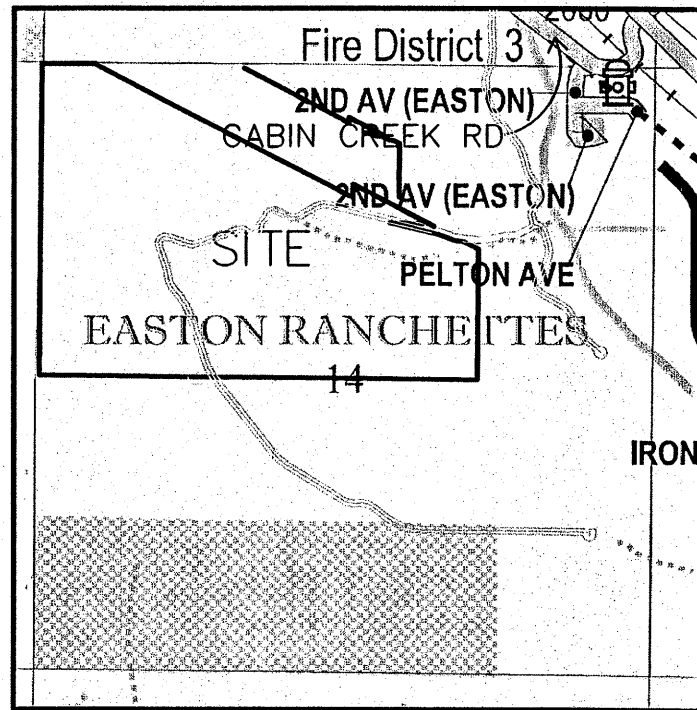


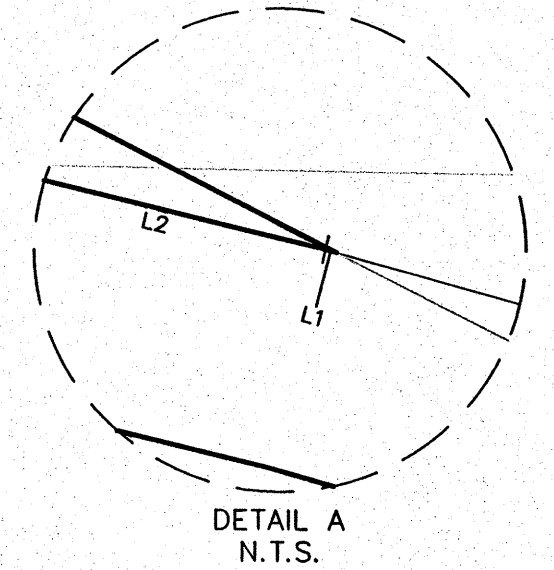
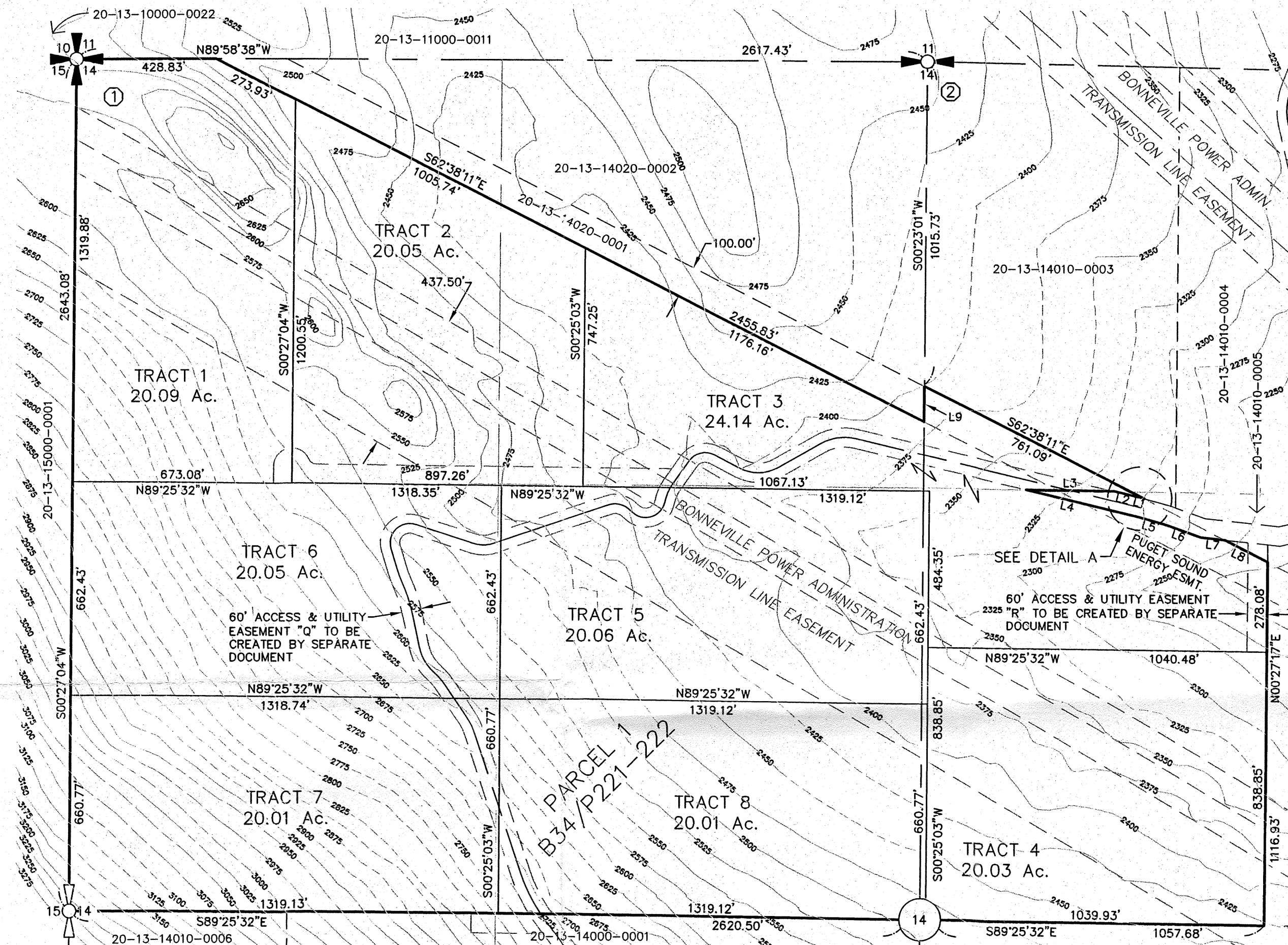
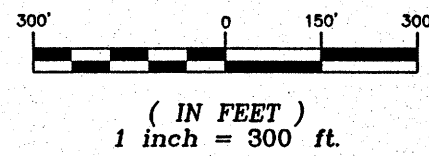
LL-08-05

**MONAHAN MOUNTAIN TREE FARM TRACTS LARGE LOT SUBDIVISION**  
 A PTN. OF THE NORTH 1/2 OF SEC. 14, TWN. 20N., RGE. 13E., W.M.  
 KITTITAS COUNTY, WASHINGTON



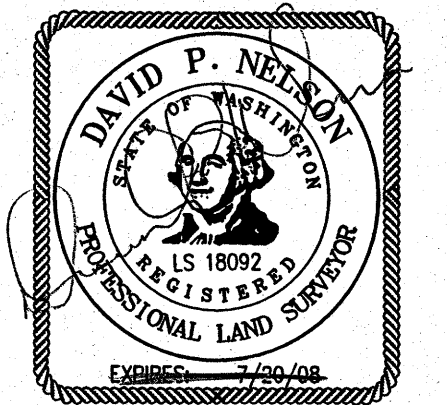
VICINITY MAP  
N.T.S.

GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.02	N74°11'00"W
L2	94.17	N76°20'00"W
L3	269.83	N89°10'51"W
L4	356.13	N76°20'00"W
L5	79.89	N74°11'00"W
L6	122.55	N70°11'00"W
L7	74.84	N83°51'00"W
L8	147.63	N62°38'11"W
L9	112.21	N00°23'01"E

DATUM:  
 WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (98)  
 ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999866774. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.



