OWNER:	CD (75 99
DAVID LYNN WRIGHT 921 HANSON RD ELLENSBURG, WA 989 509-962-6162)5-??
EXISTING TAX PARCEL	L NUMBER 1719-19000-00	004
SEWER SYSTEM: SEPT	3 CLASS B WATER SYSTEM	AD R.O.W.
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AND WIFE, AS THIER SEPARATE DO HEREBY DECLARE, SUBDIMED PUBLIC FOREVER ALL ROADS, ST	ENTS THAT, DAVID LYNN WRIGHT AND L ESTATE, OWNERS FEE SIMPLE OF THE L D AND PLAT AS HEREIN DESCRIBED, AN	HEREIN DESCRIBED REAL PROPERTY, D DEDICATE TO THE USE OF THE ER PUBLIC PROPERTY SHOWN HERE
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AND WIFE, AS THIER SEPARATE DO HEREBY DECLARE, SUBDIMED PUBLIC FOREVER ALL ROADS, ST IN WITNESS WHEREOF, WE HAV DAVID LYNN WRIGHT DAVID LYNN WRIGHT STATE OF WASHINGTON) S.S. COUNTY OF KITTITAS) S.S. THIS TO CERTIFY THAT ON THIS NOTARY PUBLIC, PERSONALLY WIFE, TO BE KNOWN TO BE THE	SENTS THAT, DAVID LYNN WRIGHT AND LESTATE, OWNERS FEE SIMPLE OF THE D D AND PLAT AS HEREIN DESCRIBED, AN TREETS, AVENUES, PLACES OR WHATEVIN ARE SET OUR HANDS THIS DAY OF LOUISE NAOMI WRI ACKNOWLEDGEMEN S DAY OF, A.D., 2 APPEARED DAVID LYNN WRIGHT AND L E PERSONS WHO EXECUTED THE FOREG SAME AS THIER FREE AND VOLUNTAR	HEREIN DESCRIBED RÉAL PROPERTY, D DEDICATE TO THE USE OF THE ER PUBLIC PROPERTY SHOWN HEREO , A.D., 2005. , A.D., 2005. IGHT T T 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7

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WRIGHT CLUSTER PLAT A PORTION OF THE SW 1/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

LEGAL DESCRIPTION:

PARCEL 11 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 29, 2001, IN BOOK 26 OF SURVEYS, PAGES 218 AND 219, UNDER AUDITOR'S FILE No. 200110290078. RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DIVIDE TAX PARCEL 17-19-19000-0004 BY CLUSTER PLAT INTO THE CONFIGURATION SHOWN HEREON.

2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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.

3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION. SEE BOOK 19 OF SURVEYS AT PAGES 209-210, UNDER AUDITOR'S FILE No. 566921, AND BOOK 26 AT PAGES 218-219, UNDER AUDITOR'S FILE No. 200110290078 AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 19 AT PAGES 209-210.

5. 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.

6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.

7. 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.

8. 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.

9. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS. STREETS. ACCESSES AND ALLEYS WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.

10. 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.

11. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.

12. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

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.

14. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE 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 OCCUPANCY PERMITS FOR THIS SHORT PLAT.

15. 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 SURFACE ORIGINALLY WITH GRAVEL.

