

OWNER:  
COOL WATER, LLC & FORTUNE CREEK, LLC  
307 W. 1st STREET, STE B  
CLE ELUM, WA 98922  
PARCEL # PTN. 19-15-07000-0029 (17889)  
ACREAGE: 89.10 (TOTAL)  
19-15-07000-0030 (17840)  
ACREAGE: 61  
TOTALS: 150  
WATER SOURCE: CLASS A WATER SYSTEM  
SEWER SOURCE: INDIVIDUAL/COMMUNITY SEPTIC  
ZONE: R-3

NOTE:  
THE PHASING OF OPEN SPACE CREATED WILL BE PROPORTIONAL TO THE WATER SOURCE. INDIVIDUAL/COMMUNITY SEPTIC DEVELOPMENT PHASING.

**F & G  
PERFORMANCE BASED CLUSTER PLAT**  
A PORTION OF THE S 1/2 OF SECTION 7, T. 19N., R. 15E., WM.  
KITITAS COUNTY, STATE OF WASHINGTON

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY ENGINEER  
I HEREBY CERTIFY THAT THE F & G PROP. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY HEALTH OFFICER  
I HEREBY CERTIFY THAT THE F & G PROP. HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PROP. IS NOW TO BE FILED.  
PARCEL NO. 19-15-07000-0029 (17839)  
PARCEL NO. 19-15-07000-0030 (17840)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

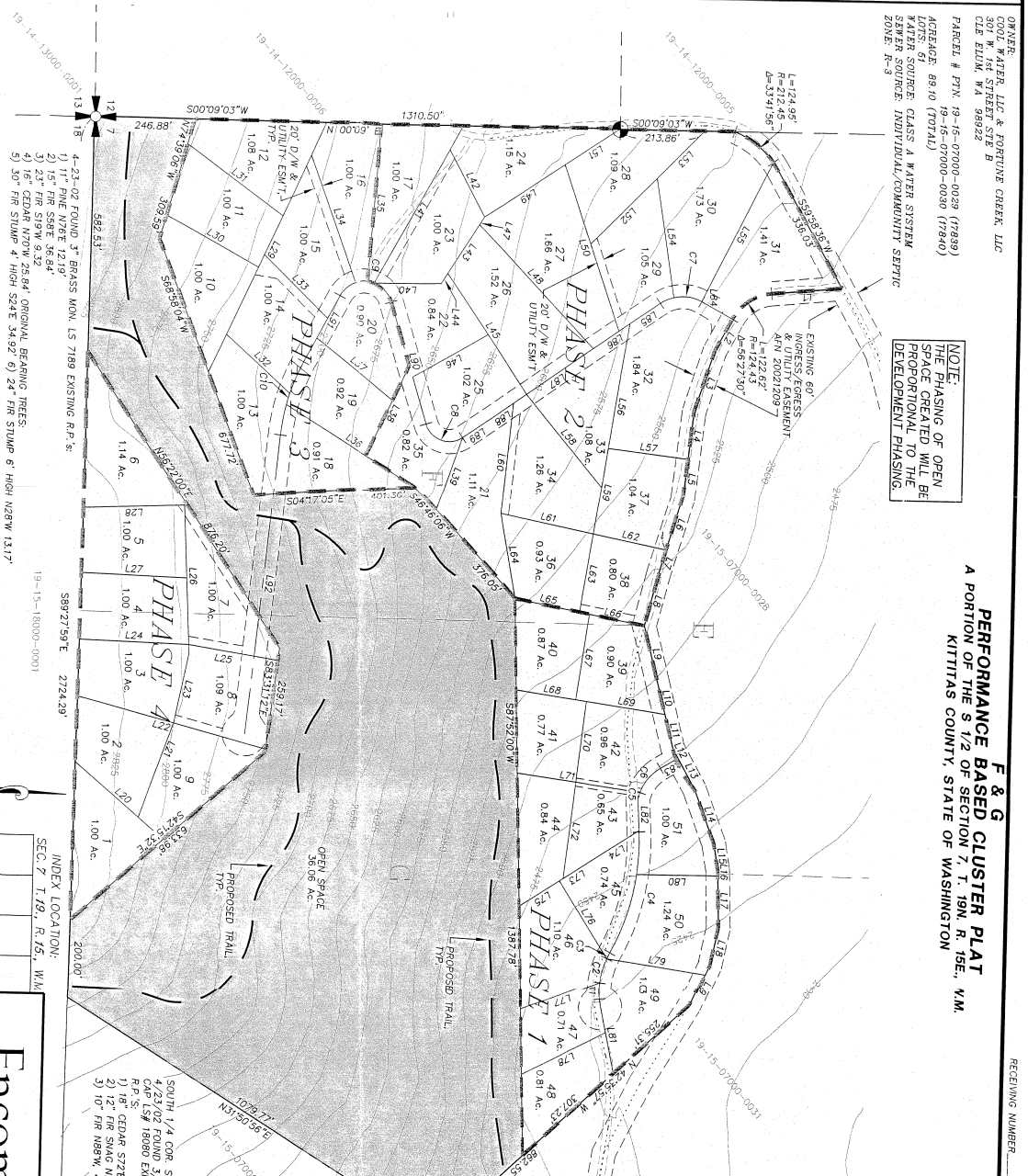
KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE F & G PROP. HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.  
PARCEL NO. 19-15-07000-0029 (17839)  
PARCEL NO. 19-15-07000-0030 (17840)  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

