

Kittitas County COMPAS Map



Date: 9/12/2017

1 inch = 752 feet
Relative Scale 1:9,028

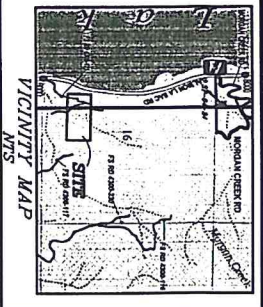
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RECEIVING NUMBER 200809170030

11-171

08/17/2008 04:23:31 PM V: 11 P: 171 200809170030
 KITTITAS COUNTY REGISTER
 P-06-47



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 DATED AND APPROVED THIS 23RD DAY OF
 SEPTEMBER A.D. 2008
[Signature]
 PUBLIC WORKS ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE WESTERN INVESTMENT GROUP
 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT
 THE SWAGE AND WATER SYSTEM HEREBY SHOWN
 DOES MEET AND COMPLY WITH THE REQUIREMENTS
 OF THE COUNTY HEALTH DEPARTMENT.
 DATED THIS 15TH DAY OF AUGUST A.D. 2008
[Signature]
 COUNTY HEALTH DEPARTMENT

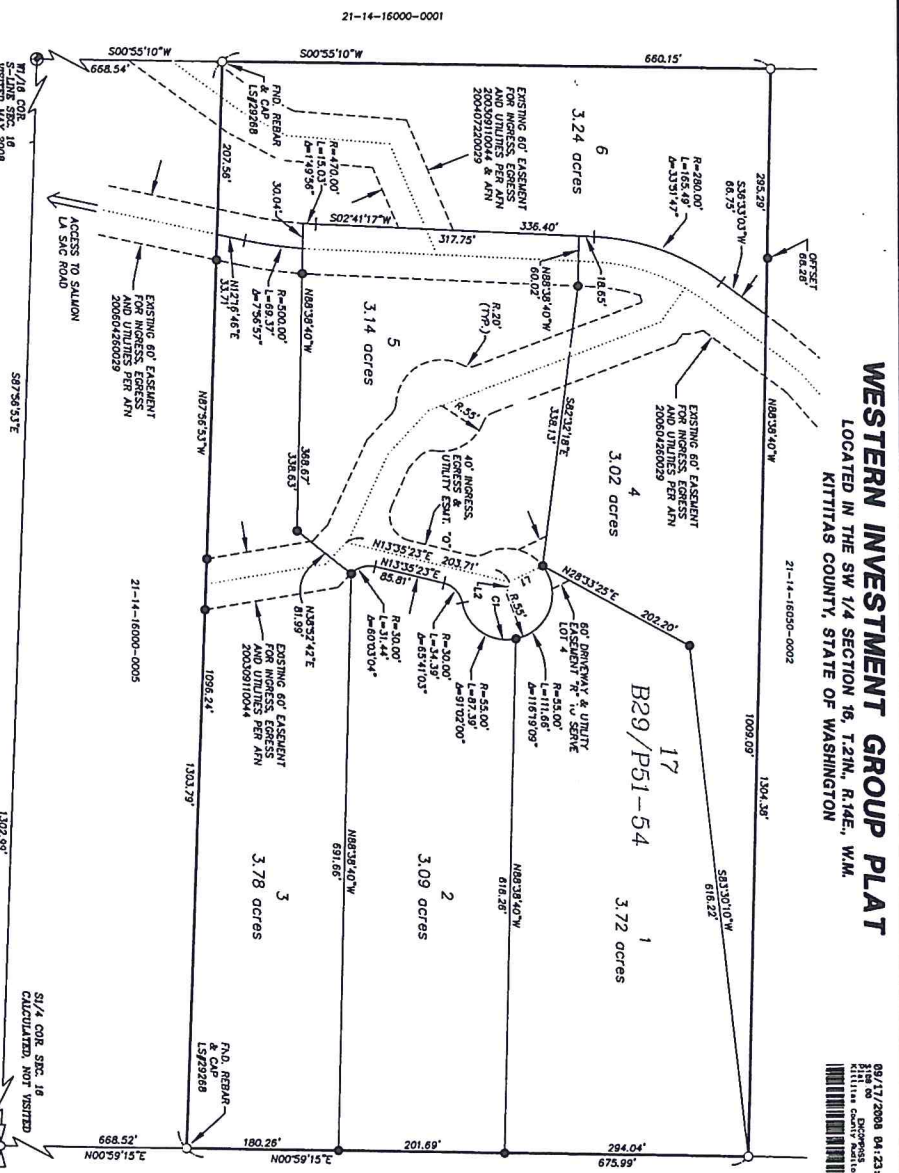
CERTIFICATE OF COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE WESTERN INVESTMENT GROUP
 PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT
 CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS
 COUNTY PLANNING COMMISSION.
 DATED THIS 15TH DAY OF AUGUST A.D. 2008
[Signature]
 COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
 HEREIN CERTAIN TO THE PRECEDING YEARS AND FOR THIS
 YEAR IN WHICH THE PLAT IS NOW TO BE FILED.
 PARCEL NO. 21-14-16000-0004 (17604)
 DATED THIS 15TH DAY OF AUGUST A.D. 2008
[Signature]
 KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR
 I HEREBY CERTIFY THAT THE WESTERN INVESTMENT GROUP
 PLAT HAS BEEN EXAMINED BY ME AND I FIND THE
 PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR
 PLATING. PARCEL NO. 21-14-16000-0004
 DATED THIS 15TH DAY OF AUGUST A.D. 2008
[Signature]
 KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS
 EXAMINED AND APPROVED THIS 15TH DAY OF
 SEPTEMBER A.D. 2008
[Signature]
 BOARD OF COUNTY COMMISSIONERS
 KITTITAS COUNTY, WASHINGTON

