

**KITTITAS COUNTY
 WASHINGTON
 PLAT
 P-06-14**



**CERTIFICATE OF
 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.

DATED THIS 23 DAY OF July, A.D., 2008.

M. Widdelmann
 KITTITAS COUNTY TREASURER

KITTITAS COUNTY ENGINEER

EXAMINED AND APPROVED THIS 11 DAY OF
June, A.D., 2008

[Signature]
 COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF _____
 HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS
 TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY
 PLANNING COMMISSION.

DATED THIS 4th DAY OF August, A.D., 2008.

[Signature]
 KITTITAS COUNTY PLANNING DIRECTOR

**KITTITAS COUNTY
 HEALTH DEPARTMENT**

I HEREBY CERTIFY THAT THE PLAT OF Meadow Ridge
 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 7 DAY OF July, A.D., 2008

[Signature]
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF BELL CREEK
 HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY
 TO BE IN ACCEPTABLE CONDITION FOR PLATTING

DATED THIS 23rd DAY OF July, A.D., 2008

C. Adams
 KITTITAS COUNTY ASSESSOR

**CERTIFICATE OF BOARD OF
 COUNTY COMMISSIONERS**

EXAMINED AND APPROVED THIS 5th DAY OF
August, A.D., 2008

[Signature]

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY,
 WASHINGTON BY CHAIRMAN VICE

ATTEST:

[Signature]
 CLERK OF THE BOARD

ORIGINAL PARCEL DESCRIPTION

LOT B-3, OF K.M. SHORT PLAT, KITTITAS COUNTY SHORT
 PLAT NO. 05-52, AS RECORDED JANUARY 26, 2006, IN
 BOOK H OF SHORT PLATS, PAGES 187 AND 188, UNDER
 AUDITOR'S FILE NO. 200601260040, RECORDS OF KITTITAS
 COUNTY, STATE OF WASHINGTON; BEING A PORTION OF LOT
 11-B, BROOKSIDE TRAILS WEST LARGE LOT SUBDIVISION AS
 PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS,
 PAGES 229 AND 230, IN THE COUNTY OF KITTITAS, STATE
 OF WASHINGTON.

LOT B-4, OF K.M. SHORT PLAT, KITTITAS COUNTY SHORT
 PLAT NO. 05-52, AS RECORDED JANUARY 26, 2006, IN
 BOOK H OF SHORT PLATS, PAGES 187 AND 188, UNDER
 AUDITOR'S FILE NO. 200601260040, RECORDS OF KITTITAS
 COUNTY, STATE OF WASHINGTON; BEING A PORTION OF LOT
 11-B, BROOKSIDE TRAILS WEST LARGE LOT SUBDIVISION AS
 PER PLAT THEREOF RECORDED IN BOOK 8 OF PLATS,
 PAGES 229 AND 230, IN THE COUNTY OF KITTITAS, STATE
 OF WASHINGTON.

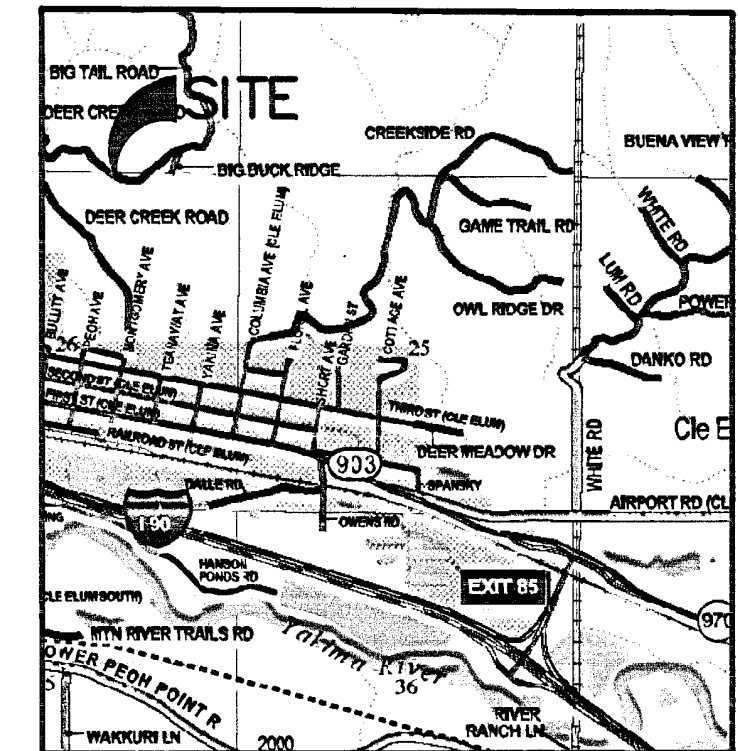
TAX PARCEL NO. 952185, 952186, 952825,
 MAP NO. 20-15-26060-0003, -0004, 0005, 0006

OWNER: HIGHMARK RESOURCES, LLC.
 206 W. FIRST STREET
 CLE ELUM, WA 98922

VOL./PAGE

11-159

PORTION OF
NW 1/4 NE 1/4, SEC 26, TWN 20, RGE 15E, W.M.



