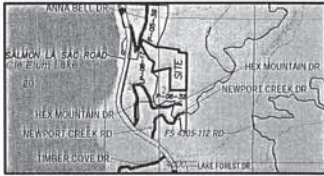


VICINITY MAP
N.T.S.



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SASSE RIDGE 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 _____ DAY OF _____ A.D., 20____

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT 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., 20____

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. 21-14-21000-0016 (20542)

DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 21-14-21000-0016 (20542)

DATED THIS _____ DAY OF _____ A.D., 20____

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

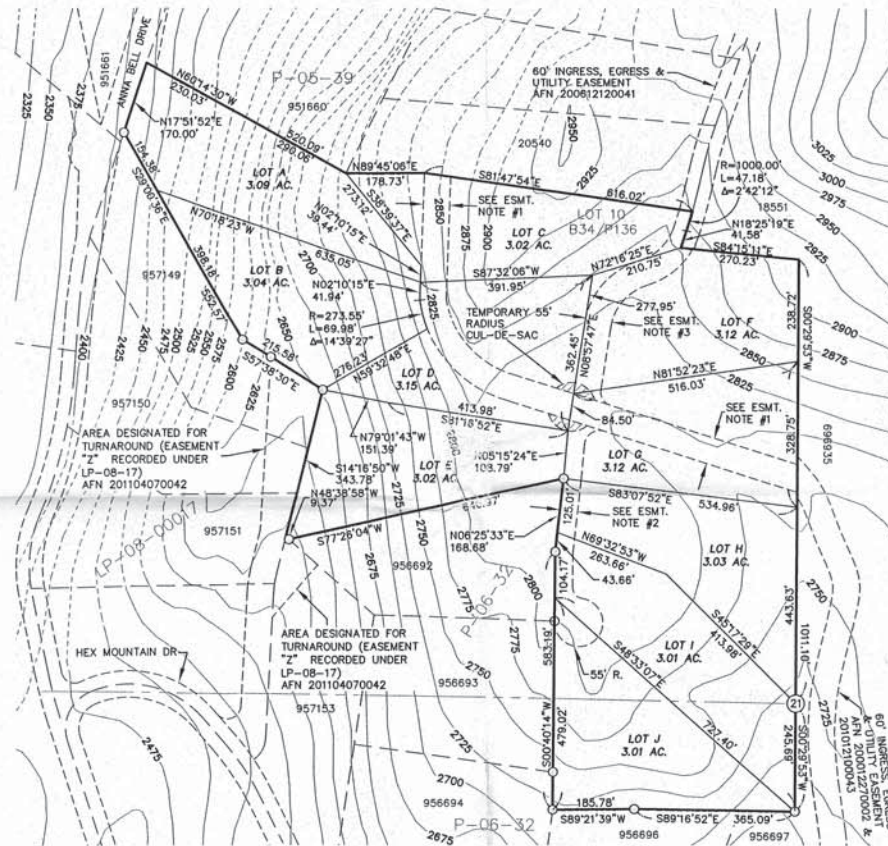
NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.



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.....SASSE RIDGE I.L.C..... in.....AUGUST.....20.....
DAVID P. NELSON DATE
Certificate No.....18092.....

SASSE RIDGE PLAT
A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON



SURVEY NOTES:

1. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 10 OF THAT CERTAIN SURVEY AS RECORDED BY ENCOMPASS ENGINEERING AND SURVEYING IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070 TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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 ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 31 OF SURVEYS, PAGE 89, AFN# 20050520021.
 - BOOK 34 OF SURVEYS, PAGE 136, AFN# 200709100070.
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EASEMENT NOTES:

1. EASEMENT "S" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.
2. EASEMENT "T" - A 40' INGRESS, EGRESS AND UTILITY EASEMENT.
3. EASEMENT "U" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.

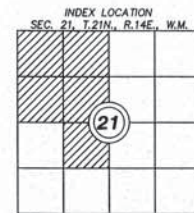
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND

- SET 3/4" IRON ROD & CAP L.S.# 18092
- FOUND IRON ROD & CAP L.S.# 18092
- Ⓜ CENTER OF SECTION



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

SASSE RIDGE PLAT
A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	08/2011	11076
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

SASSE RIDGE PLAT
A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
KITTITAS COUNTY, STATE OF WASHINGTON

LP-11-XX

OWNER:
 SASSE RIDGE LLC
 PO BOX 19
 211 S MONTGOMERY
 UNIONTOWN WA 99179

PARCEL #21-14-21000-0016 (20542)
 ACREAGE: 30.61
 LOTS: 10
 WATER SOURCE: COMMUNITY WATER SYSTEM(S)
 AND/OR INDIVIDUAL WELLS
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
 ZONE: R-3

EXISTING LEGAL DESCRIPTION:

LOT 10 OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 10, 2007, IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NUMBER 200709100070, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. 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.
2. 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

ADJACENT PROPERTY OWNERS:

- 18551
- 20540
- 951660
- 951661
- 956692
- 956693
- 956694
- 956696
- 956697
- NEWPORT HILLS LAND CO INC
PO BOX 687
ROSLYN WA 98941
- 696935
- PLUM CREEK TIMBER CO LP
PO BOX 1990
COLUMBIA FALLS MT 59912
- 957149
- 957150
- 957151
- 957153
- JOLLY MOUNTAIN GROUP LLC
1332 G STREET
LEWISTON ID 83501

DEDICATION

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

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20__

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 _____

6. 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 KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
7. 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.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

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



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.....SASSE RIDGE, LLC..... in.....MAYBART, 2011..... DAVID P. NELSON DATE Certificate No.....18092.....		
<p>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</p>		
SASSE RIDGE PLAT A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITTITAS COUNTY, STATE OF WASHINGTON		
DWN BY G. WEISER	DATE 08/2011	JOB NO. 11076
CHKD BY D. NELSON	SCALE N/A	SHEET 2 of 2