

**GAME FARM ESTATES CLUSTER PLAT**  
 A PORTION OF THE EAST 1/2 OF SECTION 32,  
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

**LEGEND**

- SECTION CORNER COMMON TO FOUR SECTIONS
- QUARTER CORNER COMMON TO TWO SECTIONS
- 5/8" IRON ROD W/CAP L.S.# 18092, SEE NOTE 17, PAGE 3
- FOUND MONUMENT
- EXISTING WELL

**APPROVALS**

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 29 DAY OF JULY A.D., 2013  
 \_\_\_\_\_ ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE GAME FARM ESTATES 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 1 DAY OF JULY A.D., 2013  
 \_\_\_\_\_ KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING OFFICIAL  
 I HEREBY CERTIFY THAT THE GAME FARM ESTATES CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 16 DAY OF JULY A.D., 2013  
 \_\_\_\_\_ KITTITAS COUNTY PLANNING OFFICIAL

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. 18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002, 18-19-32058-0003 & A PTN. OF 18-19-32070-0001 (15781, 15782, 15783, 18731, 18732 & PTN. OF 955665)  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_\_\_

KITTITAS COUNTY TREASURER

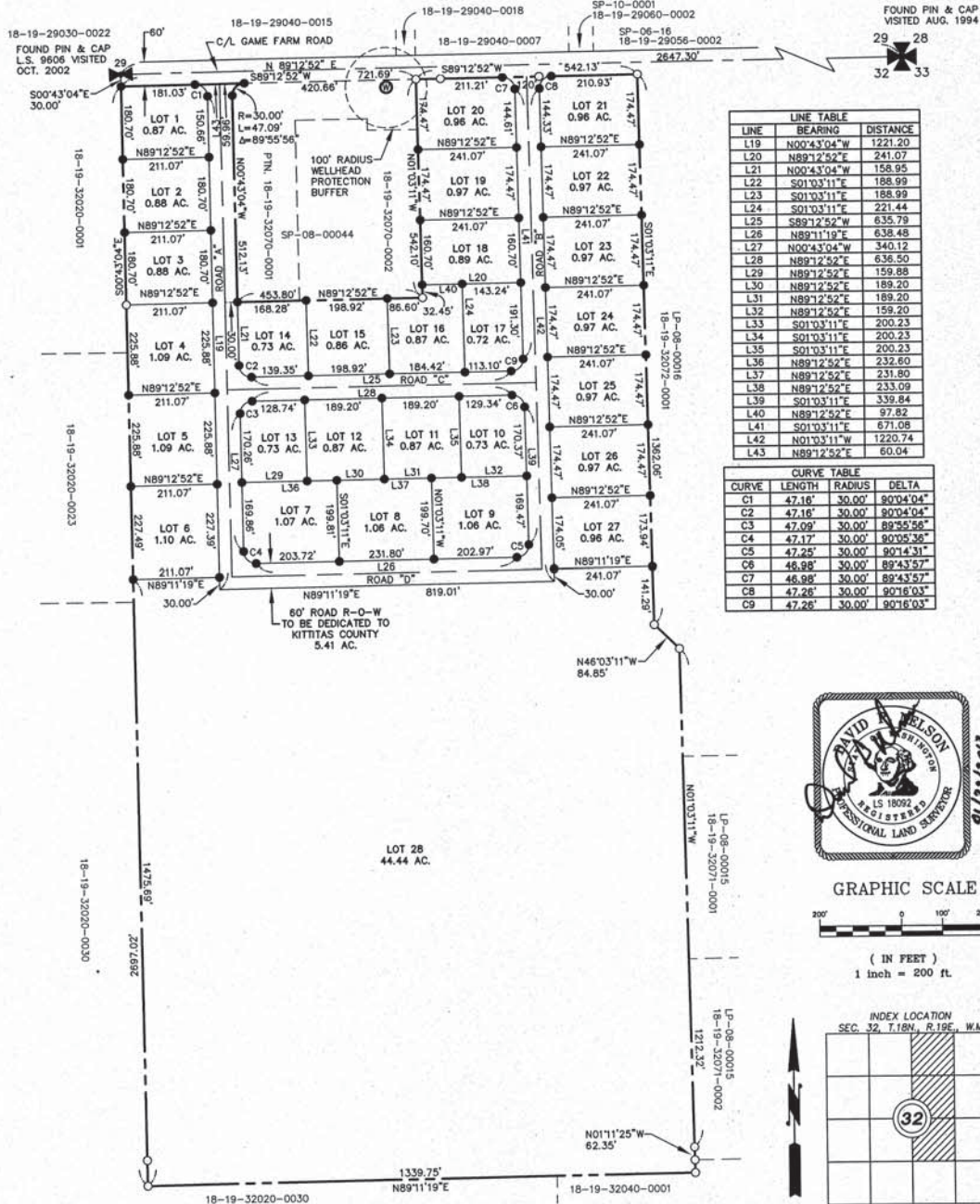
CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
 I HEREBY CERTIFY THAT THE GAME FARM ESTATES CLUSTER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 18-19-32010-0008, 18-19-32010-0009, 18-19-32058-0001, 18-19-32058-0002, 18-19-32058-0003 & A PORTION OF 18-19-32070-0001  
 DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_\_\_