	LINE T	ABLE			LINE TAB	LE		
LINE L1	BEAR N36'47		101.54	LINE L28	BEARING N36'07'59			
L2	N43'37'	04"W	9 0 .15'	L29	5010717	Έ 140.	55'	
L3 L4	<u>N6278'</u> N72'37'		77.07° 111.19°	L30 L31	<u>\$2676'05'</u> N88'52'43			
L5 L6	S75'52'	04"W	157.84'	L32 L33	<u>528'57'45</u> N42'11'58	E 120.	24'	
L7	N70'50' N06'04'		24.02' 123.68'	L34	N4579'19'	W 50.1		
L8 L9	<u>\$21'37'</u> \$21'37'		<u>83.51'</u> 72.47'	L35 L36	<u>\$00°22'28</u> \$03'14'13			
L10	S0372'	00"W	149.32'	L37	\$72.46'16	"E 129.	00'	
L11 L12	<u>540'47'</u> 56873'	and the second	<u>113.25'</u> 53.42'	L38 L39	N15'46'45 S37'06'16'			
L13	56873	'11"W	112.10'	L40 L41	\$75.45'51	W 62.	91'	
L14 L15	<u>529'49'</u> 515'46'		<u>36.98'</u> 88.58'	L47 L42	N49'38'25 S83'31'06			
L16 L17	538'36' 538'36'		<u>77.08'</u> 212.87'	L43 L44	<u>53403'33</u> 50078'13			
L18	S89'13'	12"W	168.75'	L45	N38'36'31	"E 187.	13'	
L19 L20	<u>589*39'</u> 531*40'		<u>148.66'</u> 47.64'	L46 L47	N38'36'31 N09'09'38			
L21 L22	S1875		75.28' 147.64'	L48 L49	N10 ⁻ 56'43 S7471'50			
L23	<u>S4573</u> S5124		84.46	L50	551 23'29	E 217.		
L24 L25	S53*50 N87*33		<u>94.92'</u> 134.97'	L51 L52	<u>544'39'11</u> 544'39'11			
L26	S79'09	'11"E	85.11'	L53	N16'49'12			
L27	<u>S56'31</u>	04 E	9.04'					
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	ELTA 1.46'56"	RADIUS 417.80	-++	CURVE C10	DELTA 44'41'36"	RADIUS 180.00'	LENGTH 140.41'	
C2 4	1'01'24"	417.80	29.34	C11 C12	<u>44*21'36"</u> 17*31'48"	180.00'		
C4 34	*39'25" *46'09"	150.00 [°] 180.00 [°]		C13	37 20'26"	80.00'	<u>127.83'</u> 52.14'	
	7 <u>*50'28</u> * 5*36'12"	180.00 [°] 68.97 [°]		C14 C15	<u> </u>	and the second diversion of th	<u>52.07'</u> 79.61'	
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12	N36'47'41"W		L28	N36'07'59"E		
L2 L3	N43'37'04"W N6278'55"W		<u>L29</u> L30	<u>\$01'07'17"E</u> \$26'16'05"W		
<u> </u>	N72'37'59"W		L31	N88'52'43"E		
L5	S75'52'04"W	157.84'	L32	5285745E	120.24	
L6	N70'50'07"W		L33	N4271'58"E	1	
L7 L8	N06'04'54"W \$21'37'38"W		L34 L35	N4579'19"W S00'22'28"E	Y	
<u>L8</u> L9	521 37 38 W		L35	SOJ74'13"E		
L10	S0372'00"W		L37	\$72'46'16"E	· · · · · · · · · · · · · · · · · · ·	
L11	S40'47'14"W		L38	N15'46'45"E		
L12 L13	<u>S6873'11"W</u>		L39 L40	S37'06'16"W		
L13	<u>56873'11"W</u> 529'49'58"W		L41	\$75*45'51"W N49*38'25"W		
L15	S15'46'45"W		L42	S83'31'06"W		
L16	538'36'31"W		L43	53403'33"W		
L17 L18	<u>S38'36'31 W</u>		L44 L45	<u>\$0078'13'E</u>		
L18 L19	<u>5891312*</u> W 58939'40*W		L45 L46	N38'36'31"E N38'36'31"E		
L20	S31'40'57"E		L47	N09'09'38"E		
L21	S1875'39"E		L48	N10'56'43"E	78.54'	
L22	S4573'36"E		L49	S7471'50"E		
L23 L24	<u>S51°24'33"E</u> S53°50'08"E		<u>L50</u> L51	<u>551°23'29"E</u> S44'39'11"E		
L24 L25	N87'33'42"E		L52	S44'39'11"E		
L26	\$79°09'11"E		L53	N16'49'12"E		
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