

( IN FEET )  
1 inch = 80 ft.

LEGEND

- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 18078"
- ▲ SET NAIL & WASHER 6.5' OFFSET IN BACK OF CURB EXCEPT AS NOTED [x.x']
- FOUND AS NOTED
- ⊙ FOUND ENCASED MONUMENT
- FOUND BRASS PLUG OFFSET [x.x'] IN BACK OF CURB
- x — FENCE

ORIGINAL PARCEL DESCRIPTION

THAT PORTION OF LOT A OF WADE SHORT PLAT NO. 2, KITTITAS COUNTY SHORT PLAT NO. SP-94-36, RECORDED SEPTEMBER 9, 1994, IN BOOK D OF SHORT PLATS, PAGES 154 AND 155, UNDER AUDITOR'S FILE NO. 574871, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 19 EAST, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 00°04'43" EAST, ALONG THE EAST BOUNDARY OF SAID SECTION 1, 30.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF THE KITTITAS HIGHWAY; THENCE CONTINUING NORTH 00°04'43" EAST, ALONG SAID EAST BOUNDARY LINE, 533.12 FEET; THENCE SOUTH 89°55'17" WEST, 40.00 FEET; THENCE SOUTH 89°00'54" WEST, 608.19 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 00°07'12" WEST, 107.45 FEET; THENCE NORTH 01°01'04" EAST, 50.03 FEET; THENCE NORTH 00°07'12" WEST, 214.28 FEET; THENCE NORTH 46°54'21" WEST, 66.48 FEET; THENCE NORTH 01°20'58" WEST, 215.95 FEET; THENCE NORTH 29°54'17" WEST, 54.40 FEET; THENCE NORTH 00°04'43" EAST, 115.38 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°39'02" EAST, ALONG SAID NORTH BOUNDARY LINE, 729.76 FEET, MORE OR LESS, TO THE EAST BOUNDARY LINE OF SAID SECTION 1; THENCE SOUTH 00°04'43" WEST, ALONG SAID EAST BOUNDARY LINE, 802.39 FEET; THENCE SOUTH 89°55'17" WEST, 40.00 FEET; THENCE SOUTH 89°00'54" WEST, 608.19 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015, at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in Volume 12 of Plats, at page(s) \_\_\_\_\_, Records of Kittitas County, Washington.

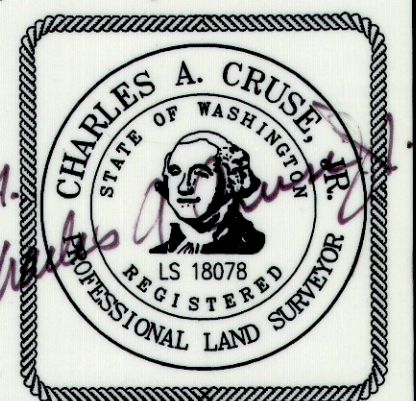
RECEIVING NO. \_\_\_\_\_

JERALD V. PETTIT by: \_\_\_\_\_  
KITTITAS 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 CASCADE VIEW INC. in MAY of 2015.

