer

ORIGINAL TAX LOT NO. 18-17-01020-0005 (736333)

OWNER:

FRANK M. RAGLAND
JUDY L. RAGLAND
PO BOX 208
THORP, WA 98946

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

EXISTING PARCEL #: 18-17-01020-0005 (736333)
11 LOT SUBDIVISION (MIN. 20 AC LOT)
EXISTING PARCEL AREA: 235.1 ACRES

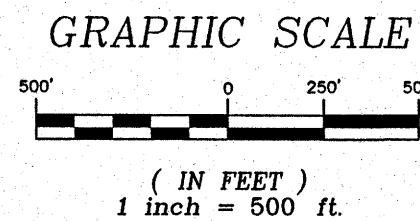
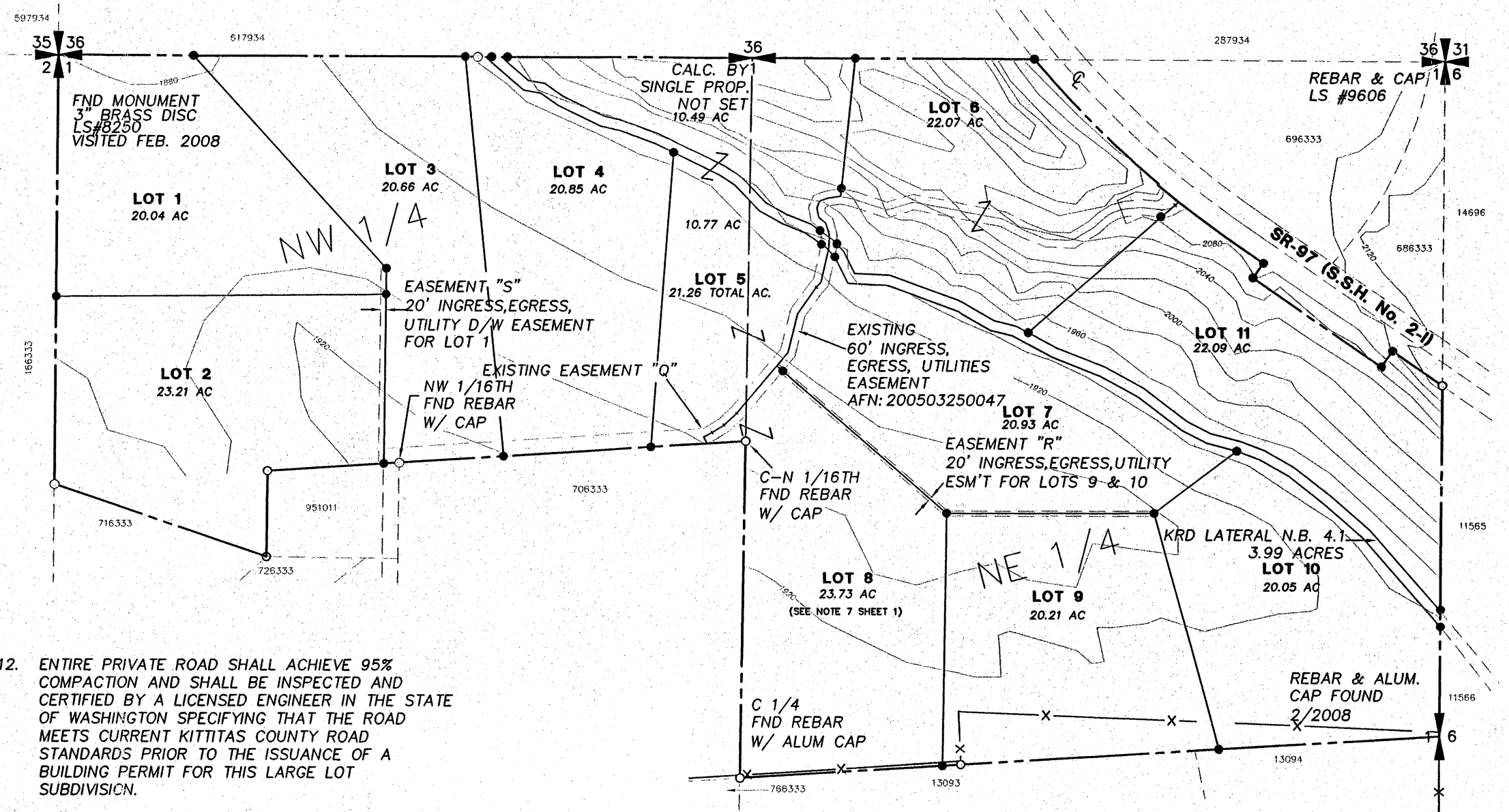
ZONE: AG-5