VICINITY MAP
 NTS

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-
 SIGNED OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL
 PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIP-
 TION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS
 FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL
 FUTURE PLATS IN THIS PLAT AN UNDIVIDED INTEREST IN ALL
 ROADS SHOWN AS PRIVATE ROADS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS
29 DAY OF JULY, A.D., 2008.

[Signature] SEAN NORTHRUP
 NAME

NAME

NAME

NAME

ACKNOWLEDGEMENT

STATE OF Washington)
 COUNTY OF Kitittas) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
SEAN. C. NORTHRUP

SIGNED THIS DEDICATION AND ON OATH STATED THAT
 (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND
 ACKNOWLEDGED IT AS THE

Managing Member OF Highmark Resources LLC

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR
 THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 7/29/08
 SIGNATURE OF [Signature]
 NOTARY PUBLIC
 PRINTED NAME OF Jennifer Ewart
 NOTARY PUBLIC
 TITLE Notary
 MY APPOINTMENT EXPIRES 2/19/2012



Chapter 16.09 KCC - Performance Based Cluster Platting

Project Name:	Meadow Ridge	PBR Summary
Base Acreage:	27.0	Points Applied: 65
Zoning:	R-3	Points Used: 56
Base Lot Size:	3.0	Open Space Ac.: 13.0
Base Lot Yield:	9	Total Proposed Lots: 14
Max. Lot Yield:	18	Average Lot Size: 1.0

Public Benefit Ratings System Chart

Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	10	0	
Connectivity	25	0	
Multi-Modal Access	25	0	
Streetscape	0	0	
subtotal		0	
Open Space			
50% - 25 yrs.	20	0	
40% - 80% perpetuity	40 - 80	48	48% open space (13.0 acres)
25 yr. Historic Use	max 100	0	
Urban Redevelopment	0	0	
subtotal		48	
Wildlife Habitat			
Connectivity	15	0	
CAO Supplement	10	0	
subtotal		0	
Health and Safety			
Municipal Water	0	0	
Group A	50	0	
Group B	25	25	Group B water system is proposed.
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		25	
Recreation			
Passive	5/10	0	
Active	10/20	0	
Formal Active	10/25	0	
subtotal		0	
TOTAL		73	

NEIGHBORING OWNERSHIP

PARCEL NO. 18325
 MAP NO. 20-15-26010-0010
 CORY W. ANDRUS
 P.O. BOX 785
 CLE ELUM, WA 98922

PARCEL NO. 13530
 MAP NO. 20-15-23000-0005
 JAMES A. MUHLBEIER
 21403 SE 16TH PLACE
 SAMAMMISH, WA 98075

PARCEL NO. 19159
 MAP NO. 20-15-23051-0003
 CLE ELUM HOMESTEAD, LLC
 P.O. BOX 654
 PORT ORCHARD, WA 98366

PROJECT# SHEET:1
 2006-047 OF: 2

RECORDER'S CERTIFICATE

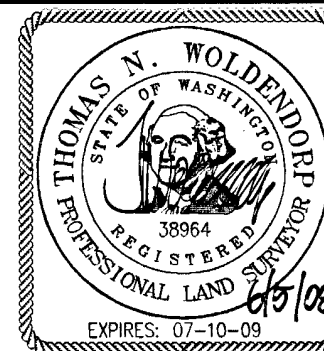
FILED FOR RECORD THIS 5 DAY OF August, 2008 AT 10:42 AM
 IN BOOK 11 OF SURVEYS PAGES 159 AT THE REQUEST OF
 GEODATUM, INC.

