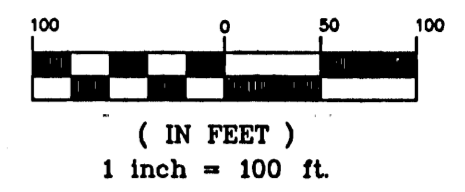


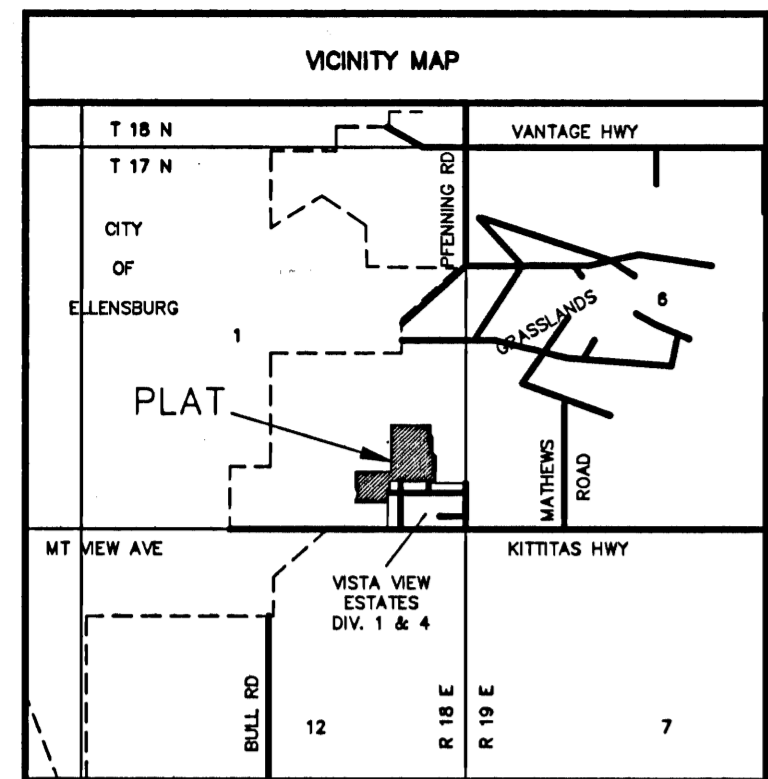
12-15

02/18/2011 10:01:20 AM V: 12 P: 15 201102180001  
\$136.50 CRUSE & ASSOCIATES SURVEYING Page 1 of 4  
Plat Kittitas County Auditor

P-05-03



# VISTA VIEW ESTATES - DIV. 2 PART OF SECTION 1, T. 17 N., R. 18 E., W.M. KITTTAS COUNTY, WASHINGTON



## APPROVALS

KITTTAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 15 DAY OF February A.D., 2011  
*[Signature]*  
KITTTAS COUNTY ENGINEER

KITTTAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE VISTA VIEW ESTATES - DIV. 2 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 14 DAY OF Feb A.D., 2011  
*[Signature]*  
KITTTAS COUNTY HEALTH OFFICER