LEGAL DESCRIPTION:

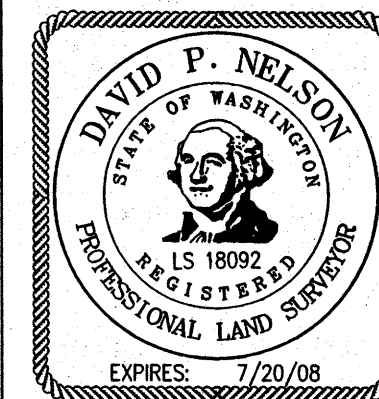
PARCEL 12 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 19, 2005, IN BOOK 31 OF SURVEYS, PAGES 184 AND 185, UNDER AUDITOR'S FILE NO. 200509190016, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M. IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES

- THE PURPOSE OF THIS SURVEY IS TO LARGE LOT SUBDIVIDE TAX PARCEL No. 18-17-01020-0005 INTO THE CONFIGURATION SHOWN HEREON.
- 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR THE BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY RECORDED IN BOOK 23 OF SURVEYS AT PAGE 55-66. RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- THE WASHINGTON STATE DEPT. OF TRANSPORTATION REMOVED ALL MONUMENTATION FOR SR-97. THE LOCATION FOR SR-97 RIGHT-OF-WAY IS BASED ON THE INFORMATION SHOWN ON THAT CERTAIN SURVEY RECORDED IN BOOK 30 OF SURVEYS AT PAGES 249-252, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.
- THE CONTOURS SHOWN HEREON ARE ON AN ASSUMED DATUM.
- ACCESS TO LOT 8 SHALL BE DIRECTLY OFF EXISTING ROAD ESM'T AFN#200503250047
- PER RCW 17.10.140 LAND OWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- PURSUANT TO RCW 90.44.50, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 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 LARGE LOT SUBDIVISION.
- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND 5 FEET ON SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- 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.
- KITITAS 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 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.

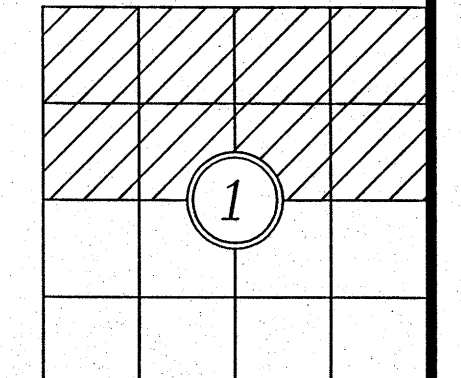


LEGEND	
+	SECTION CORNER
+	QUARTER CORNER
○	FOUND REBAR W/ CAP
●	SET 1/2" REBAR WITH SURVEY CAP L.S. #18092
-x-x-	FENCE



RECEIVED
MAR 25 2008
Kititاس County
CDS

INDEX LOCATION:
SEC. 1 T. 18N. R. 17E. 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

GERALD V. PETTIT
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...FRANK RAGLAND... in...FEB...2008.