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
 EXAMINED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
 KITTITAS 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.

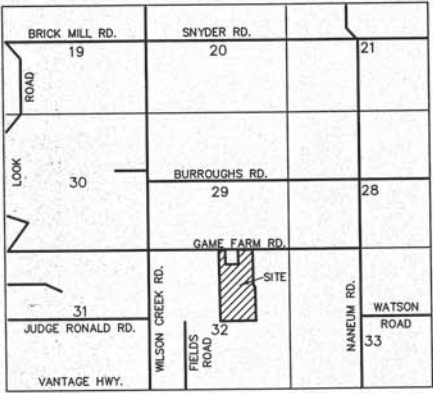


**LINE TABLE**

LINE	BEARING	DISTANCE
L19	N00°43'04"W	1221.20
L20	N89°12'52"E	241.07
L21	N00°43'04"W	158.95
L22	S01°03'11"E	188.99
L23	S01°03'11"E	188.99
L24	S01°03'11"E	221.44
L25	S89°12'52"W	635.79
L26	N89°11'19"E	638.48
L27	N00°43'04"W	340.12
L28	N89°12'52"E	636.50
L29	N89°12'52"E	159.88
L30	N89°12'52"E	189.20
L31	N89°12'52"E	189.20
L32	N89°12'52"E	159.20
L33	S01°03'11"E	200.23
L34	S01°03'11"E	200.23
L35	S01°03'11"E	200.23
L36	N89°12'52"E	232.60
L37	N89°12'52"E	231.80
L38	N89°12'52"E	233.09
L39	S01°03'11"E	339.84
L40	N89°12'52"E	97.82
L41	S01°03'11"E	671.08
L42	N01°03'11"W	1220.74
L43	N89°12'52"E	60.04

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	47.16'	30.00'	90°04'04"
C2	47.16'	30.00'	90°04'04"
C3	47.09'	30.00'	89°55'56"
C4	47.17'	30.00'	89°05'36"
C5	47.25'	30.00'	90°14'31"
C6	46.98'	30.00'	89°43'57"
C7	46.98'	30.00'	89°43'57"
C8	47.28'	30.00'	90°16'03"
C9	47.28'	30.00'	90°16'03"

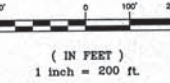


RECORDER'S CERTIFICATE .....  
 Filed for record this.....day of..... 20.....at.....M  
 in book.....of.....at page.....at the request of  
 \_\_\_\_\_  
 DAVID P. NELSON  
 Surveyor's Name  
 \_\_\_\_\_  
 County Auditor      Deputy County Auditor

**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...LAURIN MELLERGAARD... in...JAN...2013...  
 \_\_\_\_\_  
 DAVID P. NELSON      DATE  
 Certificate No. 18092



**GRAPHIC SCALE**



**GAME FARM ESTATES CLUSTER PLAT**  
 A PORTION OF THE EAST 1/2 OF SECTION 32,  
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

DWN BY T.R./G.W.	DATE 01/2013	JOB NO. 04635
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 4