*Charles A. Cruse, Jr.*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078

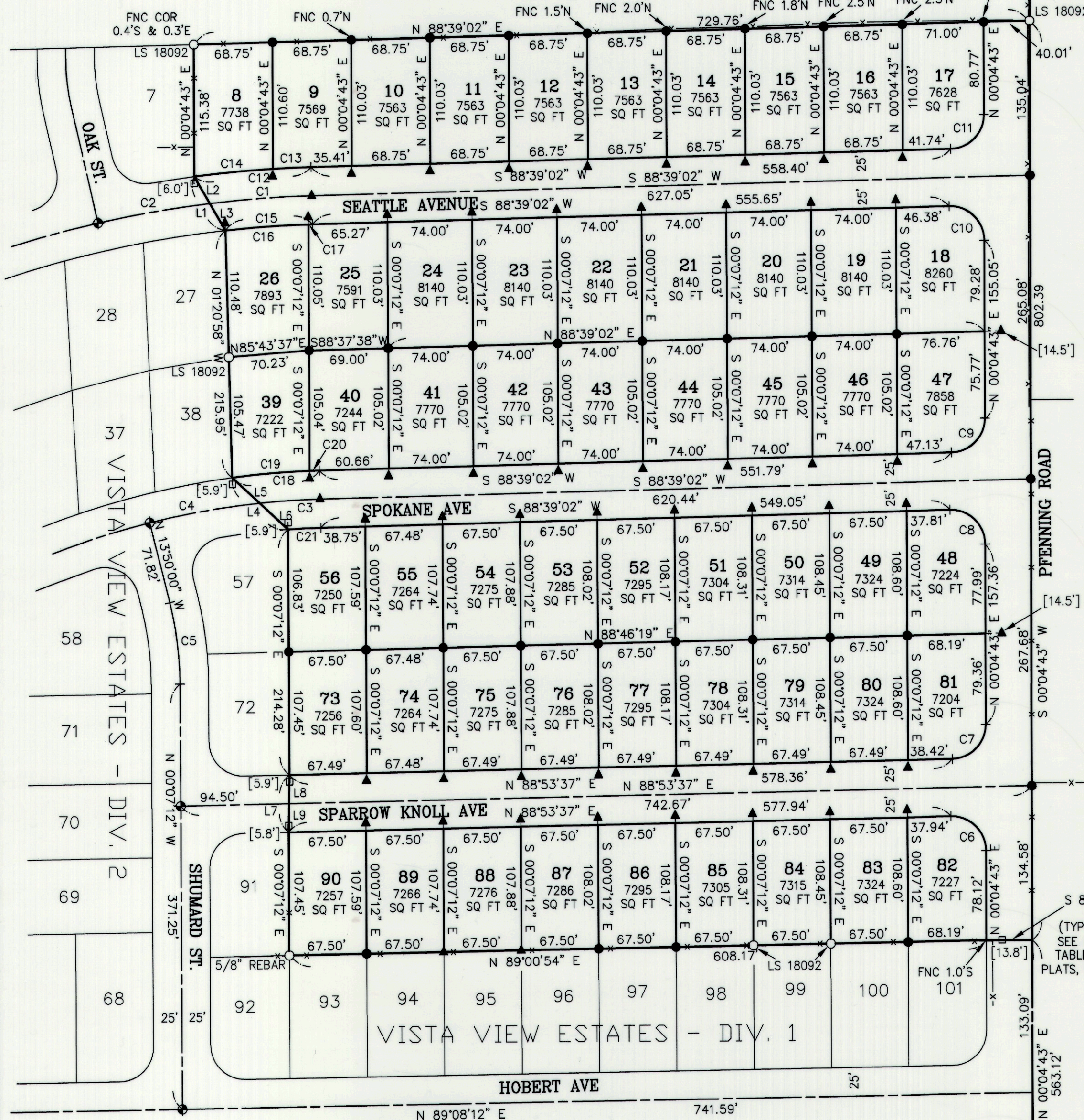


DATE: 5-15-15

**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

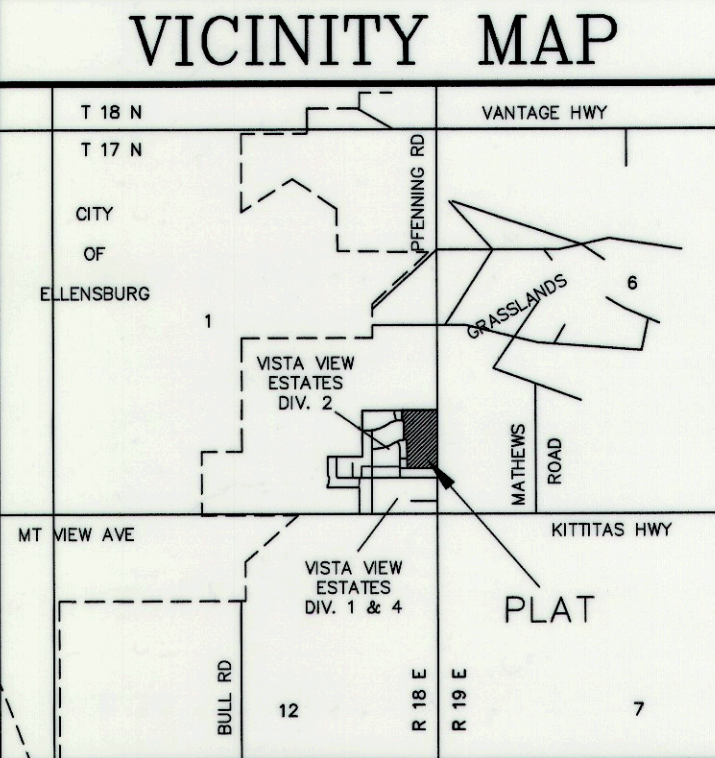
VISTA VIEW ESTATES - DIV. 3

VISTA VIEW ESTATES - DIV. 3  
PART OF SECTION 1, T. 17 N., R. 18 E., W.M.  
KITTITAS COUNTY, WASHINGTON



LINE	DIRECTION	DISTANCE
L1	S 29°54'17" E	54.40'
L2	S 29°54'17" E	27.13'
L3	S 29°54'17" E	27.27'
L4	S 46°54'21" E	66.48'
L5	S 46°54'21" E	32.78'
L6	S 46°54'21" E	33.70'
L7	S 01°01'04" W	50.03'
L8	S 01°01'04" W	25.02'
L9	S 01°01'04" W	25.02'

CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CURVE	LENGTH	RADIUS	DELTA
C1	89.39'	955.00'	05°21'46"	C12	102.41'	980.00'	05°59'15"
C2	99.06'	955.00'	05°56'35"	C13	33.36'	980.00'	01°57'02"
C3	52.87'	690.00'	04°23'26"	C14	69.05'	980.00'	04°02'13"
C4	97.46'	690.00'	08°05'35"	C15	76.31'	930.00'	04°42'05"
C5	71.80'	300.00'	13°42'48"	C16	72.58'	930.00'	04°28'18"
C6	47.74'	30.00'	91°11'06"	C17	3.73'	930.00'	00°13'47"
C7	46.50'	30.00'	88°48'54"	C18	76.37'	715.00'	06°07'11"
C8	47.87'	30.00'	91°25'41"	C19	68.03'	715.00'	05°27'04"
C9	46.38'	30.00'	88°34'19"	C20	8.34'	715.00'	00°40'07"
C10	47.87'	30.00'	91°25'41"	C21	28.77'	665.00'	02°28'44"
C11	46.38'	30.00'	88°34'19"				



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE VISTA VIEW ESTATES - DIV. 3 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., 201\_\_\_\_

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE VISTA VIEW ESTATES - DIV. 3 PLAT 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., 201\_\_\_\_

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS 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. 673537

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE PLAT OF VISTA VIEW ESTATES - DIV. 3 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 673537

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON

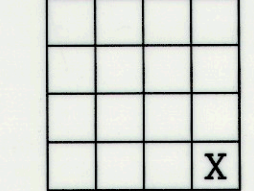
BY: \_\_\_\_\_  
CHAIRMAN

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

BK F OF SHORT PLATS PGS 96-97

BK I OF SHORT PLATS PGS 58-59

HUBBELL & MATHEWS SUBURBAN TRACTS



VISTA VIEW ESTATES - DIV. 3  
PART OF SECTION 1, T. 17 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT CASCADE VIEW INC., A WASHINGTON CORPORATION, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015.

CASCADE VIEW INC.