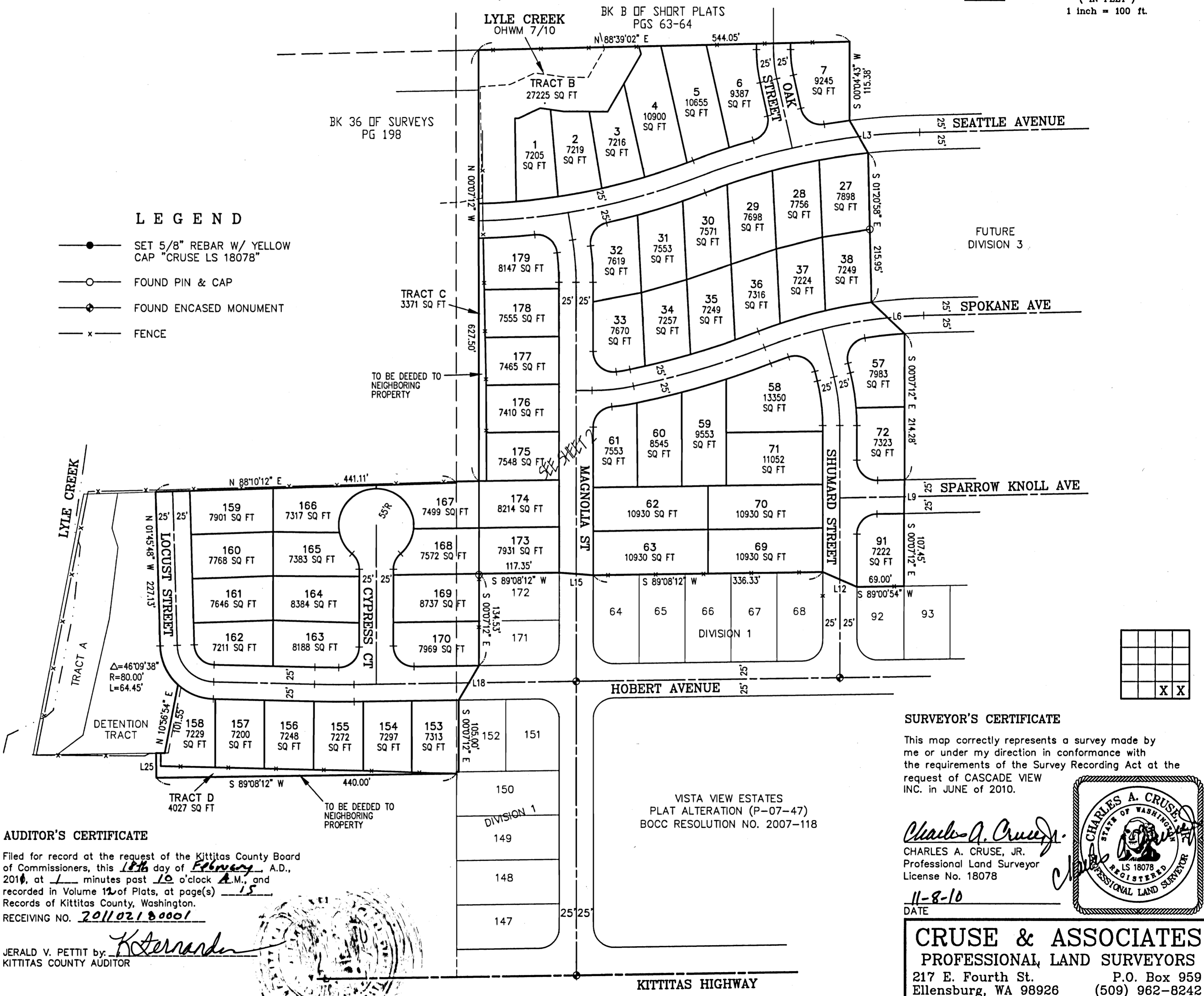
CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE VISTA VIEW ESTATES - DIV. 2 PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTTAS COUNTY PLANNING COMMISSION.  
DATED THIS 15 DAY OF Feb A.D., 2011  
*[Signature]*  
KITTTAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTTAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR AS FAR AS THE TAXES ARE TO BE FILED.  
DATED THIS 14 DAY OF Feb A.D., 2011  
*[Signature]*  
KITTTAS COUNTY TREASURER

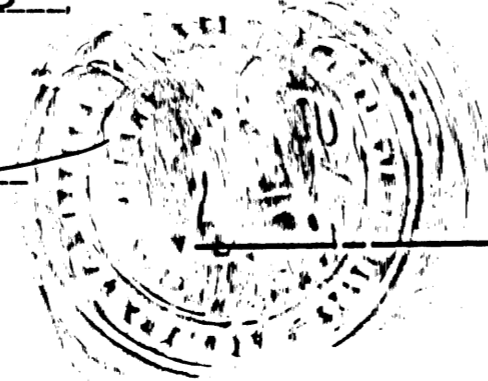
CERTIFICATE OF KITTTAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE PLAT OF VISTA VIEW ESTATES - DIV. 2 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 17-18-01086-0003  
DATED THIS 14 DAY OF Feb A.D., 2011  
*[Signature]*  
KITTTAS COUNTY ASSESSOR

KITTTAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS 15th DAY OF February A.D., 2011  
BOARD OF COUNTY COMMISSIONERS  
KITTTAS COUNTY, WASHINGTON  
BY *[Signature]*  
CHAIRMAN  
ATTEST: *[Signature]* CLERK OF THE BOARD

