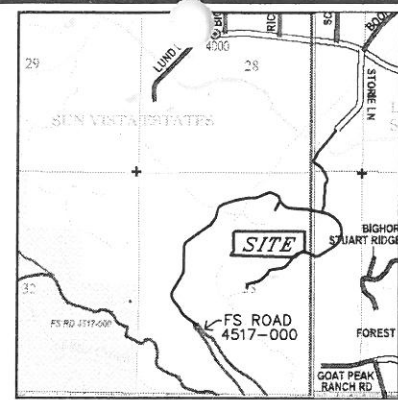


### VISTA WEST PERFORMANCE BASED CLUSTER PLAT A PTN. OF THE NORTH 1/2 OF SEC. 33, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

LP-09-XXXX



#### APPROVALS

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

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE VISTA WEST 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\_\_

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE VISTA WEST CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 20-14-33000-0007 (11901)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE VISTA WEST CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-14-33000-0007 (11901)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY ASSESSOR

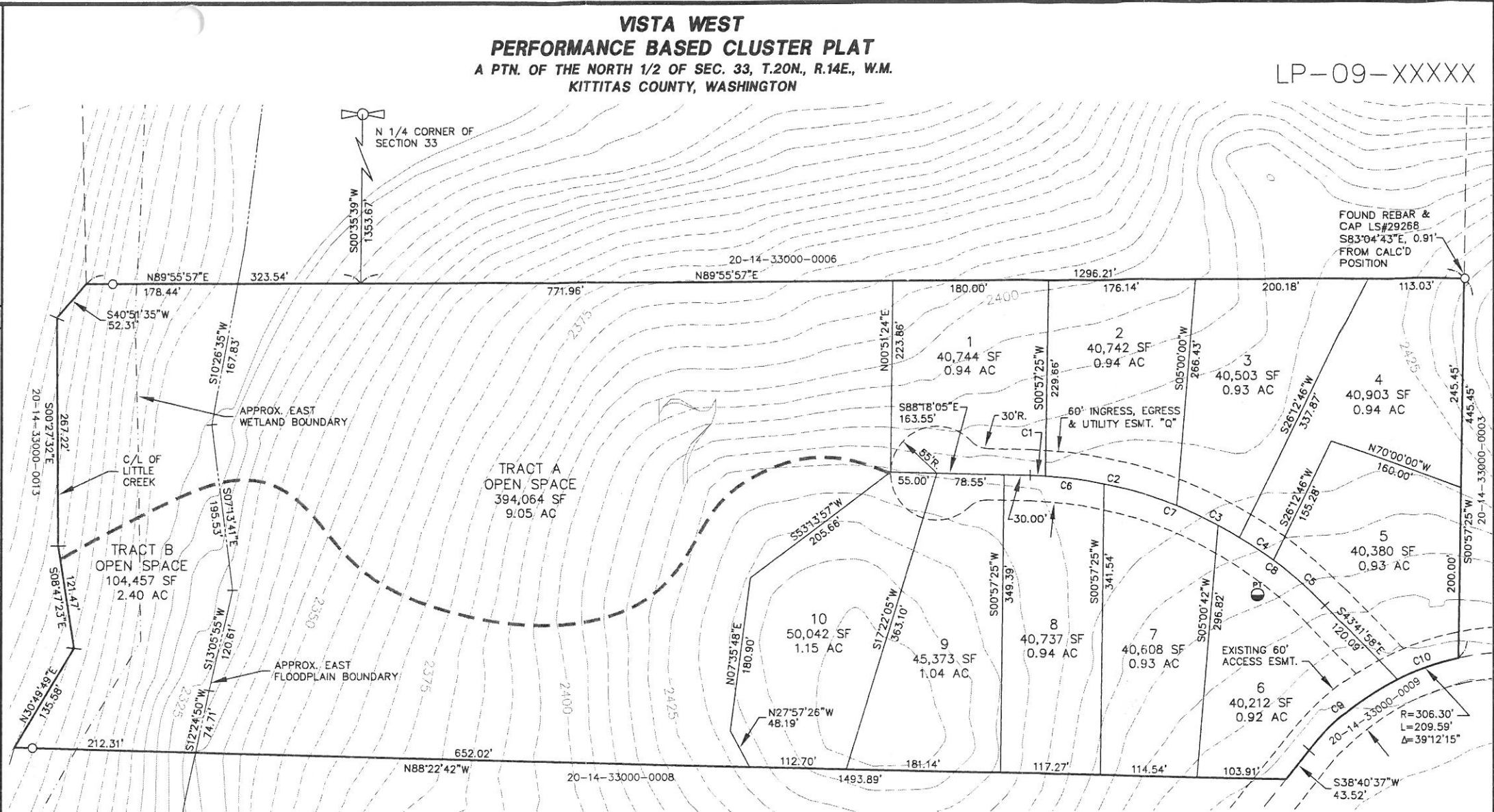
KITITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_  
CHAIRMAN

ATTEST: \_\_\_\_\_  
CLERK OF THE BOARD

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



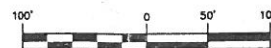
#### SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 29 OF SURVEYS, PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO PERFORMANCE BASE CLUSTER PLAT LOT 7 OF SURVEY BOOK 29, PAGES 187 & 188, UNDER AUDITOR'S FILE NUMBER 200401020042 INTO THE CONFIGURATION SHOWN HEREON.