[Signature]
 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 HIGHMARK RESOURCES, LLC.
 MARCH, 2006

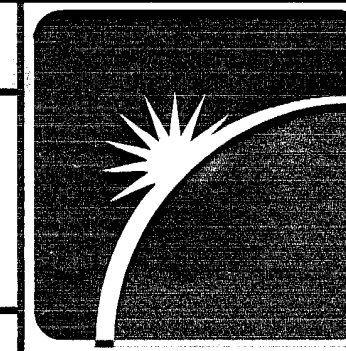
[Signature]
 CERTIFICATE NO.: 31976



MEADOW RIDGE PLAT

HIGHMARK RESOURCES, LLC.
 206 W. FIRST STREET
 CLE ELUM, WA 98922

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GeoDatum
 SURVEY-CIVIL-STRUCTURAL

1505 NW Mall Street
 Issaquah, WA 98027
 (425) 837-8083

KITTITAS COUNTY
WASHINGTON
PLAT OF MEADOW RIDGE
P-06-14

LEGEND

- SET 3/4" X 24" STEEL ROD W/ 2-1/2" ALUMINUM CAP "GEODATUM, INC." "WOLDENDORP/PLOG" "38964 / 31976"

BASIS OF BEARINGS

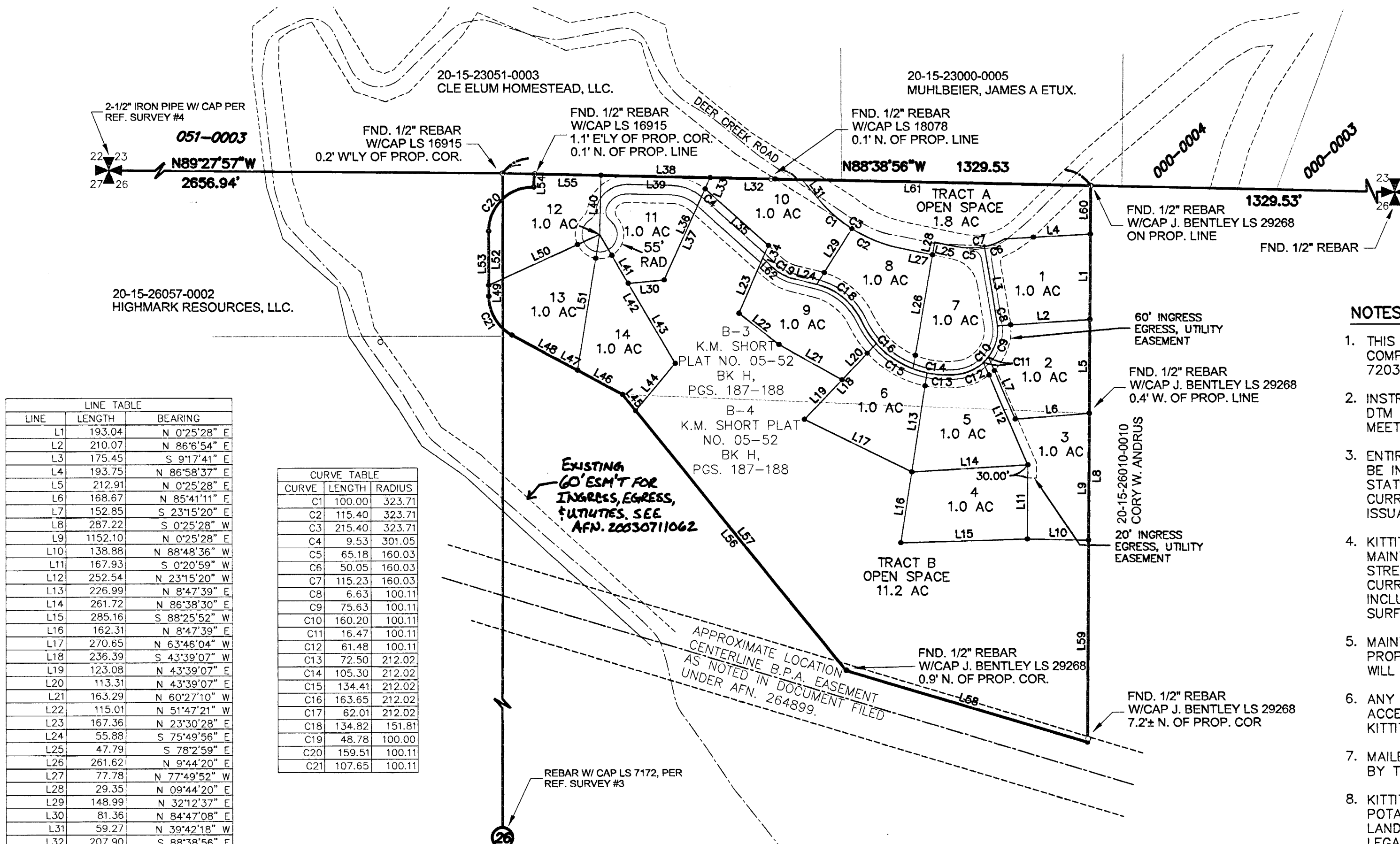
BASIS OF BEARING: SURVEY FILED IN VOL. 28, PAGES 48-50, RECORDS OF KITTITAS COUNTY, WASHINGTON.

