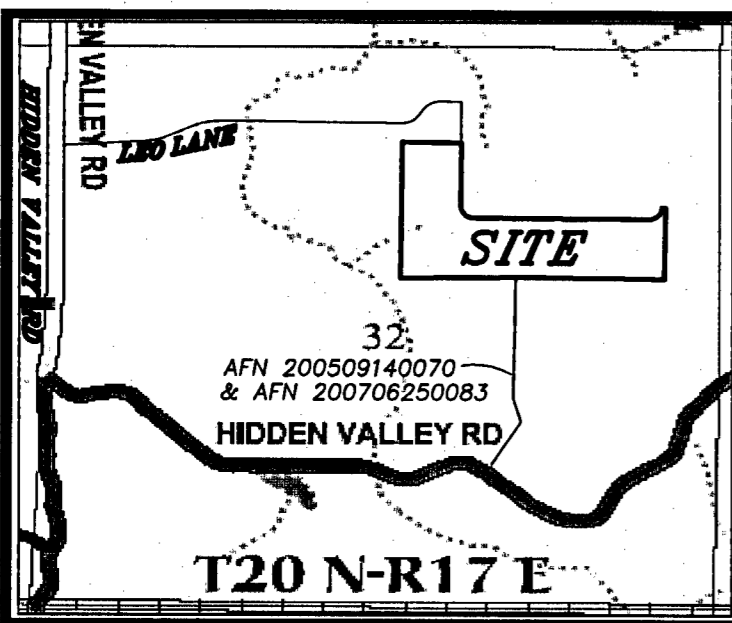


11-104

HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M. KITTITAS COUNTY, WASHINGTON

- NOTES: P-06-19
- THIS SURVEY MAY NOT SHOW ALL EASEMENTS WHICH MAY PERTAIN TO THIS PROPERTY.
 - FOR ADDITIONAL SURVEY INFORMATION, BASIS OF BEARINGS AND CORNER DOCUMENTATION SEE THE FOLLOWING SURVEYS OF RECORD: BOOK 23 OF SURVEYS, PAGE 10, BOOK 27 OF SURVEYS, PAGE 181, BOOK 29 OF SURVEYS, PAGE 80, BOOK 32 OF SURVEYS, PAGE 65, AND THE SURVEYS REFERENCED THEREON.
 - THE PURPOSE OF THIS SURVEY IS TO PLAT TRACTS 5 AND 8 OF SURVEY BOOK 32, PAGE 65 UNDER AUDITOR'S FILE NUMBER 200602130045, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
 - 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.
 - ACCESS TO LOTS 1 & 2 OF THIS PLAT SHALL BE FROM LEO LANE.
 - EASEMENT SHALL SERVE AS A NON-MOTORIZED AND UTILITY EASEMENT ONLY, UNLESS SAID OTHERWISE.
 - BARRIER: EASEMENT SOUTH OF BARRIERS IS FOR NON-MOTORIZED TRAIL AND UTILITY EASEMENT.



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 7 DAY OF August A.D., 2007
[Signature]
 KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES 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 21st DAY OF September A.D., 2007
[Signature]
 KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 1st DAY OF October A.D., 2007
[Signature]
 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. 20-17-32000-0028 (4824)
 DATED THIS 27 DAY OF September A.D., 2007
[Signature]
 KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE HIDDEN VALLEY ESTATES PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-17-32000-0028
 DATED THIS 27 DAY OF September A.D., 2007
[Signature]
 KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 2nd DAY OF October A.D., 2007