KITITAS COUNTY ASSESSOR  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

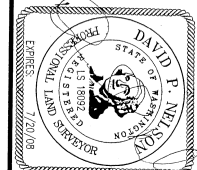
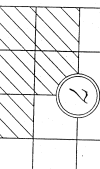
KITITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
KITITAS 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.



SECTION CORNER AS NOTED  
QUARTER CORNER AS NOTED  
EXISTING MOVEMENTS  
ROUND 1/2" REBAR LSW 18092  
SET 6" - REBAR LSW 18092



RECORDERS 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 supervision in conformity with the requirements of the State Geodetic Act of the request of \_\_\_\_\_ COOL WATER, LLC  
in Assail. \_\_\_\_\_ 20.08  
DAVID P. NELSON  
Certificate No. 18092

DWN BY	DATE	JOB NO.
MRN	04/2008	08013
CHD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

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

**F & G  
PERFORMANCE BASED CLUSTER PLAT**  
PTN. S 1/2 OF SECTION 7, T. 19N., R. 15E., WM.  
KITITAS COUNTY, STATE OF WASHINGTON

SOUTH 1/4 COR. SECTION 7  
4/23/02 FOUND 3/4" W.I.M.K.  
CAP LSW 18090 EXISTING  
R.P.S. CEDAR STAKE 25.74'  
1) 18" CEDAR STAKE 25.74'  
2) 10" FIR 28.96', 46.75'  
3) 10" FIR 28.96', 46.75'

F & G PERFORMANCE BASED CLUSTER PLAT A PORTION OF THE S 1/2 OF SECTION 7, T. 19N., R. 15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

P-08-XX

KNOW ALL MEN BY THESE PRESENTS THAT COOL WATER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, DECLARE, SIGN AND PLAT AS HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY

DEDICATION

Public in and for the State of Washington, duly commissioned and sworn, personally appeared and acknowledged the said instrument to be the free and voluntary act and deed of the said

ACKNOWLEDGEMENT

On this day of 200, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

Notary Public in and for the State of Washington, residing at My appointment expires

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FORTUNE CREEK, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SIGN AND PLAT AS HEREIN DESCRIBED.

ACKNOWLEDGEMENT

On this day of 200, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and acknowledged the said instrument to be the free and voluntary act and deed of the said

Table with columns: LINE, BEARING, DISTANCE. Contains 129 rows of survey data.