**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
 Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "MONAHAN MOUNTAIN TREE FARM TRACTS" Large Lot Subdivision 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., 20\_\_\_\_

\_\_\_\_\_  
 Kittitas County Planning Director

KITTITAS 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\_\_\_\_

\_\_\_\_\_  
 Kittitas 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\_\_\_\_

\_\_\_\_\_  
 Kittitas County Treasurer

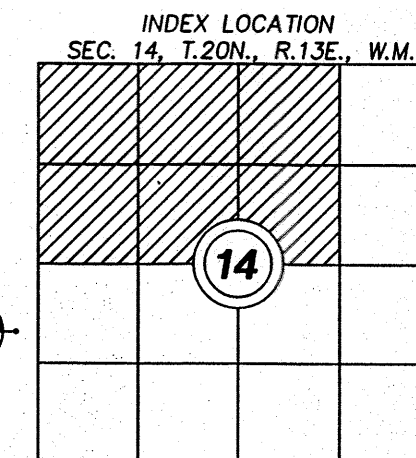
ORIGINAL TAX LOT NO. 20-13-14020-0003 (17874)

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, CALCULATED
- CENTER OF SECTION
- FOUND REBAR & CAP, LS# 18894

**CORNER NOTES:**

- NORTHWEST CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
- ① FOUND BRASS CAP MONUMENT, DEA, LS 14743  
L.C.R. BOOK 5, PAGE 399
- NORTH QUARTER CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
- ② FOUND 1" DIA. IRON PIPE WITH CAP, LS 12491  
L.C.R. BOOK 5, PAGE 398



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...CABIN MOUNTAIN, LLC... in...MARCH, 2008.

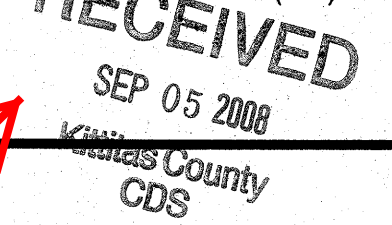
*David P. Nelson* 09/04/08  
 DAVID P. NELSON DATE  
 Certificate No. 18092

**Kittitas Co. Large Lot Subdivision NO. 08-05**  
 A Ptn. of the N. 1/2 of Sec. 14, Twp. 20N., Rge. 13E., W.M.  
 Kittitas County, Washington

DWN BY <b>G. WEISER</b>	DATE <b>09/08</b>	JOB NO. <b>05502-4</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=300'</b>	SHEET <b>1 OF 2</b>