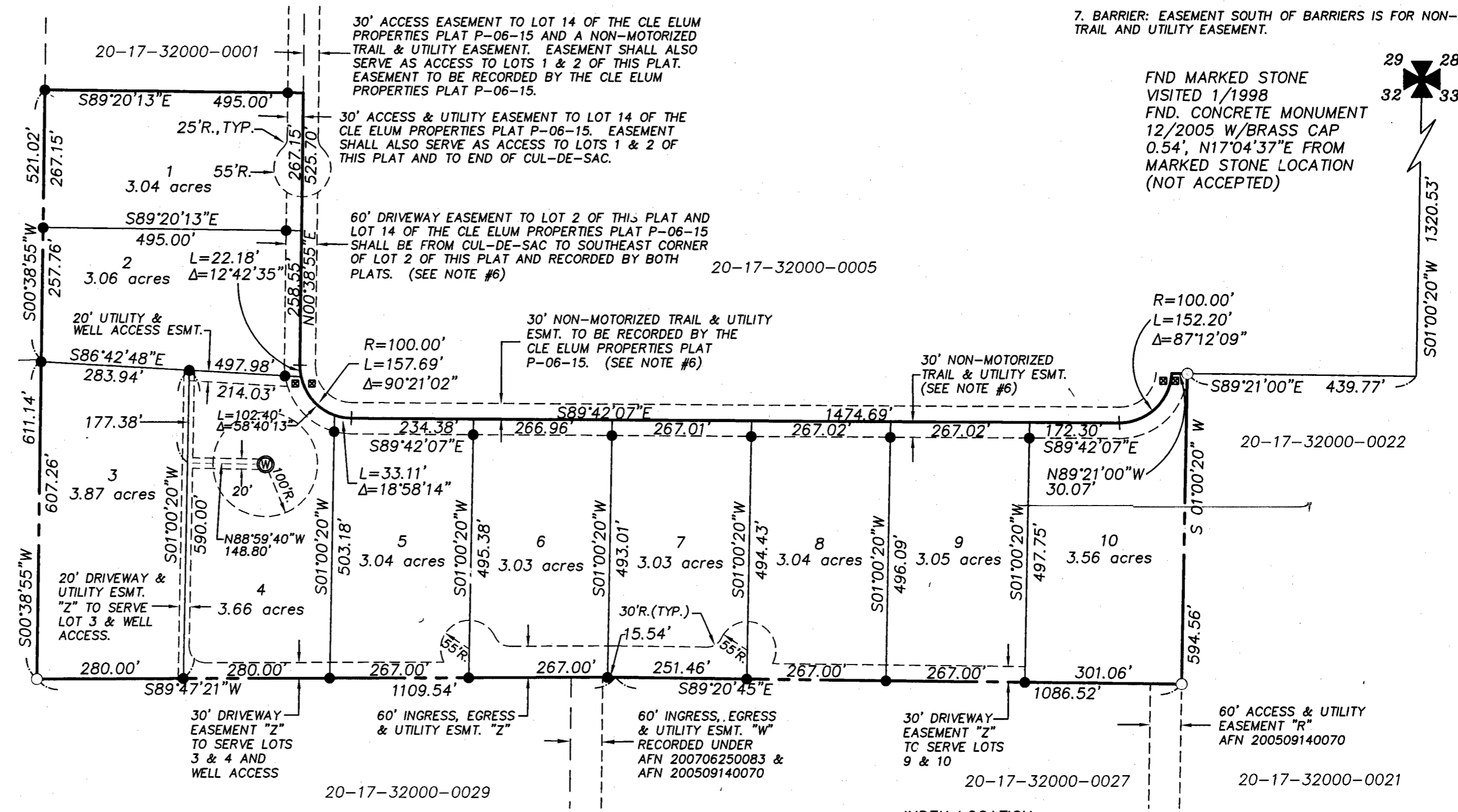
BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON
 BY: *[Signature]*
 CHAIRMAN