08/05/2008 10:42:16 AM V: 11 P: 160 200808050002
\$108.00 ENCOMPASS
Kittitas County Auditor Page 2 of 2

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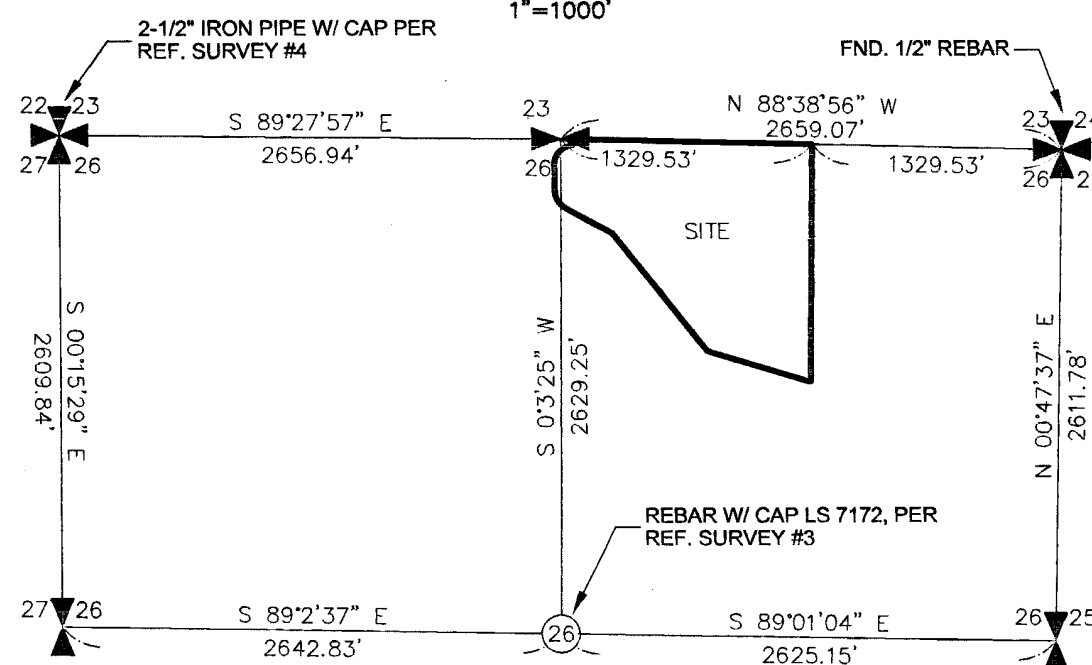
PORTION OF
NW 1/4 NE 1/4, SEC 26, TWP 20, RNG 15E, W.M.



LINE	LENGTH	BEARING
L1	193.04	N 0°25'28" E
L2	210.07	N 86°6'54" E
L3	175.45	S 9°17'41" E
L4	193.75	N 86°58'37" E
L5	212.91	N 0°25'28" E
L6	168.67	N 85°41'11" E
L7	152.85	S 23°15'20" E
L8	287.22	S 0°25'28" W
L9	1152.10	N 0°25'28" E
L10	138.88	N 88°48'36" W
L11	167.93	S 0°20'59" W
L12	252.54	N 23°15'20" W
L13	226.99	N 8°47'39" E
L14	261.72	N 86°38'30" E
L15	285.16	S 88°25'52" W
L16	162.31	N 8°47'39" E
L17	270.65	N 63°46'04" W
L18	236.39	S 43°39'07" W
L19	123.08	N 43°39'07" E
L20	113.31	N 43°39'07" E
L21	163.29	N 60°27'10" W
L22	115.01	N 51°47'21" W
L23	167.36	N 23°30'28" E
L24	55.88	S 75°49'56" E
L25	47.79	S 78°2'59" E
L26	261.62	N 9°44'20" E
L27	77.78	N 77°49'52" W
L28	29.35	N 09°44'20" E
L29	148.99	N 32°12'37" E
L30	81.36	N 84°47'08" E
L31	59.27	N 39°42'18" W
L32	207.90	S 88°38'56" E
L33	27.82	S 24°18'35" W
L34	227.09	S 47°52'59" E
L35	192.40	N 47°59'14" W
L36	254.30	S 24°18'35" W
L37	226.48	S 24°18'35" W
L38	594.13	S 88°38'56" E
L39	247.05	S 88°38'56" E
L40	133.84	N 1°21'04" E
L41	128.49	S 30°5'44" E
L42	338.18	S 30°5'44" E
L43	209.69	S 30°5'44" E
L44	139.21	S 39°41'21" W
L45	47.15	S 38°45'19" E
L46	115.73	S 61°33'29" E
L47	283.69	S 61°33'29" E
L48	167.96	S 61°33'29" E
L49	24.87	S 0°3'26" W
L50	275.74	N 65°23'16" E
L51	311.96	N 9°20'02" E
L52	122.54	S 0°3'26" W
L53	147.41	N 0°3'26" E
L54	29.68	S 1°21'05" W
L55	150.60	S 88°38'56" E
L56	804.96	S 38°45'19" E
L57	757.81	S 38°45'19" E
L58	569.77	S 73°18'16" E
L59	458.93	N 0°25'28" E
L60	109.99	S 0°25'28" W