EXISTING LEGAL DESCRIPTION

PARCELS F AND G OF THAT CERTAIN SURVEY RECORDED JUNE 1, 2004, IN BOOK 30 OF SURVEYS, PAGE 81, UNDER AUDITOR'S FILE NO. 800480 (O&R) RECORDS OF KITITAS COUNTY, WASHINGTON, RANGE 15 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

GENERAL NOTES

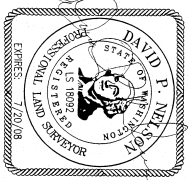
- 1. PER ROW 12 TO 140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOxious WEEDS... 2. A PUBLIC UTILITY EASEMENT TO FEET IN WIDTH IS RESERVED... 3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE... 4. ANY APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC UTILITIES... 5. ANY FURTHER SURVEY OR LOT TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS... 6. PURSUANT TO ROW 80, 41, 050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY... 7. ENTIRE PRIVATE ROAD SHALL ACHIEVE 92% COMPACTION AND SHALL BE INSPECTED AND APPROVED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION... 8. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROAD FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT UP TO COMPLIANCE WITH CURRENT COUNTY ROAD STANDARDS... 9. KITITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS... 10. ALL DEVELOPMENT MUST COMPLY WITH THE 2008 INTERNATIONAL FIRE CODE... 11. BASE OF BEAKENS AND SECTION BEAKENUM ARE PER BOOK 30 OF SURVEYS, PAGE 61 UNDER AUDITOR'S FILE NUMBER 208058 (O&R) KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY'S REFERENCED HEREON... 12. THE ROADS WITHIN THE PLAT WILL NOT BE "OWN STREET" COUNTY ROADS UNTIL THEY ARE CONSTRUCTION AND APPROVED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION... 13. THE DEVELOPER IS RESPONSIBLE FOR ALL MAINTENANCE AND OPERATION ON THE COUNTY SYSTEM THROUGH RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS... 14. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION... 15. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.

CURVE TABLE

Table with columns: CURVE LENGTH, RADIUS, DELTA. Contains 10 rows of curve data.

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

- 19-15-0700-0029 BOK COUNTY RESOURCES, LLC 301 WEST 1st STREET, STE B CLE ELUM WA 98922
- 19-15-0700-0031 ROWLEY, NORMAN J., ETUX, ETAL MESA, WASHINGTON 98943
- 19-15-0700-0025 ETUX, ETAL 5121 N. WILDLAKE ROAD BASHN CITY, WASHINGTON 99343
- 19-15-18000-0001 USA (WV) WENATOCHE NATIONAL FOREST 215 MCELROY LAKE MESA, WASHINGTON 98901
- 19-14-13000-0001 P.O. BOX 1990 COLUMBIA FALLS, MONTANA 59912
- 19-14-12000-0006 USA (WV) WENATOCHE NATIONAL FOREST 2301 FAIRVIEW AVE. E #315 SEATTLE, WASHINGTON 98102

PERFORMANCE BASED CLUSTER PLATTING TABLE

Table with columns: DESCRIPTION, AREA, BONUS POINTS. Contains 6 rows of plating data.

RECORDER'S CERTIFICATE

Filed for record this day of 20, at page of the request of DAVID P. NELSON, Surveyor's Name

This map correctly represents a survey made by me or under my direct supervision with the requirements of the Survey Resolution in request of COOL WATER, LLC & FORTUNE CREEK, LLC in APRIL, 2008. DAVID P. NELSON, Surveyor's Name

Encompass ENGINEERING & SURVEYING 108 EAST 2ND STREET CLE ELUM, WA 98922 FAX: (509) 674-7419

F & G PERFORMANCE BASED CLUSTER PLAT PTN. S 1/2 OF SECTION 7, T. 19N., R. 15E., W.M. KITITAS COUNTY, STATE OF WASHINGTON

DWN BY: MNRN DATE: 04/2008 JOB NO.: 08013 CHKD BY: D. NELSON SCALE: NTS SHEET: 2 OF 2