P-05-07

FOUND PIN & CAP VISITED AUG. 1994  
 29 28  
 32 33

**PROPERTY OWNERS:**

THE DISCLAIMER TRUST (TRACTS 1, 5 & 6)  
 FAIRVIEW CREST LLC (TRACT 3)  
 DAKOTA VIEW LLC (TRACT 2)  
 GAME FARM VIEW LLC (TRACT 4)  
 751 MELLERGAARD ROAD  
 ELLENSBURG WA, 98926

**PARCEL NUMBERS:**

- TRACT 1: 18-19-32010-0009 (15782)
- TRACT 2: 18-19-32058-0002 (18731)
- TRACT 3: 18-19-32058-0001 (15783)
- TRACT 4: 18-19-32058-0003 (18732)
- TRACT 5: 18-19-32010-0008 (15781)
- TRACT 6: A PORTION OF 18-19-32070-0001 (956665)

ACREAGE: 74.90 ACRES  
 WATER SOURCE: CLASS A WATER SYSTEM  
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
 ZONE: AG-3  
 LOTS: 28

**GAME FARM ESTATES CLUSTER PLAT**  
 A PORTION OF THE EAST 1/2 OF SECTION 32,  
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

P-05-07

**EXISTING LEGAL DESCRIPTIONS:**

**TRACT 1:**

PARCEL A OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 22, 2006, IN BOOK 33 OF SURVEYS, PAGE 142, UNDER AUDITOR'S FILE NO. 200611220036, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF LOTS 2 AND 3, OF MELLERGAARD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 02-41, AS RECORDED SEPTEMBER 17, 2003, IN BOOK G OF SHORT PLATS, PAGES 94 AND 95, UNDER AUDITOR'S FILE NO. 200309170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**TRACT 2:**

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 22, 2006, IN BOOK 33 OF SURVEYS, PAGE 142, UNDER AUDITOR'S FILE NO. 200611220036, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF LOT 2 AND LOT 3, MELLERGAARD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 02-41, AS RECORDED SEPTEMBER 9, 2003, IN BOOK G OF SHORT PLATS, PAGES 94 AND 95, UNDER AUDITOR'S FILE NO. 200309170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**TRACT 3:**

PARCEL C OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 22, 2006, IN BOOK 33 OF SURVEYS, PAGE 142, UNDER AUDITOR'S FILE NO. 200611220036, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF LOT 1 AND LOT 3, MELLERGAARD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 02-41, AS RECORDED SEPTEMBER 9, 2003, IN BOOK G OF SHORT PLATS, PAGES 94 AND 95, UNDER AUDITOR'S FILE NO. 200309170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**TRACT 4:**

PARCEL D OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 22, 2006, IN BOOK 33 OF SURVEYS, PAGE 142, UNDER AUDITOR'S FILE NO. 200611220036, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF LOT 3, OF MELLERGAARD SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 02-41, AS RECORDED SEPTEMBER 17, 2003, IN BOOK G OF SHORT PLATS, PAGES 94 AND 95, UNDER AUDITOR'S FILE NO. 200309170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**TRACT 5:**

PARCEL JI ON THAT CERTAIN SURVEY AS RECORDED JANUARY 31, 2001, IN BOOK 25 OF SURVEYS, PAGES 228 AND 229, UNDER AUDITOR'S FILE NO. 200101310003, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**TRACT 6:**

THAT PORTION OF LOT 1, EAGLE CREST SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 08-00044, AS RECORDED APRIL 15, 2010, IN BOOK K OF SHORT PLATS, PAGES 140 AND 141, UNDER AUDITOR'S FILE NUMBER 201004150046, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 89°12'52" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, 59.96 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 47.09 FEET, THROUGH A CENTRAL ANGLE OF 89°55'56"; THENCE SOUTH 00°43'04" EAST, 512.13 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 89°12'52" WEST ALONG THE SOUTH LINE OF SAID LOT 1, 30.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°43'04" WEST, 542.09 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID BOUNDARY LINE.