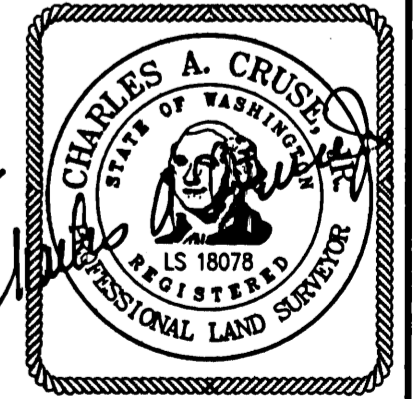
- ### LEGEND
- SET 5/8" REBAR W/ YELLOW CAP "CRUSE LS 18078"
  - FOUND PIN & CAP
  - ⊙ FOUND ENCASED MONUMENT
  - x — FENCE



AUDITOR'S CERTIFICATE  
Filed for record at the request of the Kittitas County Board of Commissioners, this 18th day of February A.D., 2011, at 1 minutes past 10 o'clock A.M., and recorded in Volume 12 of Plats, at page(s) 15 Records of Kittitas County, Washington.  
RECEIVING NO. 201102180001  
JERALD V. PETTIT by: *[Signature]*  
KITTTAS 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 JUNE of 2010.  
*[Signature]*  
CHARLES A. CRUSE, JR.  
Professional Land Surveyor  
License No. 18078  
11-8-10  
DATE



CRUSE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
VISTA VIEW ESTATES - DIV. 2



# VISTA VIEW ESTATES - DIV. 2 PART OF SECTION 1, T. 17 N., R. 18 E., W.M. KITITAS COUNTY, WASHINGTON

02/18/2011 10:01:20 AM V: 12 P: 17 201102180001  
Plat CRUSE & ASSOCIATES SURVEYING Page 3 of 4  
Kititas County Auditor

CURVE	RADIUS	LENGTH	DELTA
C1	930.00'	321.75'	19°49'21"
C2	980.00'	92.84'	05°25'41"
C3	955.00'	330.95'	19°51'20"
C4	955.00'	131.56'	07°53'34"
C5	955.00'	199.40'	11°57'46"
C6	955.00'	241.56'	14°29'34"
C7	955.00'	142.51'	08°32'59"
C8	955.00'	99.06'	05°56'35"
C9	930.00'	245.98'	15°09'16"
C10	980.00'	151.29'	08°50'42"
C11	30.00'	45.49'	86°52'42"
C12	225.00'	48.57'	12°22'05"
C13	200.00'	43.17'	12°22'05"
C14	175.00'	37.78'	12°22'05"
C15	30.00'	45.49'	86°52'42"
C16	980.00'	37.57'	02°11'48"
C17	30.00'	44.63'	85°14'39"
C18	405.00'	52.90'	07°29'04"
C19	30.00'	51.01'	97°25'14"
C20	275.00'	20.43'	04°15'22"
C21	1195.00'	196.24'	09°24'32"
C22	715.00'	171.41'	13°44'09"
C23	690.00'	186.24'	15°27'54"
C24	690.00'	97.46'	08°05'35"
C25	690.00'	88.78'	07°22'19"
C26	1220.00'	200.34'	09°24'32"
C27	300.00'	61.14'	11°40'36"
C28	380.00'	61.55'	09°16'47"
C29	980.00'	82.02'	04°47'43"
C30	30.00'	46.63'	89°03'43"
C31	355.00'	42.95'	06°55'54"
C32	30.00'	44.45'	84°53'11"
C33	325.00'	37.23'	06°33'46"
C34	1245.00'	204.45'	09°24'32"
C35	665.00'	27.89'	02°24'11"
C36	30.00'	49.73'	94°58'08"
C37	275.00'	65.82'	13°42'48"
C38	300.00'	71.80'	13°42'48"
C39	665.00'	58.45'	05°02'09"
C40	30.00'	49.73'	94°58'08"
C41	325.00'	77.79'	13°42'48"
C42	30.00'	47.64'	90°59'12"
C43	30.00'	46.61'	89°00'48"
C44	325.00'	25.99'	04°34'57"
C45	325.00'	51.79'	09°07'51"
C46	1245.00'	69.04'	03°10'39"
C47	1245.00'	67.74'	03°07'03"
C48	1245.00'	67.66'	03°06'50"
C49	715.00'	68.53'	05°29'29"
C50	715.00'	69.03'	05°31'53"
C51	715.00'	33.86'	02°42'48"
C52	1195.00'	36.44'	01°44'49"
C53	1195.00'	68.46'	03°16'57"
C54	1195.00'	68.57'	03°17'15"
C55	1195.00'	22.77'	01°05'30"
C56	980.00'	46.64'	02°43'37"
C57	980.00'	69.28'	04°03'01"
C58	980.00'	35.37'	02°04'03"
C59	930.00'	33.90'	02°05'18"
C60	930.00'	69.25'	04°16'00"
C61	930.00'	70.42'	04°20'17"
C62	930.00'	72.41'	04°27'40"
C63	980.00'	36.73'	02°08'52"
C64	980.00'	56.11'	03°16'49"
C65	930.00'	9.40'	00°34'46"
C66	930.00'	65.37'	04°01'38"
C67	930.00'	65.00'	04°00'16"
C68	930.00'	65.19'	04°00'59"
C69	930.00'	61.76'	03°48'18"
C70	930.00'	55.03'	03°23'25"
C71	980.00'	6.63'	00°23'14"
C72	980.00'	75.40'	04°24'29"
C73	1525.00'	58.69'	02°12'18"
C74	80.00'	121.33'	86°53'42"
C75	80.00'	56.88'	40°44'04"
C76	80.00'	64.45'	46°09'38"
C77	55.00'	83.41'	86°53'42"
C78	1500.00'	57.73'	02°12'19"
C79	30.00'	45.50'	86°53'42"
C80	1475.00'	34.76'	01°21'01"
C81	30.00'	47.18'	90°06'40"
C82	30.00'	26.01'	49°40'47"
C83	55.00'	268.17'	279°21'34"
C84	30.00'	26.01'	49°40'47"
C85	30.00'	47.51'	90°44'37"
C86	55.00'	36.92'	38°27'56"
C87	55.00'	97.16'	101°12'51"
C88	55.00'	91.65'	95°28'20"
C89	55.00'	42.44'	44°12'27"

