

P-04-XX

# HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T.20N., R.17E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DONNA SCOTT, THE UNDERSIGNED CONTRACT PURCHASER 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., 2004

\_\_\_\_\_  
DONNA SCOTT

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
                                  ) s.s.  
COUNTY OF \_\_\_\_\_

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 \_\_\_\_\_, 2004.

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

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN ELBERT BUTTERFIELD AND JANET MAE BUTTERFIELD, CO-TRUSTEES OF THE JOHN AND JANET BUTTERFIELD FAMILY TRUST, THE UNDERSIGNED OWNER IN FFF 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., 2004.

\_\_\_\_\_  
JOHN ELBERT BUTTERFIELD

\_\_\_\_\_  
JANET MAE BUTTERFIELD

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
                                  ) s.s.  
COUNTY OF \_\_\_\_\_

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 \_\_\_\_\_, 2004.

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

### SURVEY NOTES

1. INSTRUMENT USING A NIKON DTM-521 THREE SECOND TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
2. THE FOLLOWING RECORD OF SURVEY FILED WITH KITITAS COUNTY, STATE OF WASHINGTON WAS USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...BOOK 23 OF SURVEYS, PAGE 10, AFN 199710230011. THE BASIS OF BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEY.
3. THIS SURVEY MAY NOT SHOW ALL BASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
4. A PUBLIC UTILITY BASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT BASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
5. 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.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
7. 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.
8. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
9. ACCORDING TO KCRS 12.11.010, MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
10. 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 PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN THE SECTION 17.74 OF THE KITITAS COUNTY ZONING CODE.
11. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

### ADJACENT OWNERS:

20-17-32000-0001  
REBECCA L TURCOTTE ETAL  
PO BOX 714  
FALL CITY WA 98024-0714

20-17-32000-0005  
FRANK A SCOTT ETUX  
PO BOX 90868 (PSE 08)  
BELLEVUE WA 98009-0868

20-17-32000-0006  
DONNA J SCOTT  
8142 NE 145TH PL  
KENMORE WA 98028

20-17-31053-0003  
BRIAN E MAYER ETUX  
4767 FERNRIDGE LANE  
MERCER ISLAND WA 98040

20-17-31000-0015  
WILLIAM BARSHAW ETUX  
PO BOX 1137  
MONROE WA 98272-4137

20-17-32054-0001  
20-17-32054-0002  
20-17-32054-0003  
CHRISTOPHER A WEYMOUTH  
10540 NE 25TH ST  
BELLEVUE WA 98004

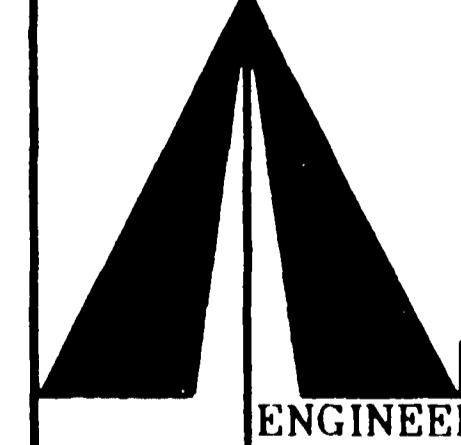
20-17-32000-0028  
MATTHEW D COE  
3940 HIDDEN VALLEY ROAD  
CLE ELUM WA 98922

### 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 \_\_\_\_\_ DONNA SCOTT \_\_\_\_\_ in \_\_\_\_\_ AUG \_\_\_\_\_ 2004.  
\_\_\_\_\_  
DAVID P. NELSON  
Certificate No. 18092



**EASTSIDE CONSULTANTS, INC.**  
ENGINEERS-SURVEYORS 214 PENNSYLVANIA AVE  
CLE ELUM, WASHINGTON 98922  
PHONE: [509]874-7433  
FAX : 874-7419

### HIDDEN VALLEY MEADOWS

LOCATED IN THE NW 1/4 SECTION 32, T. 20N., R. 17E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
D.P./G.W.	08/04	04553
CHKD BY	SCALE	SHEET
D.NELSON	1"=200'	2 OF 2

### 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.

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