**Encompass**  
 ENGINEERING & SURVEYING

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

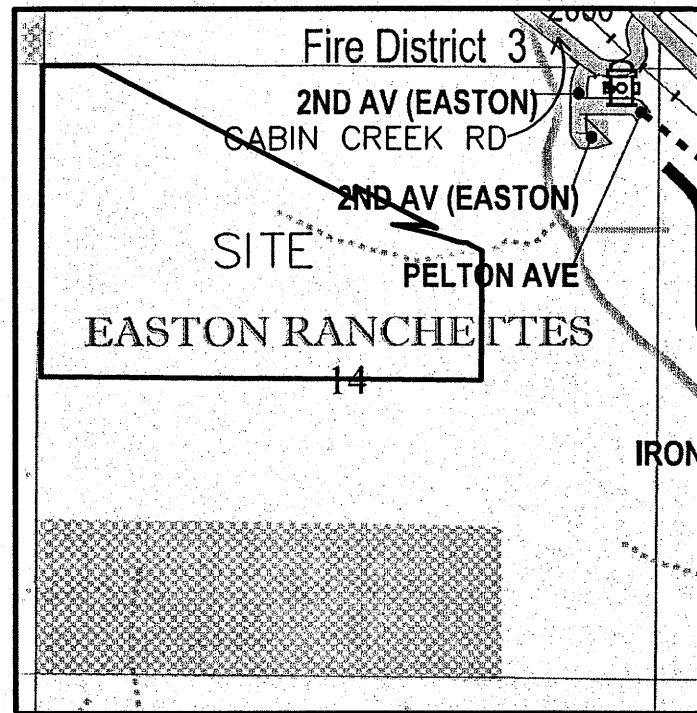


September 5, 2008

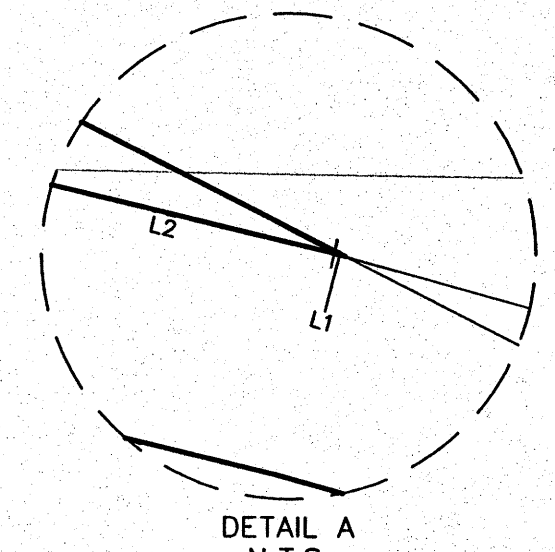
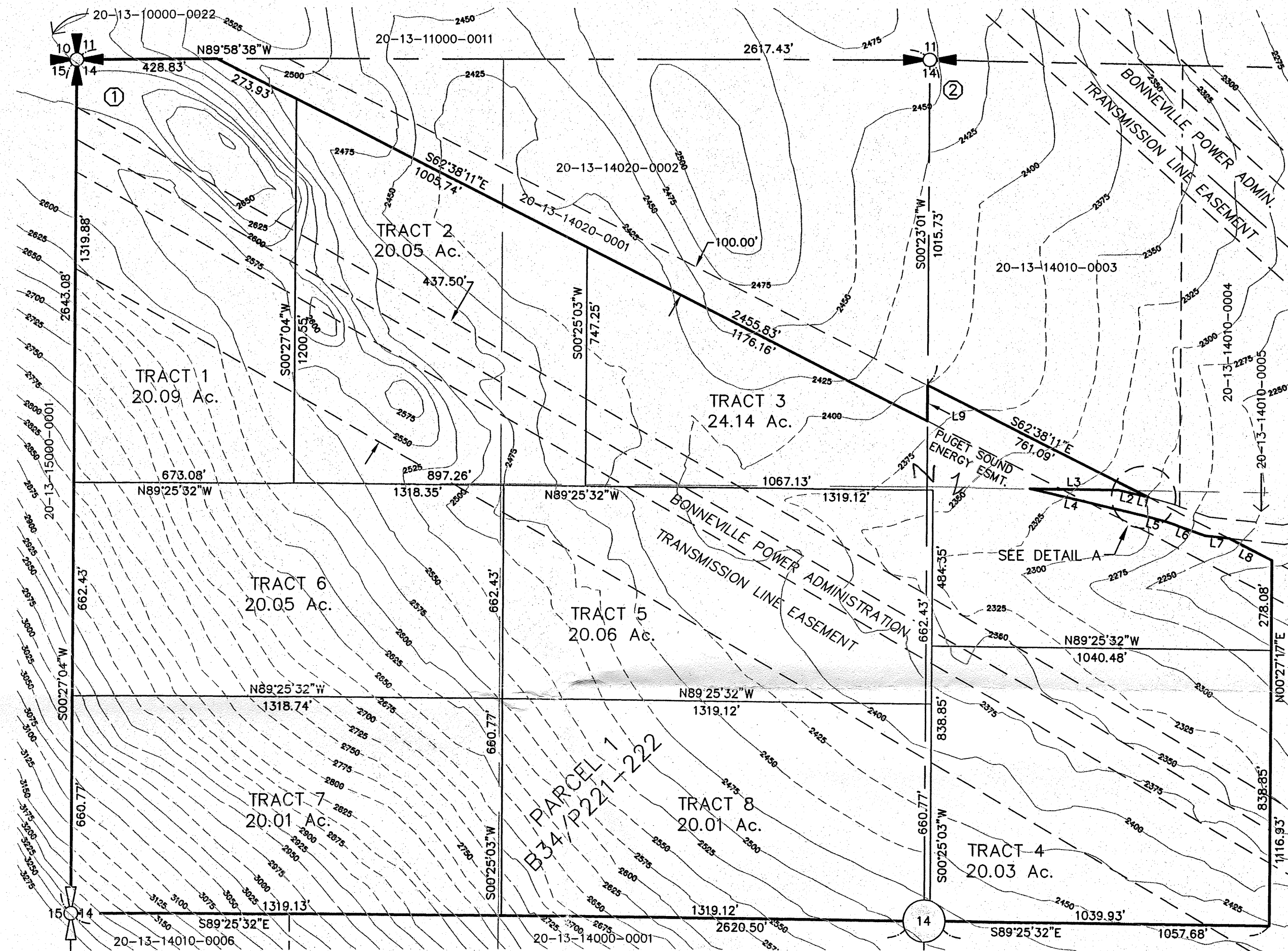
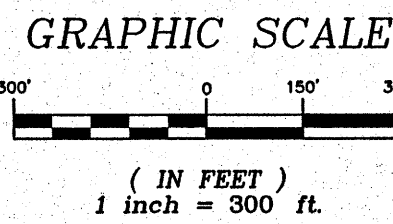