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



SUBJECT NOTES:
 1. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY
 WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THE
 BOUNDARIES AS SHOWN HEREOF:
 NOS BOOK 28 PAGES 60 THRU 62
 NOS BOOK 29 PAGES 218 THRU 220
 NOS BOOK 27 PAGES 218 THRU 220
 2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 17 OF THAT
 CERTAIN SURVEY RECORDED IN BOOK 28 OF SURVEYS, PAGES 60
 THROUGH 62, IN THE COUNTY OF KITTITAS, WASHINGTON, PARCEL NO. 20080460029 TO THE
 COMPLETION OF SAID SURVEY.
 3. KITTITAS COUNTY, BEING BY THE RECORD THAT A SURVEY OF
 THIS LAND INCLUDES NO CLAIMS OR ASSUMPTIONS THAT THERE IS A
 DEFECTIVE TITLE TO THE LAND.
 4. KITTITAS COUNTY, BEING BY THE RECORD THAT A SURVEY OF
 THIS LAND INCLUDES NO CLAIMS OR ASSUMPTIONS THAT THERE IS A
 DEFECTIVE TITLE TO THE LAND.

LINE	LENGTH	BEARING	AREA
1	1500	S 86° 23' 37" E	1500
2	1500	S 86° 23' 37" E	1500
3	1500	S 86° 23' 37" E	1500
4	1500	S 86° 23' 37" E	1500
5	1500	S 86° 23' 37" E	1500
6	1500	S 86° 23' 37" E	1500
7	1500	S 86° 23' 37" E	1500
8	1500	S 86° 23' 37" E	1500
9	1500	S 86° 23' 37" E	1500
10	1500	S 86° 23' 37" E	1500
11	1500	S 86° 23' 37" E	1500
12	1500	S 86° 23' 37" E	1500
13	1500	S 86° 23' 37" E	1500
14	1500	S 86° 23' 37" E	1500
15	1500	S 86° 23' 37" E	1500
16	1500	S 86° 23' 37" E	1500
17	1500	S 86° 23' 37" E	1500
18	1500	S 86° 23' 37" E	1500
19	1500	S 86° 23' 37" E	1500
20	1500	S 86° 23' 37" E	1500
21	1500	S 86° 23' 37" E	1500
22	1500	S 86° 23' 37" E	1500
23	1500	S 86° 23' 37" E	1500
24	1500	S 86° 23' 37" E	1500
25	1500	S 86° 23' 37" E	1500
26	1500	S 86° 23' 37" E	1500
27	1500	S 86° 23' 37" E	1500
28	1500	S 86° 23' 37" E	1500
29	1500	S 86° 23' 37" E	1500
30	1500	S 86° 23' 37" E	1500
31	1500	S 86° 23' 37" E	1500
32	1500	S 86° 23' 37" E	1500
33	1500	S 86° 23' 37" E	1500
34	1500	S 86° 23' 37" E	1500
35	1500	S 86° 23' 37" E	1500
36	1500	S 86° 23' 37" E	1500
37	1500	S 86° 23' 37" E	1500
38	1500	S 86° 23' 37" E	1500
39	1500	S 86° 23' 37" E	1500
40	1500	S 86° 23' 37" E	1500
41	1500	S 86° 23' 37" E	1500
42	1500	S 86° 23' 37" E	1500
43	1500	S 86° 23' 37" E	1500
44	1500	S 86° 23' 37" E	1500
45	1500	S 86° 23' 37" E	1500
46	1500	S 86° 23' 37" E	1500
47	1500	S 86° 23' 37" E	1500
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49	1500	S 86° 23' 37" E	1500
50	1500	S 86° 23' 37" E	1500
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52	1500	S 86° 23' 37" E	1500