**KRD NOTES:**

1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS; LOTS 1-27 HAVE 1 IRRIGABLE ACRE; LOT 28 HAS 44 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



ROAD CENTERLINE BEARINGS AND DISTANCES  
 1"=200'

**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

**ADJACENT PROPERTY OWNERS:**

- |  |   |
|--|---|
| 18-19-29040-0007<br>ROBERT E. PIETERS ETUX<br>2771 GAME FARM RD<br>ELLENSBURG, WA 98926            | 18-19-32040-0001<br>18-19-32071-0001<br>18-19-32071-0002<br>18-19-32072-0001<br>ANDREW J. SCHMIDT ETUX<br>300 MISSION VIEW DR<br>ELLENSBURG, WA 98926 |
| 18-19-29040-0015<br>HARVEY L. DODGE<br>1150 LYONS RD<br>ELLENSBURG, WA 98926                       | 18-19-32070-0001<br>18-19-32070-0002<br>THE DISCLAIMER TRUST<br>751 MELLERGAARD RD<br>ELLENSBURG, WA 98926  |
| 18-19-29030-0022<br>ESTHER J. CORBETT<br>2461 GAME FARM RD<br>ELLENSBURG, WA 98926                 | 18-19-32020-0001<br>JANE O. BROWN<br>PO BOX 904<br>ELLENSBURG, WA 98928   |
| 18-19-29060-0002<br>MACK C. WILSON ETUX<br>371 CANYON RIVERS EDGE<br>ELLENSBURG, WA 98928          |   |
| 18-19-29056-0002<br>DANIEL C. FENNER ETUX<br>2851 GAME FARM RD<br>ELLENSBURG, WA 98926             |   |
| 18-19-29040-0018<br>HARVEY L. DODGE<br>DEAN P. DODGE ETUX<br>1150 LYONS RD<br>ELLENSBURG, WA 98926 |   |
| 18-19-32020-0023<br>BARBARA I. CALKINS<br>RALPH DICKE<br>2480 GAME FARM RD<br>ELLENSBURG, WA 98926 |   |
| 18-19-32020-0030<br>WILDCAT ESTATES LLC<br>310 MISSION VIEW DR<br>ELLENSBURG, WA 98926             |   |



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.....LAURIN MELLERGAARD.....  
 in.....JAN.....2013.....  
 DAVID P. NELSON DATE  
 Certificate No.....18092.....

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

<b>GAME FARM ESTATES CLUSTER PLAT</b> A PORTION OF THE EAST 1/2 OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M. KITTITAS COUNTY, STATE OF WASHINGTON		
DWN BY T.R./G.W.	DATE 01/2013	JOB NO. 04635
CHKD BY D. NELSON	SCALE N/A	SHEET 2 OF 4

**GAME FARM ESTATES CLUSTER PLAT**  
**A PORTION OF THE EAST 1/2 OF SECTION 32,**  
**TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.**  
**KITITAS COUNTY, STATE OF WASHINGTON**

P-05-07

**SURVEY NOTES:**

1. THE PURPOSE OF THIS SURVEY IS TO CLUSTER PLAT TAX PARCEL NUMBERS 18-19-32010-0008 (15781), 18-19-32010-0009 (15782), 18-19-32058-0001 (15783), 18-19-32058-0002 (18731), 18-19-32058-0003 (18732) AND A PORTION OF 18-19-32070-0001 (956665) INTO 28 LOTS AS SHOWN HEREON.
2. INSTRUMENT: USING A TRIMBLE S6 TOTAL STATION WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE FOLLOWING RECORD OF SURVEYS FILED WITH KITITAS COUNTY, STATE OF WASHINGTON WERE USED TO CALCULATE OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON; BOOK 25 OF SURVEYS, PAGES 228 & 229, A.F.N. 200101310003; BOOK G OF SHORT PLATS, PAGES 94 & 95, A.F.N. 200309170015; BOOK K OF SHORT PLATS, PAGES 140 & 141, A.F.N. 201004150046. INGRESS, EGRESS AND UTILITY EASEMENTS DELINEATED ON THE AFOREMENTIONED SHORT PLATS AND RECORDED SURVEYS ARE HEREBY RECOGNIZED. THE BASIS OF BEARINGS IS THE SAME AS THE AFOREMENTIONED RECORD OF SURVEY RECORDED IN SAID BOOK 25 OF SURVEYS, PAGES 228 & 229.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
5. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
6. 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.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
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 KGRS 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 LOTS AS SHOWN HEREON WILL BE FURNISHED WATER BY AN APPROVED CLASS A WATER SYSTEM.
11. 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS PLAT.
12. KITITAS 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.
13. KITITAS 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. ALL PARCELS AND/OR FUTURE CREATED PARCELS WITHIN THIS CLUSTER PLAT SHALL BE LIMITED TO THE INTERIOR DEDICATED COUNTY ROAD RIGHTS OF WAY SHOWN ON THE FACE OF THIS CLUSTER PLAT, NO DIRECT ACCESS WILL BE GRANTED OFF OF GAME FARM ROAD.
15. ACCESS TO LOTS 1, 20 AND 21 WILL BE RESTRICTED TO THE INTERIOR ACCESS ROADS ONLY. NO ACCESS FROM GAME FARM ROAD WILL BE ALLOWED. (CURRENT ACCESS TO THE SINGLE FAMILY DWELLING WILL NOT BE REQUIRED TO RELOCATE DUE TO THIS PLAT, HOWEVER FUTURE DEVELOPMENT OF THIS PARCEL (APN 18-19-32010-0002) WILL BE RESTRICTED TO THE NEW INTERNAL ROAD SYSTEM AND NOT ALLOWED TO DIRECTLY ACCESS GAME FARM ROAD.
16. 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.
17. DUE TO FARMING ACTIVITIES THAT ARE ONGOING, THE LOT CORNERS WILL BE SET AT A LATER DATE, AS NEEDED.
18. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE 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).