\_\_\_\_\_  
LARRY O. HILLIS  
PRESIDENT

ACKNOWLEDGEMENT

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

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2015, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LARRY O. HILLIS, TO ME KNOWN TO BE THE PRESIDENT OF CASCADE VIEW INC., AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS 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. ALSO SPECIFIED IN VISTA VIEW ESTATES CC&R'S.
3. 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.
4. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 10 OF PLATS, PAGES 186-188, BOOK 12 OF PLATS, PAGES 15-18, BOOK D OF SHORT PLATS, PAGES 152-153, BOOK D OF SHORT PLATS, PAGES 154-155, AND THE SURVEYS REFERENCED THEREON.
5. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
6. EACH LOT IS PERMITTED ONE ACCESS TO THE ROADS AS DEDICATED HEREON. ANY ADDITIONAL ACCESS SHALL BE SUBJECT TO APPLICABLE ACCESS REQUIREMENTS AT THE TIME OF SUCH REQUEST.
7. THE SUBJECT PROPERTY IS OR MAY BE WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
8. UPON ACQUIRING AN INTEREST IN ANY LOT WITHIN THIS PLAT, ALL OWNERS ACKNOWLEDGE THE FOLLOWING DISCLOSURE (SEE KCC 17.74.060): THE COUNTY OF KITITAS SUPPORTS THE CONTINUATION AND DEVELOPMENT OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE COUNTY AND HAS ENACTED A RIGHT TO FARM FOR THE PROTECTION OF AGRICULTURAL ACTIVITIES ORDINANCE (KCC 17.74). IF THE PROPERTY YOU ARE PURCHASING IS LOCATED NEAR AGRICULTURAL LANDS OR OPERATIONS OR INCLUDED WITHIN AN AREA ZONED FOR AGRICULTURAL PURPOSES, YOU MAY BE SUBJECT TO INCONVENIENCES ARISING FROM SUCH OPERATIONS. INCONVENIENCES MAY OCCUR AS A RESULT OF AGRICULTURAL OPERATIONS WHICH ARE IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS AND ACCEPTED CUSTOMS AND STANDARDS. THESE INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT), AND THE DRIVING OF MACHINERY AND/OR LIVESTOCK ON PUBLIC AND PRIVATE RIGHTS-OF-WAY DURING ANY 24 HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. IF YOU LIVE NEAR AN AGRICULTURAL AREA, YOU SHOULD BE PREPARED TO ACCEPT SUCH CONDITIONS AS PART OF THE CUSTOM OF A COUNTY WITH A STRONG RURAL CHARACTER AND AN ACTIVE AGRICULTURAL SECTOR.
9. VISTA VIEW ESTATES DIVISION 3 IS SUBJECT TO THE PROVISIONS CONTAINED IN THE CC&RS INCLUDING, BUT NOT LIMITED TO, THE PROVISIONS RELATING TO THE OPERATION AND MAINTENANCE OF THE STORM DRAIN DETENTION AREAS (INCLUDING, BUT NOT LIMITED TO, THE DETENTION TRACT CREATED ON THE PLAT VISTA VIEW ESTATES DIVISION 1) AND TRACT A OF VISTA VIEW ESTATES DIVISION 1. IN THE EVENT AN OWNER'S ASSOCIATION IS NOT FORMED OR FAILS TO PROPERLY MAINTAIN ANY SUCH AREA FOR WHICH IT HAS MAINTENANCE RESPONSIBILITY, OR IN THE EVENT ANY SUCH ASSOCIATION IS LATER DISSOLVED, THEN THE OWNERS OF THE LOTS WITHIN VISTA VIEW ESTATES SHALL BE EQUALLY RESPONSIBLE FOR THE MAINTENANCE OBLIGATIONS AND THE COSTS THEREOF.
10. TO THE EXTENT ANY FENCES BETWEEN PROPERTY WITHIN THIS PLAT AND ADJACENT LANDS ARE NOT ACTUALLY LOCATED ON THE BOUNDARY LINE(S) OF ANY LOT, AS DEPICTED HEREON, THE BOUNDARIES OF THE LOTS ARE AS SHOWN, AND NO RIGHTS IN AND TO ADJOINING PROPERTY ARE CREATED OR EXIST DUE TO THE LOCATION OR CONTINUED EXISTENCE OF ANY SUCH FENCE OUTSIDE OF A LOT BOUNDARY.

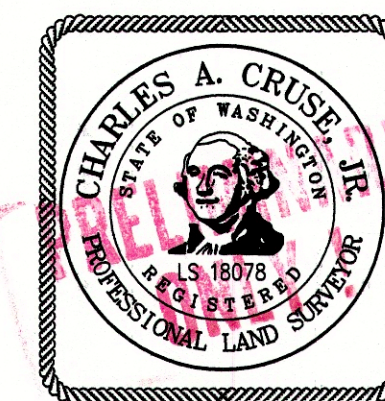
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MAY 15 2015  
KITITAS COUNTY  
CDS

AUDITOR'S CERTIFICATE

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PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242

VISTA VIEW ESTATES - DIV. 3