53	1500	S 86° 23' 37" E	1500
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57	1500	S 86° 23' 37" E	1500
58	1500	S 86° 23' 37" E	1500
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60	1500	S 86° 23' 37" E	1500
61	1500	S 86° 23' 37" E	1500
62	1500	S 86° 23' 37" E	1500
63	1500	S 86° 23' 37" E	1500
64	1500	S 86° 23' 37" E	1500
65	1500	S 86° 23' 37" E	1500
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67	1500	S 86° 23' 37" E	1500
68	1500	S 86° 23' 37" E	1500
69	1500	S 86° 23' 37" E	1500
70	1500	S 86° 23' 37" E	1500
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73	1500	S 86° 23' 37" E	1500
74	1500	S 86° 23' 37" E	1500
75	1500	S 86° 23' 37" E	1500
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77	1500	S 86° 23' 37" E	1500
78	1500	S 86° 23' 37" E	1500
79	1500	S 86° 23' 37" E	1500
80	1500	S 86° 23' 37" E	1500
81	1500	S 86° 23' 37" E	1500
82	1500	S 86° 23' 37" E	1500
83	1500	S 86° 23' 37" E	1500
84	1500	S 86° 23' 37" E	1500
85	1500	S 86° 23' 37" E	1500
86	1500	S 86° 23' 37" E	1500
87	1500	S 86° 23' 37" E	1500
88	1500	S 86° 23' 37" E	1500
89	1500	S 86° 23' 37" E	1500
90	1500	S 86° 23' 37" E	1500
91	1500	S 86° 23' 37" E	1500
92	1500	S 86° 23' 37" E	1500
93	1500	S 86° 23' 37" E	1500
94	1500	S 86° 23' 37" E	1500
95	1500	S 86° 23' 37" E	1500
96	1500	S 86° 23' 37" E	1500
97	1500	S 86° 23' 37" E	1500
98	1500	S 86° 23' 37" E	1500
99	1500	S 86° 23' 37" E	1500
100	1500	S 86° 23' 37" E	1500

LEGEND
 ○---○ A QUARTER CORNER AS NOTED
 ○---○ END REBAR
 ●---● SET REBAR & CAP LSI 18092
 ⊕ 1/16 CORNER AS NOTED

Encompass
 ENGINEERING & SURVEYING
 108 EAST 2ND STREET
 CLE ELUM, WA 99222
 PHONE: (509) 674-4133
 FAX: (509) 674-4119



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 of the
 State of Washington, Chapter 65A RCW, and I am
 in full compliance with the requirements of the
 Act.
 DAVID P. NELSON
 Surveyor
 Certificate No. 18092

RECORDER'S CERTIFICATE
 I have examined the foregoing plat and find that it
 conforms to the requirements of the Survey Recording
 Act of the State of Washington, Chapter 65A RCW,
 and I have caused the same to be recorded in the
 public records of Kittitas County, Washington.
 DAVID P. NELSON
 County Auditor

WESTERN INVESTMENT GROUP PLAT
 LOCATED IN THE SW 1/4 SEC. 16, T. 2N, R. 14E, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON
 DWN BY: G. WEISER
 CHD BY: D.P. NELSON
 DATE: 02/08
 SCALE: 1"=100'
 JOB NO.: 06033
 SHEET: 1 OF 2