ATTEST:
[Signature] CLERK OF THE BOARD

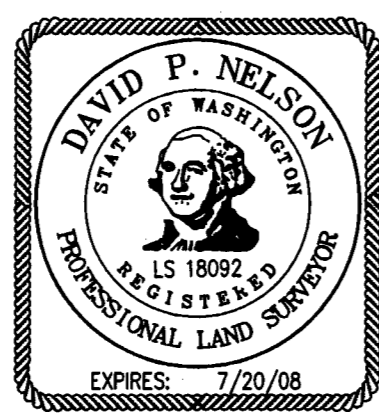
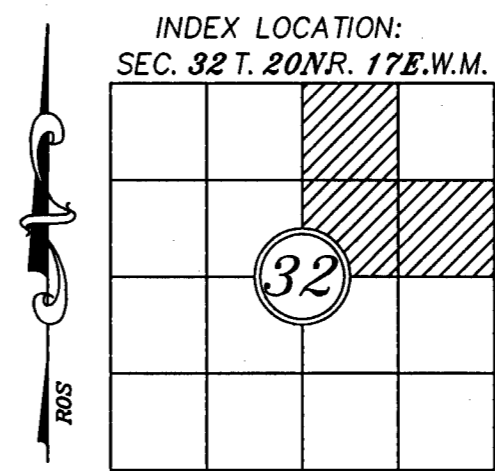
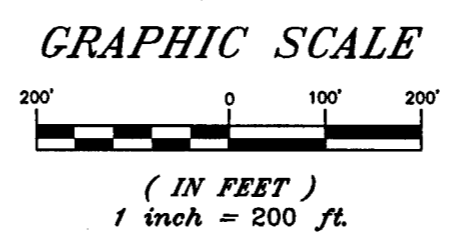
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

20-17-32058-0005

20-17-32054-0003



- LEGEND**
- ✠ A SECTION CORNER
 - SET 1/2" REBAR LS# 18092
 - FOUND REBAR
 - ⊙ WELL
 - REMOVABLE BOLLARDS OR BARRIER



RECORDER'S CERTIFICATE 200801290020
 Filed for record this 29 day of Jan 2008 at 3:46PM
 in book PLATS of PLATS at page 104 at the request of
 DAVID P. NELSON
 Surveyor's Name
[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 HIDDEN VALLEY ESTATES LP in FEB 2006.
 DAVID P. NELSON DATE 07/30/07
 Certificate No. 18092

Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 98922
 PHONE: (509) 674-7433
 FAX: (509) 674-7410

| | | |
|---|---------|---------|
| HIDDEN VALLEY ESTATES PLAT | | |
| PORTION OF THE NE1/4, SEC.32, T.20N., R17E., W.M. KITTITAS COUNTY, WASHINGTON | | |
| DWN BY | DATE | JOB NO. |
| G. WEISER | 05/07 | 05751 |
| CHKD BY | SCALE | SHEET |
| D. NELSON | 1"=200' | 1 OF 2 |

11-105

P-06-19

OWNER:
HIDDEN VALLEY ESTATES LLC
16954 151ST AVE SE
RENTON WA 98058
WATER SOURCE: INDIVIDUAL WELL
SEWER SOURCE: SEPTIC & DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED
EXISTING TAX PARCEL NO. 20-17-32000-0028
ORIGINAL PARCEL AREA: 32.37 ACRES
ZONE: AG-3

HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE 1/4, SEC.32, T.20N., R17E., W.M. KITITAS COUNTY, WASHINGTON

ADJACENT OWNERS:

- 20-17-32000-0001
KITITAS FOOTHILLS LLC
507 N WELLS
RENTON WA 98055
- 20-17-32000-0005
CLE ELUM PROPERTIES LLC
73 SALMON BEACH
TACOMA WA 98407
- 20-17-32058-0005
DONNA J SCOTT
8142 NE 145TH PL
KENMORE WA 98028
- 20-17-32054-0003
BARBARA J NOONAN
715 CHESTNUT WAY
PLEASANTON CA 94588
- 20-17-32000-0029
MATTHEW D COE
983 RADER RD
ELLENSBURG WA 98926
- 20-17-32000-0027
STEVE LOFLIN ETUX
1719 BEACH DR NE
TACOMA WA 98422
- 20-17-32000-0021
DOUG SUTHERLAND
CRAIG MABIE
10402 39TH AVE SW
SEATTLE WA 98146
- 20-17-32000-0022
JODI LYNN NEWTON
610 NW 75TH ST
SEATTLE WA 98117

EXISTING LEGAL DESCRIPTION:

TRACTS 5 AND 8 AS DESCRIBED AND/OR DELINEATED ON THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED FEBRUARY 13, 2006 IN BOOK 32 OF SURVEYS, PAGE 65, UNDER AUDITOR'S FILE NUMBER 200602130045, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

ABBREVIATED LEGAL: BEING A PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.