LINE	DIRECTION	DISTANCE
L1	N 88°39'02" E	25.00'
L2	N 88°39'02" E	25.00'
L3	S 29°54'17" E	54.40'
L4	S 29°54'17" E	27.13'
L5	S 29°54'17" E	27.27'
L6	S 46°54'21" E	66.48'
L7	S 46°54'21" E	32.78'
L8	S 46°54'21" E	33.70'
L9	S 01°01'04" W	50.03'
L10	S 01°01'04" W	25.02'
L11	S 01°01'04" W	25.02'
L12	N 66°19'28" W	54.65'
L13	N 66°19'28" W	27.32'
L14	N 66°19'28" W	27.32'
L15	N 85°40'53" W	50.15'
L16	N 85°40'53" W	25.08'
L17	N 85°40'53" W	25.08'
L18	S 30°26'51" W	58.52'
L19	S 30°26'51" W	29.26'
L20	S 30°26'51" W	29.26'
L21	S 89°08'12" W	3.23'
L22	S 00°07'12" E	2.30'
L23	S 88°52'36" E	29.51'
L24	S 89°11'39" E	27.13'
L25	N 00°51'48" W	36.08'
L26	N 88°10'12" E	25.00'
L27	N 88°10'12" E	25.00'
L28	N 00°07'12" W	1.78'
L29	S 88°39'30" E	147.76'
L30	N 89°08'12" E	153.31'
L31	N 00°07'12" W	112.55'
L32	N 00°07'12" W	113.82'
L33	S 00°07'12" E	5.00'
L34	S 00°07'12" E	233.08'
L35	S 89°52'48" W	23.36'
L36	N 09°23'59" W	40.03'
L37	N 12°39'20" W	103.52'
L38	S 00°17'15" E	9.11'
L39	S 00°17'15" E	8.64'
L40	S 12°39'20" E	50.02'
L41	N 00°17'15" W	9.57'
L42	S 12°39'20" E	50.02'
L43	S 13°50'00" E	14.43'
L44	S 13°50'00" E	14.43'
L45	S 00°07'12" E	50.80'
L46	N 88°53'37" E	39.47'
L47	S 88°53'37" W	39.51'
L48	N 00°07'12" W	65.00'
L49	N 00°07'12" W	65.00'
L50	N 85°29'05" E	5.47'
L51	N 65°16'54" E	34.77'
L52	S 82°06'32" E	34.08'
L53	N 89°08'12" E	12.77'
L54	S 89°08'12" W	6.98'
L55	N 89°08'12" E	5.79'
L56	S 00°21'06" W	19.03'
L57	N 00°07'12" W	216.58'
L58	S 00°07'12" E	426.04'
L59	N 01°45'48" W	227.19'
L60	N 00°07'12" W	25.01'
L61	N 00°07'12" W	25.01'
L62	N 00°07'12" W	100.21'
L63	S 82°06'32" E	15.19'
L64	S 82°06'32" E	18.89'
L65	S 89°38'37" E	65.16'
L66	N 89°38'37" W	37.89'
L67	S 89°38'37" E	27.27'
L68	N 15°22'16" W	11.89'