WESTERN INVESTMENT GROUP PLAT

LOCATED IN THE SW 1/4 SECTION 16, T.21N, R.14E, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWNER:
WESTERN INVESTMENT GROUP LLC
6709 89TH ST CT E
PUYALLUP WA 98971

PARCEL #21-14-16000-0004 (17804)
ACRES: 20.00
6 LOTS
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: R-3

P-06-47

RECEIVING NUMBER 20080170030

88/17/2008 04:23:31 PM V: 11 P: 172 208089170030
File No. 20080170030
Kititas County Plat
Page 2 of 2

EXISTING LEGAL DESCRIPTION:
PARCEL 17 OF THAT CERTAIN SURVEY RECORDED AUGUST 21, 2003, IN BOOK 29 OF SURVEYS, PAGES 51 THROUGH 54, UNDER AUDITOR'S FILE NO. 200308210060, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, T.21N, R.14E, W.M.
TOGETHER WITH A 60 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN ON THAT CERTAIN SURVEY RECORDED AUGUST 21, 2003, IN BOOK 29 OF SURVEYS, PAGES 51 THROUGH 54, UNDER AUDITOR'S FILE NO. 200308210060, RECORDS OF KITITAS COUNTY, WASHINGTON.

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 BE 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.
3. 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 PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. 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.
10. 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 SURFAGED ORIGINALLY WITH GRAVEL.

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
1-800-555-4344



On this 17th day of Sept, 2008 before me, the undersigned, a Notary Public for the State of Washington, personally appeared **DAVID P. NELSON**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and that he is the owner of the premises therein described, and of such stated real estate, and that he is authorized to execute the said instrument.

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

David P. Nelson
Notary Public for the State of Washington
by appointment expires 01/15/2011

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WESTERN INVESTMENT GROUP, LLC, A WA LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBMIT AND FLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 25 DAY OF FEBRUARY A.D. 2008

DAVID P. NELSON
NAME
TITLE
COUNTY OF **Bellevue**) s.s.
STATE OF WASHINGTON)

DAVID P. NELSON
NAME
TITLE
COUNTY OF **Bellevue**) s.s.
STATE OF WASHINGTON)



ADJACENT OWNERS:
21-14-16000-0001
WENATCHEE NATIONAL FOREST
215 MELDREY LAKE
WENATCHEE WA 98801
21-14-16000-0002
JACK A FROST ETLX
PO BOX 1203
ENUMCLAW WA 99022
21-14-16000-0002
PUM CREEK NUMBER CO LP
COLUMBIAN FALLS MT 59912
21-14-16000-0005
JEFFREY G. RYBERG
SCOTT E ENKSEN
9928 171ST AVE SE
NEWCASTLE WA 98059

RECORDER'S CERTIFICATE 20080170030

Filed for record this 17 day of Sept 2008 at 2:20 PM in book 100, page 172, at the request of **DAVID P. NELSON**, Surveyor's Name. *David P. Nelson* Deputy County Auditor

Under my direction in conformance with the requirements of the Survey Recording Act of the State of Washington, I have caused this plat to be filed in the office of the County Auditor, **DAVID P. NELSON**, on this 17th day of Sept 2008. Certificate No. 18092