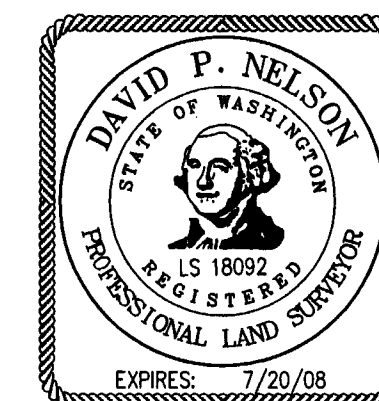
NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS AND GOAT GRASS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. 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.
5. ACCORDING TO KCRS 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 :-3.
6. 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.
7. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
10. 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 A BUILDING PERMIT FOR THIS PLAT.
11. 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.
12. 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).

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



DEDICATION

KNOW ALL MEN BY THESE PRESENT That we, the undersigned people with interest in the herein described property, do hereby declare subdivide and plat as herein described, and grant easements to the use of the heirs, successors and assigns forever all roads, utilities, places or whatever property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

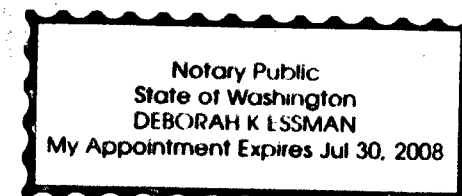
HIDDEN VALLEY ESTATES, LLC
Charles A. Peterson
NAME Charles A. Peterson DATE 1-11-08
TITLE Manager TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITAS) s.s.

On this 11th day of JANUARY, 2008, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared CHARLES A. PETERSON and MANAGER respectively, of HIDDEN VALLEY ESTATES LLC 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 HE authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Deborah K. Essman
Notary Public in and for the State of Washington, residing at ELLENSBURG
My appointment expires 07-30-2008

DEDICATION

KNOW ALL MEN BY THESE PRESENT That we, the undersigned people with interest in the herein described property, do hereby declare subdivide and plat as herein described, and grant easements to the use of the heirs, successors and assigns forever all roads, utilities, places or whatever property shown hereon.

IN WITNESS WHEREOF, We have set our hands and seals.

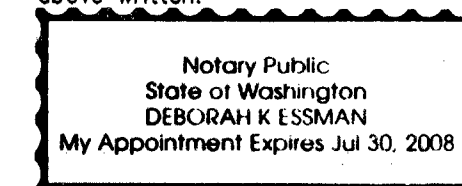
STERLING SAVINGS BANK
Nicalee J. Smith
NAME Nicalee J. Smith DATE 01-10-2008
TITLE Vice President TITLE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KITITAS) s.s.

On this 10th day of JANUARY, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared NICALEE J. SMITH to me known to be the VICE - President and SECRETARY Secretary, respectively, of STERLING SAVINGS BANK the corporation that executed the foregoing instrument, 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 SHE IS authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Deborah K. Essman
Notary Public in and for the State of Washington, residing at ELLENSBURG
My appointment expires 07-30-2008

RECORDER'S CERTIFICATE 200801290020

Filed for record this 29 day of JAN, 2008 at 3:11PM in book 11 of PLATS at page 105 at the request of

DAVID P. NELSON
Surveyor's Name
David P. Nelson
County Auditor
David P. Nelson
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 HIDDEN VALLEY ESTATES, LLC in FEB 2008.

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

Encompass

ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

HIDDEN VALLEY ESTATES PLAT

PORTION OF THE NE1/4, SEC.32, T.20N., R17E., W.M.
KITITAS COUNTY, WASHINGTON

| | | |
|----------------------|------------------|------------------|
| DWN BY G. WEISER | DATE 05/07 | JOB NO. 05751 |
| CHKD BY D. NELSON | SCALE 1"=200' | SHEET 2 OF 2 |