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON, AS DESIGNATED ON THE FACE OF THE PLAT AS KITITAS COUNTY PUBLIC RIGHT OF WAY, 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 HEREUNTO SET OUR HANDS AND SEALS.

LAURIN C. MELLERGAARD, TRUSTEE OF THE DISCLAIMER TRUST ESTABLISHED UNDER LAST WILL AND TESTAMENT OF MARJORIE J. MELLERGAARD DATED AUGUST 5, 1988.

\_\_\_\_\_  
 LAURIN C. MELLERGAARD

**ACKNOWLEDGEMENT**

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

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUAL 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 \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

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.....LAURIN MELLERGAARD  
 in..... JAN..... 2013.

DAVID P. NELSON DATE  
 Certificate No.....18092.....

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

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**A PORTION OF THE EAST 1/2 OF SECTION 32,**  
**TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.**  
**KITITAS COUNTY, STATE OF WASHINGTON**

DWN BY	DATE	JOB NO.
T.R./G.W.	01/2013	04635
CHKD BY	SCALE	SHEET
D. NELSON	N/A	3 OF 4



**GAME FARM ESTATES CLUSTER PLAT**  
**A PORTION OF THE EAST 1/2 OF SECTION 32,**  
**TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.**  
**KITTTITAS COUNTY, STATE OF WASHINGTON**

P-05-07

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON, AS DESIGNATED ON THE FACE OF THE PLAT AS KITTTITAS COUNTY PUBLIC RIGHT OF WAY, 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 HEREUNTO SET OUR HANDS AND SEALS.

GAME FARM VIEW, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

**ACKNOWLEDGEMENT**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, 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 \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

**DEDICATION**

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IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

FAIRVIEW CREST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

**ACKNOWLEDGEMENT**

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, 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 \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

**DEDICATION**

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IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

DAKOTA VIEW, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

**ACKNOWLEDGEMENT**

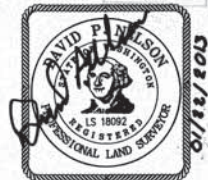
STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) S.S.

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\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

RECEIVED  
 FEB 11 2013  
 KITTTITAS COUNTY  
 CLERK



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...LAURIN MELLERGAARD in...IAN.....2013. DAVID P. NELSON DATE 01/24/2013 Certificate No.....18092.....		
Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419		
<b>GAME FARM ESTATES CLUSTER PLAT</b> <b>A PORTION OF THE EAST 1/2 OF SECTION 32,</b> <b>TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.</b> <b>KITTTITAS COUNTY, STATE OF WASHINGTON</b>		
DWN BY T.R./G.W.	DATE 01/2013	JOB NO. 04635
CHKD BY D. NELSON	SCALE N/A	SHEET 4 OF 4