DAVID P. NELSON
Certificate No. 18092

Encompass
ENGINEERING & SURVEYING

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

"LOOKOUT" LARGE LOT SUBDIVISION

PREPARED FOR
FRANK RAGLAND
PTN. OF THE NORTH 1/2 OF SEC. 1,
TOWNSHIP 18 NORTH RANGE 17 EAST, W.M.
KITITAS COUNTY WASHINGTON

DWN BY DP/ST/GW	DATE 03/2008	JOB NO. 08009
CHKD BY D. NELSON	SCALE 1"=500'	SHEET 1 OF 3

"LOOKOUT" LARGE LOT SUBDIVISION

A PTN. OF THE NORTH 1/2 OF SEC. 1,
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.
KITTITAS COUNTY, WASHINGTON

LL-08-XX

LINE	LENGTH	BEARING
L9	511.59	S30°35'49"E
L10	473.38	S25°16'07"E
L11	189.02	N75°33'16"W
L12	945.53	S27°42'50"W
L13	241.52	N64°28'07"W
L14	448.40	N59°18'14"W
L15	343.93	N59°18'14"W
L16	91.60	N72°52'46"W
L17	150.00	N68°48'18"E
L18	176.69	N21°11'42"W
L19	268.75	N21°11'42"W
L20	268.75	N21°11'42"W
L21	267.47	N21°11'42"W
L22	234.64	N21°11'42"W
L23	686.70	N47°10'34"E
L25	275.79	N47°10'13"E
L26	212.14	N47°16'45"E
L27	223.36	S47°16'34"W
L28	224.95	N47°16'46"E
L29	239.95	N27°42'48"E
L30	243.48	N00°58'35"E
L31	255.89	S30°35'49"E
L32	255.71	S30°35'49"E
L33	262.07	S25°16'07"E
L34	211.31	S25°16'07"E
L35	66.23	S25°16'07"E
L36	894.12	N47°16'33"E
L37	874.11	N47°16'33"E
L38	829.20	N47°16'33"E
L39	784.80	N47°10'34"E
L40	501.20	N47°16'33"E
L41	724.09	N47°16'33"E
L43	792.33	N59°18'14"W
L47	196.47	N48°48'55"W
L48	139.41	N48°48'55"W
L49	65.81	N79°54'55"W
L50	63.66	N79°54'55"W
L51	80.81	N54°35'55"W
L52	86.66	N54°35'55"W
L53	180.81	N63°32'55"W
L54	173.31	N63°32'55"W
L55	74.78	N76°01'55"W
L56	72.70	N76°01'55"W
L57	143.38	N69°27'55"W
L58	147.71	N69°27'55"W
L60	281.94	N63°37'55"W
L61	67.25	N56°00'55"W
L62	74.58	N56°00'55"W
L63	137.78	S42°41'55"E
L64	136.24	S42°41'55"E
L65	102.27	N60°20'55"W
L66	93.55	N60°20'55"W
L67	97.14	N67°32'55"W
L68	99.44	N67°32'55"W
L72	81.08	N63°37'55"W
L73	196.16	N63°37'55"W
L77	112.89	N25°40'55"W
L79	151.61	N87°16'55"W
L80	133.98	N87°16'55"W
L81	301.02	N69°36'55"W
L82	291.39	N69°36'55"W
L83	140.93	N59°50'55"W
L84	138.89	N59°50'55"W
L85	87.82	N75°23'39"W