### LEGAL DESCRIPTION

THAT PORTION OF LOTS 1, 2 AND 3 OF WADE SHORT PLAT NO. 1, KITITAS COUNTY SHORT PLAT NO. SP-94-35, RECORDED SEPTEMBER 9, 1994, IN BOOK D OF SHORT PLATS, PAGES 152 AND 153, UNDER AUDITOR'S FILE NO. 574870, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND OF LOT A OF WADE SHORT PLAT NO. 2, KITITAS 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 KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 18 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 LINE OF SAID SECTION 1, 30.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY BOUNDARY LINE OF THE KITITAS 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 SOUTH 89°00'54" WEST, 69.00 FEET; THENCE NORTH 66°19'28" WEST, 54.65 FEET; THENCE SOUTH 89°08'12" WEST, 336.33 FEET; THENCE NORTH 85°40'53" WEST, 50.15 FEET; THENCE SOUTH 89°08'12" WEST, 117.35 FEET; THENCE SOUTH 00°07'12" EAST, 134.53 FEET; THENCE SOUTH 30°26'51" WEST, 58.52 FEET; THENCE SOUTH 00°07'12" EAST, 105.00 FEET; THENCE SOUTH 89°08'12" WEST, 3.23 FEET; THENCE SOUTH 00°07'12" EAST, 2.30 FEET; THENCE SOUTH 89°08'12" WEST, 440.00 FEET; THENCE NORTH 00°51'48" WEST, 36.08 FEET; THENCE NORTH 89°08'12" EAST, 12.77 FEET; THENCE NORTH 10°56'54" EAST, 101.55 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIAL BEARING OF NORTH 42°04'34" EAST AND A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, AN ARC LENGTH OF 64.45 FEET, THROUGH A CENTRAL ANGLE OF 46°09'38"; THENCE NORTH 01°45'48" WEST, 227.13 FEET; THENCE NORTH 88°10'12" WEST, 1.78 FEET; THENCE NORTH 00°07'12" WEST, 1.78 FEET; THENCE NORTH 88°39'02" EAST, 33.00 FEET; THENCE NORTH 00°07'12" WEST, 627.50 FEET, MORE OR LESS, TO THE NORTH BOUNDARY LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 88°39'02" EAST, ALONG SAID NORTH BOUNDARY LINE, 544.05 FEET; THENCE SOUTH 00°04'43" WEST, 115.38 FEET; THENCE SOUTH 29°54'17" EAST, 54.40 FEET; THENCE SOUTH 01°20'58" EAST, 215.95 FEET; THENCE SOUTH 46°54'21" EAST, 66.48 FEET; THENCE SOUTH 00°07'12" EAST, 214.48 FEET; THENCE SOUTH 01°01'04" WEST, 50.03 FEET; THENCE SOUTH 00°07'12" EAST, 107.45 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

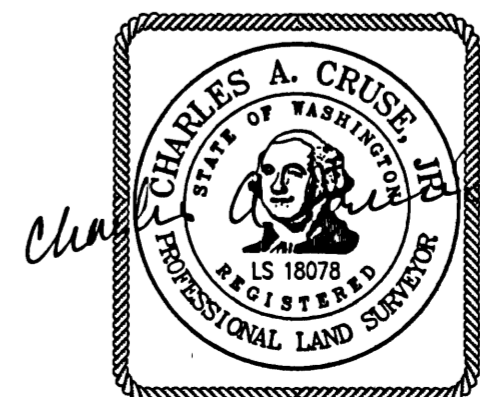


### AUDITOR'S CERTIFICATE

Filed for record at the request of the Kititas County Board of Commissioners, this 18th day of February, A.D., 2011, at 1 minutes past 10 o'clock A.M., and recorded in Volume 12 of Plats, at page(s) 17 Records of Kititas County, Washington.