# MONAHAN MOUNTAIN TREE FARM TRACTS LARGE LOT SUBDIVISION

A PTN. OF THE NORTH 1/2 OF SEC. 14, TWN. 20N., RGE. 13E., W.M.  
KITITAS COUNTY, WASHINGTON



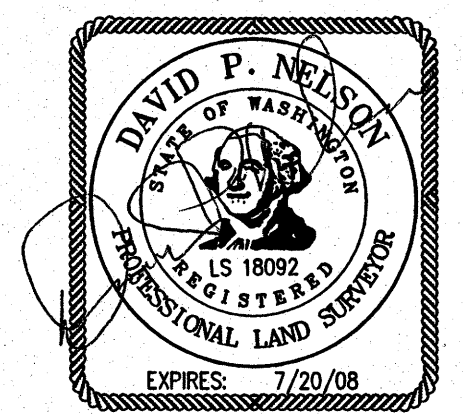
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LINE TABLE		
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DATUM:  
WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (98)

ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999866774. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCE.



## APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "MONAHAN MOUNTAIN TREE FARM TRACTS" Large Lot Subdivision 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., 20\_\_\_\_

\_\_\_\_\_  
Kittitas 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\_\_\_\_

\_\_\_\_\_  
Kittitas 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\_\_\_\_

\_\_\_\_\_  
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-13-14020-0003 (17874)

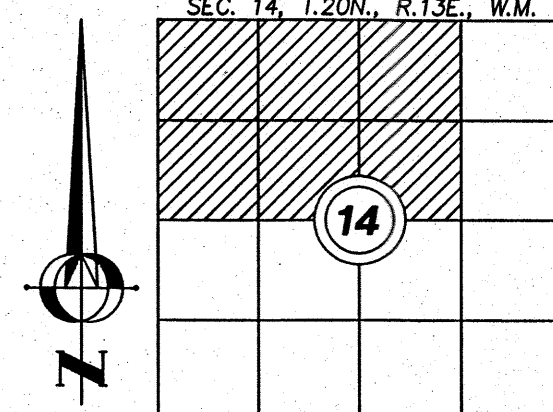
### LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, CALCULATED
- CENTER OF SECTION
- FOUND REBAR & CAP, LS# 18894

### CORNER NOTES:

- NORTHWEST CORNER SEC. 14, T. 20 N., R. 13 E., W.M.
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L.C.R. BOOK 5, PAGE 398

INDEX LOCATION  
SEC. 14, T. 20N., R. 13E., 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...CABIN MOUNTAIN, LLC... in...MARCH...2008.

\_\_\_\_\_  
DAVID P. NELSON DATE  
Certificate No. 18092.....