LINE	LENGTH	BEARING
L86	88.37	N75°23'39"W
L87	50.56	N61°23'39"W
L88	175.04	N61°23'39"W
L89	127.04	N61°23'39"W
L90	196.14	N68°07'39"W
L91	195.92	N68°07'39"W
L92	162.90	N60°45'39"W
L93	168.50	N60°45'39"W
L94	209.57	N52°05'39"W
L95	210.26	N52°05'39"W
L96	101.96	N62°42'39"W
L97	110.02	N62°42'39"W
L98	117.85	N75°06'39"W
L99	115.59	N75°06'39"W
L100	102.38	N69°08'39"W
L101	96.97	N69°08'39"W
L102	127.79	N59°39'39"W
L103	121.72	N59°39'39"W
L104	179.36	N51°47'39"W
L105	175.58	N51°47'39"W
L106	199.43	N48°51'39"W
L107	195.54	N48°51'39"W
L108	414.76	N40°40'39"W
L109	400.70	N40°40'39"W
L110	30.00	S27°32'29"E
L111	36.01	N62°40'16"E
L112	54.30	N57°36'17"E
L113	66.84	N46°50'49"E
L114	306.07	N39°42'41"E
L115	156.44	N13°58'19"E
L116	125.85	N34°40'01"E
L117	25.83	N41°48'38"E
L118	129.89	N12°30'12"E
L119	59.05	N38°58'39"W
L129	12.74	S04°08'48"E
L130	45.86	S16°17'10"E
L131	35.00	S50°26'59"E
L132	36.10	S10°43'11"E
L133	30.09	S21°38'01"W
L134	30.09	S68°37'59"W
L135	52.36	S79°52'36"W
L136	53.12	N77°21'39"W
L137	115.70	S71°10'40"E
L138	98.55	N53°47'55"W
L139	38.42	N41°16'55"W
L140	58.17	N41°16'55"W
L141	21.15	N53°47'55"W
L142	86.60	N53°47'55"W
L143	9.88	N41°16'55"W
L144	52.02	N54°55'21"W
L145	70.00	S35°04'39"W
L146	5.00	S40°35'26"W
L147	75.00	S35°04'39"W
L148	232.72	N54°55'21"W
L150	94.52	N25°40'55"W
L152	66.19	N39°42'41"E
L153	239.88	N39°42'41"E
L154	147.10	N86°16'19"E
L155	212.97	N86°16'19"E

CURVE	LENGTH	RADIUS	DELTA
C9	31.82	50.00	36°27'48"
C10	104.91	3900.00	1°32'28"
C11	199.31	3900.00	2°55'41"