RECEIVING NO. 201102180001

JERALD V. PETTIT by: [Signature]  
KITITAS COUNTY AUDITOR



11-8-10

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

VISTA VIEW ESTATES - DIV. 2  
PART OF SECTION 1, T. 17 N., R. 18 E., W.M.  
KITITAS COUNTY, WASHINGTON

02/18/2011 10:01:20 AM V: 12 P: 18 201102180001  
\$136.50  
CRUSE & ASSOCIATES SURVEYING  
Kititas County Auditor  
Page 4 of 4

P-05-03

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 18<sup>th</sup> DAY OF February, A.D., 2011.

CASCADE VIEW INC.  
Larry O Hillis  
LARRY O. HILLIS  
PRESIDENT

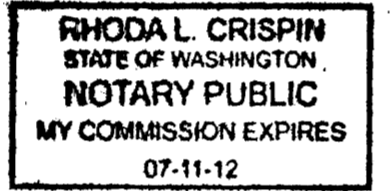
ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF Kititas ) S.S.

THIS IS TO CERTIFY THAT ON THIS 18<sup>th</sup> DAY OF February, A.D., 2011, 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.

Rhoda L Crispin  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 7-11-2012



DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT FRONTIER BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST FOR 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, WE HAVE SET OUR HAND THIS 17 DAY OF February, A.D., 2011.

FRONTIER BANK

Beverly K. Peterson  
NAME Beverly K. Peterson  
TITLE A.V.P.

NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

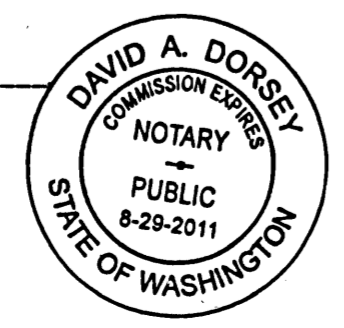
ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF Snohomish ) S.S.

THIS IS TO CERTIFY THAT ON THIS 17 DAY OF February, A.D., 2011, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Beverly Peterson AND \_\_\_\_\_ TO ME KNOWN TO BE THE A.V.P. AND \_\_\_\_\_ RESPECTIVELY, OF FRONTIER BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

David A. Dorsey  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Ellensburg  
MY COMMISSION EXPIRES: 8-29-11



NOTES:

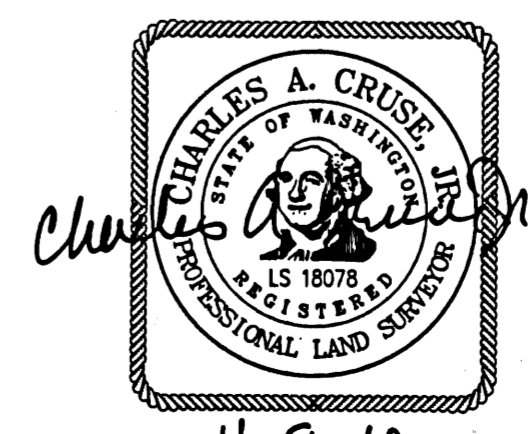
1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH 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.
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 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. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. THE SUBJECT PROPERTY IS 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)
7. 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.
8. TRACT B ENCOMPASSES A 50 FOOT BUFFER FROM THE ORDINARY HIGH WATER MARK OF LYLE CREEK, IS CREATED AND ESTABLISHED PURSUANT TO PRELIMINARY PLAT APPROVAL FOR VISTA VIEW ESTATES ISSUED UNDER KITITAS COUNTY RESOLUTION NO. 2005-118, AS NOW OR HEREAFTER AMENDED (THE "PLAT APPROVAL"), AND SHALL BE MAINTAINED AS AN OPEN SPACE AREA IN ITS NATURAL CONDITION. TRACT B SHALL BE AVAILABLE FOR USE BY THE OWNERS OF LOTS WITHIN DIVISIONS 1, 2 AND, PROVIDED IT IS DEVELOPED PURSUANT TO THE PLAT APPROVAL, DIVISION 3, ALL OF VISTA VIEW ESTATES (COLLECTIVELY, "VISTA VIEW ESTATES"), AND THEIR TENANTS, INVITEES AND/OR GUESTS; PROVIDED, HOWEVER, IT SHALL AT ALL TIMES BE KEPT FREE AND CLEAR OF DEBRIS AND MAINTAINED IN A GOOD, CLEAN, ATTRACTIVE, SANITARY AND SAFE CONDITION AND IN FULL COMPLIANCE WITH APPLICABLE GOVERNMENTAL LAWS, RULES AND REGULATIONS AND SUCH RULES AND/OR REGULATIONS AS MAY BE PROPAGATED PURSUANT TO THE PROVISIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR VISTA VIEW ESTATES RECORDED UNDER KITITAS COUNTY AUDITOR'S FILE NO. 200705040012, AS NOW OR HEREAFTER AMENDED (THE "CC&RS"); PROVIDED THAT, NO CONSTRUCTION ACTIVITIES OR DISTURBANCE OF THE VEGETATION SHALL BE PERMITTED WITHIN SAID 50 FOOT BUFFER AREA. TRACT B SHALL BE CONVEYED TO THE VISTA VIEW HOMEOWNERS ASSOCIATION PURSUANT TO SECTION 7.2.2 OF THE CC&RS; PROVIDED HOWEVER, NOTHING HEREIN SHALL PREVENT SUCH TRACT FROM BEING CONVEYED TO AND THEREAFTER MAINTAINED BY THE COUNTY OF KITITAS OR THE CITY OF ELLENSBURG.
9. VISTA VIEW ESTATES DIVISION 2 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. CASCADE VIEW INC., A WASHINGTON CORPORATION, DOES HEREBY GRANT, DECLARE, CONVEY AND ESTABLISH UNTO THE PUBLIC A TEMPORARY, NON-EXCLUSIVE 19.5' x 25' EASEMENT FOR VEHICULAR TURNAROUND PURPOSES ONLY OVER AND ACROSS A PORTION OF LOT 159 (THE "EASEMENT"). THE APPROXIMATE LOCATION OF THE EASEMENT IS DEPICTED ON SHEET 2 OF 4 HEREOF; PROVIDED HOWEVER, THE EXACT LOCATION OF THE EASEMENT SHALL BE THE LOCATION OF A HARD-SURFACE PAD AS CONSTRUCTED AND ABUTTING LOCUST STREET. MAINTENANCE OF THE EASEMENT SHALL BE BY KITITAS COUNTY OR SUCH OTHER GOVERNMENTAL ENTITY HAVING JURISDICTIONAL CONTROL OVER LOCUST STREET. ANY PERSON UTILIZING SAID EASEMENT SHALL DO SO SUBJECT TO THE OBLIGATION TO IMDEMNIFY, PROTECT AND HOLD THE OWNER OF LOT 159 HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, CAUSES OF ACTION, OR OTHER ASSERTION OF LIABILITY, INCLUDING ATTORNEY FEES AND COSTS, ARISING OUT OF SUCH PERSON'S USE OF SUCH EASEMENT AND/OR THEIR NEGLIGENCE, INTENTIONAL ACTS OR OMISSIONS. NO RIGHTS IN OR TO THE GENERAL PUBLIC ARE CREATED HEREBY WITH RESPECT TO ANY PORTION OF SAID LOT 159 WHICH LIES OUTSIDE OF SAID EASEMENT, INCLUDING, BUT NOT LIMITED TO, THE DRIVEWAY SERVING SAID LOT 159. THIS EASEMENT SHALL TERMINATE IMMEDIATELY UPON THE CONSTRUCTION AND DEDICATION OF AN EXTENSION OF LOCUST STREET.
11. 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, AND WITH SPECIFIC REFERENCE TO THE FENCE LYING NORTHERLY OF LOTS 159, 166, 167 AND 174 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.

AUDITOR'S CERTIFICATE

Filed for record at the request of the Kititas County Board of Commissioners, this 18<sup>th</sup> day of February, A.D., 2011, at 1 minutes past 10 o'clock A.M., and recorded in Volume 12 of Plats, at page(s) 18 Records of Kititas County, Washington.

RECEIVING NO. 201102180001

JERALD V. PETTIT by K. Peterson  
KITITAS COUNTY AUDITOR



11-8-10

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

VISTA VIEW ESTATES - DIV. 2