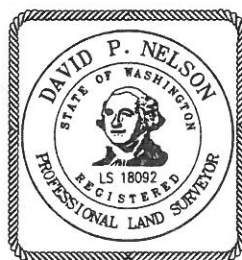
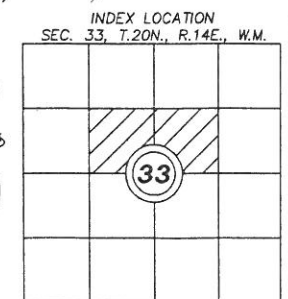
CURVE	LENGTH	RADIUS	DELTA
C1	16.05'	500.00'	1°50'21"
C2	161.45'	500.00'	18°30'01"
C3	83.19'	500.00'	9°31'57"
C4	47.50'	500.00'	5°26'36"
C5	81.04'	500.00'	9°17'12"
C6	87.82'	500.00'	10°03'47"
C7	143.87'	500.00'	16°29'11"
C8	157.54'	500.00'	18°03'09"
C9	132.94'	306.30'	24°52'05"
C10	76.64'	306.30'	14°20'10"

- #### LEGEND
- A QUARTER CORNER AS NOTED
  - FND REBAR & CAP LS#29268
  - SET REBAR & CAP LS# 18092
  - SEPTIC TEST HOLE
  - UNIMPROVED TRAIL (SEE NOTE 12, SHEET 2)

#### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



#### 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...FORTUNE CREEK, LLC..... in...N.O.V.....2009.

DAVID P. NELSON DATE  
Certificate No. 18092

## Encompass

ENGINEERING & SURVEYING

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

### VISTA WEST PERFORMANCE BASED CLUSTER PLAT A PTN. OF THE NORTH 1/2 OF SEC. 33, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	12/2009	07199-7
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

RECEIVED  
DEC 16 2009  
KITITAS COUNTY  
CDS

LP-09-XXXX

VISTA WEST PERFORMANCE BASED CLUSTER PLAT A PTN. OF THE NORTH 1/2 OF SEC. 33, T.20N., R.14E., W.M. KITTITAS COUNTY, WASHINGTON

OWNER:

FORTUNE CREEK LLC 206 W 1ST ST CLE ELUM WA 98922

PARCEL #20-14-33000-0007 (11901) ACREAGE: 21.09 ACRES 10 LOTS - 2 OPEN SPACE TRACTS WATER SOURCE: CLASS B SYSTEM SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD ZONE: RURAL 3 (R-3)

EXISTING LEGAL DESCRIPTION:

PARCEL 7 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 2, 2004, IN BOOK 29 OF SURVEYS, PAGES 187 AND 188, UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
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. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
12. PROPOSED TRAIL SYSTEM IS FOR POSSIBLE FUTURE CONSTRUCTION AT THE DISCRETION OF THE OWNER.

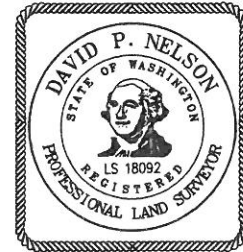
ADJACENT PROPERTY OWNERS:

- 20-14-33000-0003 STEVEN D NOVY 4812 FIELD LN NW OLYMPIA WA 98502
20-14-33000-0006 CHEHALIS VALLEY TIMBER PO BOX 261 MONTESANO WA 98563
20-14-33000-0008 WILLIAM L NIETSCH ETUX JOHN A TRUAX ETUX 12540 SW TREMONT PORTLAND OR 97225
20-14-33000-0009 SADDLE RIDGE LLC 206 W 1ST CLE ELUM WA 98922
20-14-33000-0013 JEFFREY A KLUTH ETUX TRUSTEES 7395 126TH PL SE NEWCASTLE WA 98056

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 FORTUNE CREEK, 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 TITLE NAME 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 WASHINGTON, 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 \_\_\_\_\_

VISTA WEST - PUBLIC BENEFIT RATINGS SYSTEMS CHART

Table with 4 columns: Base Acreage, Base Lot Yield, Max. Bonus Lots, Max. Lot Yield, Proposed Lot Yield, Open Space Required, Net Open Space Provided (43%), Water Supply, Sanitary Sewer, Zoning.

Table with 4 columns: Element, Points Available, Points Awarded, Comments. Categories include Transportation, Open Space, Wildlife Habitat, Health and Safety, Recreation.

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...FORTUNE CREEK LLC... in...NOV.....2009. DAVID P. NELSON DATE Certificate No....18092.....

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

Table with 3 columns: DWN BY, DATE, JOB NO., CHKD BY, SCALE, SHEET. Includes G. WEISER, D. NELSON, 12/2009, 07199-7, N/A, 2 OF 2.