ADJACENT PROPERTY OWNERS

18-17-01010-0002
686333
JOHNSON, BERNIE A ETUX
451 CROSS CREEK DR
ELLENSBURG, WA 98926

18-17-01020-0001
706333
MCCLEARY, HENRY G ETUX
PO BOX 479
ELLENSBURG, WA 98926

18-17-01030-0012
13093
COWIN, BILL ETUX
21828 87TH AVE SE
WOODINVILLE, WA 98072

18-17-02010-0015
166333
18-17-01020-0003
716333
KERR, ROBERT H
412 LAUREL DR
EVERETT, WA 98201

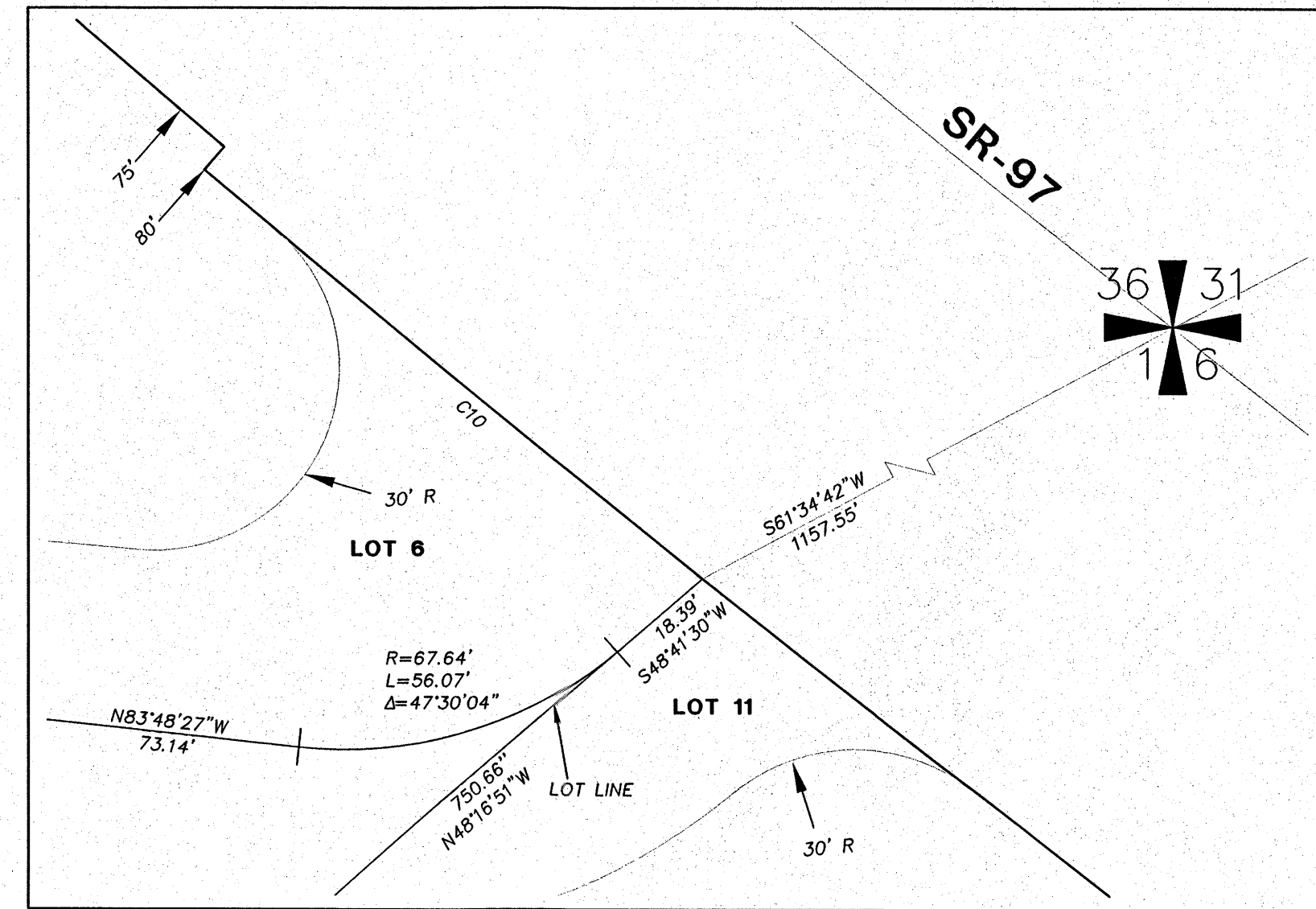
18-18-06000-0017
11565
18-18-06000-0018
11566
18-17-01030-0013
13094
18-17-01030-0005
766333
SUNDANCE RIDGE, LLC
12515 BELLEVUE-REDMOND RD
BELLEVUE, WA 98005

18-17-01010-0003
696333
POWELL, JOSEPH E
KLECK, JUDITH A
221 CROSS CREEK DR
ELLENSBURG, WA 98926

19-17-36040-0001
617934
STATE OF WASH (DNR)
1111 WASHINGTON ST SE
PO BOX 47016
OLYMPIA, WA 98054-7016

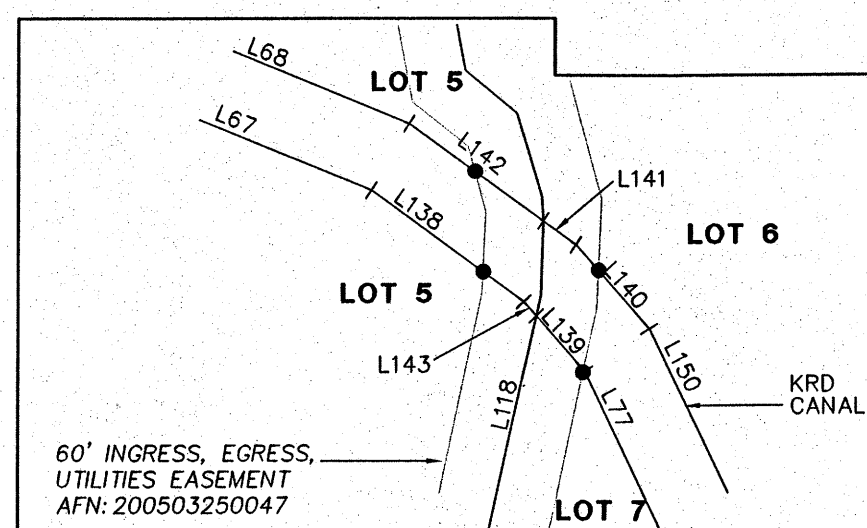
19-17-35050-0053
597934
SHELTON, DENTON A ETUX
1395 TOKHOMA FARM LANE
ELLENSBURG, WA 98926