**Kittitas Co. Large Lot Subdivision NO. 08-XX**  
A Ptn. of the N. 1/2 of Sec. 14, Twp. 20N., Rge. 13E., W.M.  
Kittitas County, Washington

DWN BY <b>G. WEISER</b>	DATE <b>04/08</b>	JOB NO. <b>05502-4</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=300'</b>	SHEET <b>1 OF 2</b>

**Encompass**  
ENGINEERING & SURVEYING

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

RECEIVED

APR 04 2008

KITITAS COUNTY  
CDS

April 4, 2008



LL-08-XX

**MONAHAN MOUNTAIN TREE FARM TRACTS LARGE LOT SUBDIVISION**  
**A PTN. OF THE NORTH 1/2 OF SEC. 14, TWN. 20N., RGE. 13E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

OWNER:

CABIN MOUNTAIN, LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY  
5814 FRANCES AVE NE  
TACOMA WA 98422

WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: SEPTIC/DRAINFIELDS

EXISTING PARCEL #: 20-13-14020-0003 (17874)

EXISTING PARCEL AREA: 164.45 ACRES

ZONE: FOREST AND RANGE

EXISTING LEGAL DESCRIPTION:

PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS, AT PAGES 221 & 222, UNDER AUDITOR'S FILE NUMBER 200802260022, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION AND A TRIMBLE R8 GPS. 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. 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS LARGE LOT SUBDIVISION.
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.
11. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY ENCOMPASS ENGINEERING AND SURVEYING AS FILED IN BOOK 34 OF SURVEYS AT PAGE(S) 221 & 222, UNDER AUDITOR'S FILE NUMBER 200802260022 AND THE SURVEYS REFERENCED THEREON.
12. THE PURPOSE OF THIS DOCUMENT IS TO LARGE LOT SUBDIVIDE PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34, AT PAGES 221 & 222, UNDER AUDITOR'S FILE NUMBER 200802260022, KITTITAS COUNTY, STATE OF WASHINGTON TO THE CONFIGURATION SHOWN ON SHEET 1 OF 2.
13. 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.

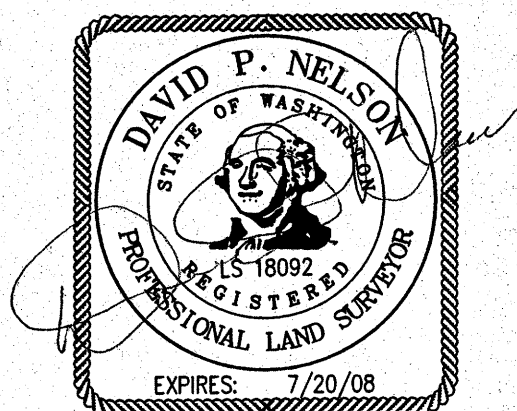
ADJACENT PROPERTY OWNERS:

- 20-13-10000-0022
- 20-13-11000-0011
- 20-13-14020-0002
- 20-13-14010-0003
- 20-13-14010-0004
- 20-13-14010-0005
- 20-13-14000-0001
- 20-13-14010-0006
- CABIN MOUNTAIN LLC
- 5814 FRANCES AVE NE
- TACOMA WA 98422
- 20-13-15000-0001
- PLUM CREEK TIMBER CO LP
- PO BOX 1990
- COLUMBIA FALLS MT 59912
- 20-13-14020-0001
- PUGET SOUND ENERGY ELECTRIC
- ATTN: PROPERTY TAX
- PO BOX 90868
- BELLEVUE WA 98009-0868

**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**



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CABIN MOUNTAIN, 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 WASHINGTON )  
  ) s.s.  
COUNTY OF \_\_\_\_\_

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  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_

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

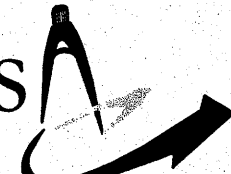
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*David P. Nelson* 04/03/08  
DAVID P. NELSON      DATE  
Certificate No.....18092.....

**Kittitas Co. Large Lot Subdivision NO. 08-XX**  
**A Ptn. of the N. 1/2 of Sec. 14, Twp. 20N., Rge. 13E., W.M.**  
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DWN BY <b>G. WEISER</b>	DATE <b>04/08</b>	JOB NO. <b>05502-4</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=300'</b>	SHEET <b>2 OF 2</b>

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