CURVE	LENGTH	RADIUS
C1	100.00	323.71
C2	115.40	323.71
C3	215.40	323.71
C4	9.53	301.05
C5	65.18	160.03
C6	50.05	160.03
C7	115.23	160.03
C8	6.63	100.11
C9	75.63	100.11
C10	160.20	100.11
C11	16.47	100.11
C12	61.48	100.11
C13	72.50	212.02
C14	105.30	212.02
C15	134.41	212.02
C16	163.65	212.02
C17	82.01	212.02
C18	134.82	151.81
C19	48.78	100.00
C20	159.51	100.11
C21	107.65	100.11

SECTION BREAKDOWN
PER REF. SURVEY #5
1"=1000'



REFERENCE SURVEYS

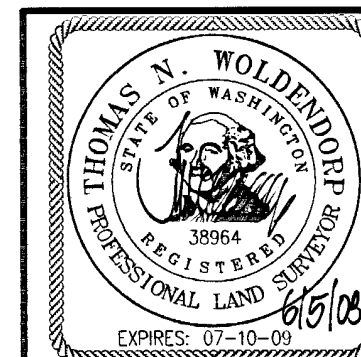
- #1) SURVEY FILED IN VOL. 27, PAGE 111 BY LS 29269
- #2) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
- #3) SURVEY FILED IN VOL. 11, PG. 79 BY LS 7172
- #4) REVISED BLA SURVEY FILED IN VOL. 28, PG. 44-45 BY LS 29268
- #5) LARGE LOT SUB. NO. SP-2003-09 AS FILED IN BK. 8, PG. 229-230 BY LS 29268
- #6) BOUNDARY LINE ADJUSTMENT AS FILED UNDER AFN. 200507280018 BY LS 29268
- #7) SHORT PLAT FILED IN BOOK H, PAGES 187 & 188 BY LS 29268

NOTES

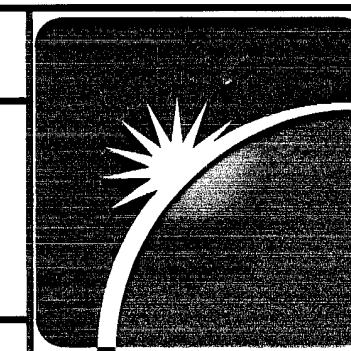
1. THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, POLICY NO. 72030-4368 DATED JANUARY 31, 2006 AT 8:00 A.M.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. ENTIRE PLAT 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THIS PLAT.
4. 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 SURFACED ORIGINALLY WITH GRAVEL.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
6. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
7. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
8. 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.
9. ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
10. ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS EXCEPT WHERE SHOWN OTHERWISE.
11. THERE IS A TOTAL OF 12.5± ACRES OF OPEN SPACE ON THIS SITE.
12. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM.
13. NO KNOWN CRITICAL AREAS EXIST ON SITE.

PROJECT#: SHEET: 2
2006-047 OF: 2

www.geodatum.com



MEADOW RIDGE PLAT
HIGHMARK RESOURCES, LLC.
206 W. FIRST STREET
CLE ELUM, WA 98922



GeoDatum
SURVEY - CIVIL - STRUCTURAL

1505 NW Mall Street
Issaquah, WA 98027
(425) 837-8083

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