19-17-36040-0002
287934
POWELL, JOSEPH E ETUX
221 CROSS CREEK DR
ELLENSBURG, WA 98926



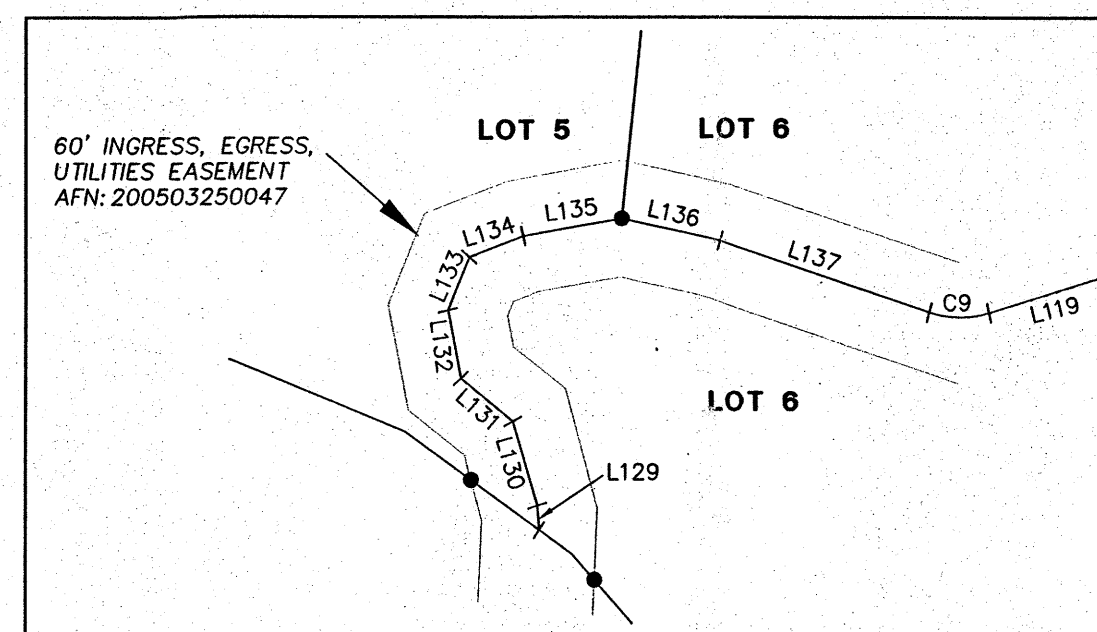
DETAIL A

SCALE 1"=100'



DETAIL C

SCALE 1"=100'

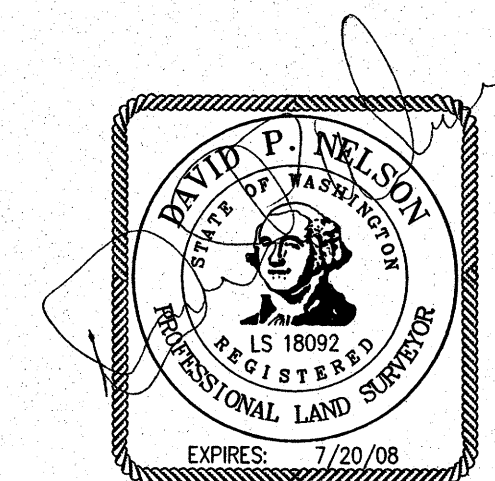


DETAIL B

SCALE 1"=100'

RECEIVED
MAR 25 2008
Kittitas County
CDS

INDEX LOCATION:
SEC. 1 T. 18N. R. 17E. W.M.



1

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

JERALD V. PETTIT
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...FRANK RAGLAND...
in...SEP. 1...2008.

DAVID P. NELSON
DATE 03/18/08

Certificate No. 18092

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
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"LOOKOUT" LARGE LOT SUBDIVISION

PREPARED FOR
FRANK RAGLAND
PTN. OF THE NORTH 1/2 OF SEC. 1,
TOWNSHIP 18 NORTH RANGE 17 EAST, W.M.
KITTITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
DP/ST/GW	03/2008	08009
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	3 OF 3