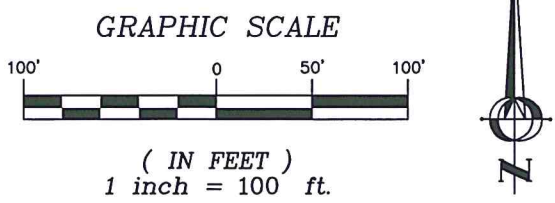
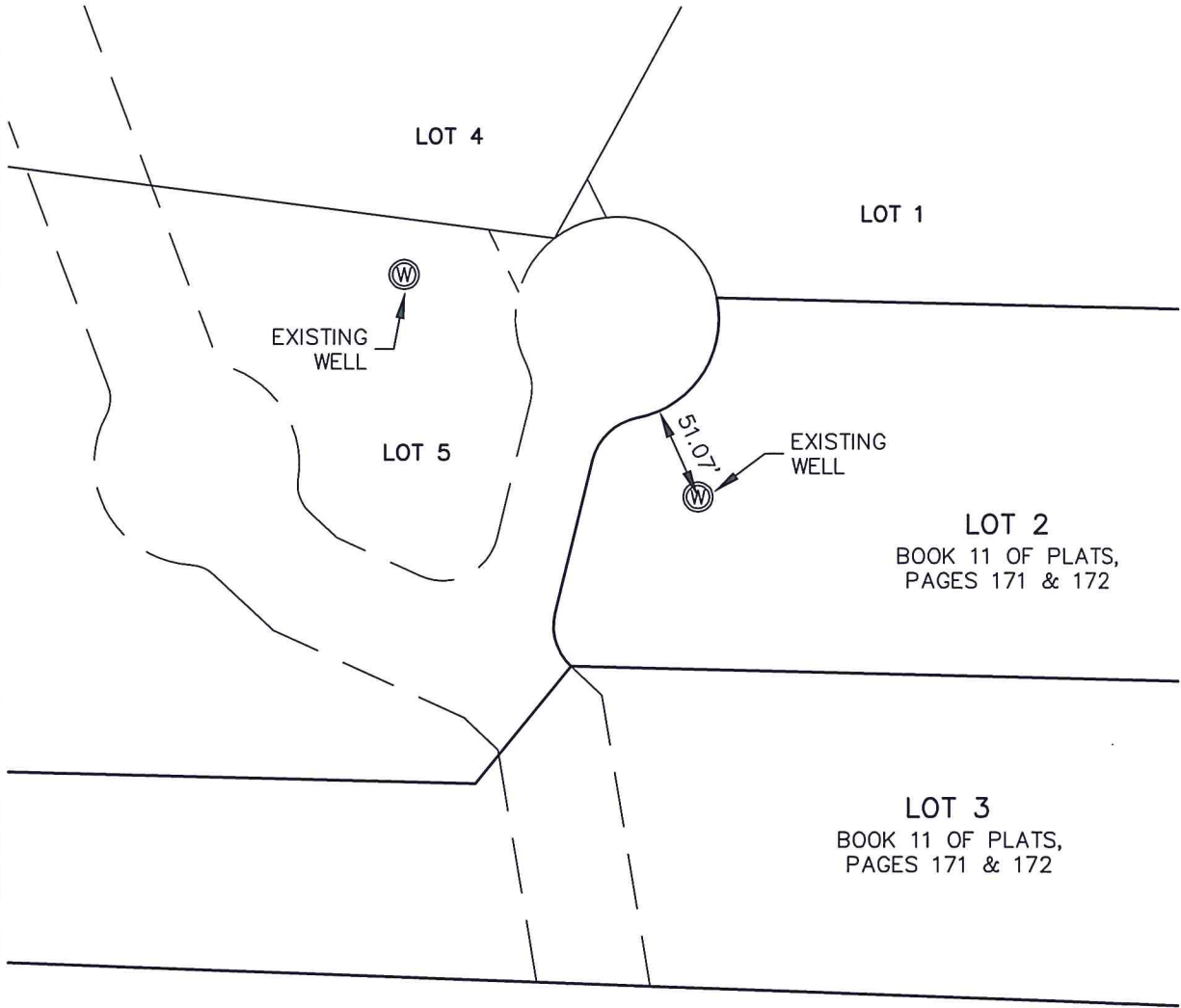


108 EAST 2ND STREET
CLEVELAND, WA 98922
PHONE: (509) 674-4119
FAX: (509) 674-4118

WESTERN INVESTMENT GROUP PLAT
LOCATED IN THE SW 1/4 SEC. 16, T. 21N, R. 14E, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWN BY	DATE	JOB NO.
G. WEISER	02/08	06033
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	2 OF 2

EXHIBIT
KITTITAS CO. TAX PARCEL NUMBERS 954986 & 954987
LOTS 2 & 3 OF THE WESTERN INVESTMENT GROUP PLAT P-06-47



Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 145 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
 Eastern Washington Division
 407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

PREPARED FOR
MARK BERGER

JOB NO. 06033
DATE: 09/2017
SCALE: 1"=100'

1
 SHEET