

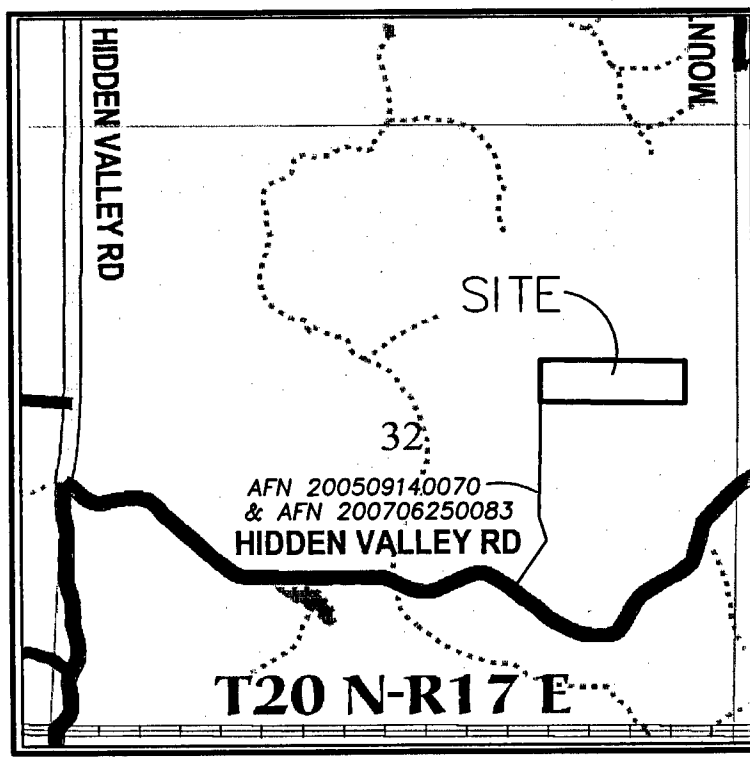
J-17

SP-07-113

HORSE JUMP HILL SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 07-113
PORTION OF THE NE1/4, SEC. 32, T.20N., R.17E., W.M.
KITTITAS COUNTY, WASHINGTON

SURVEY NOTES:

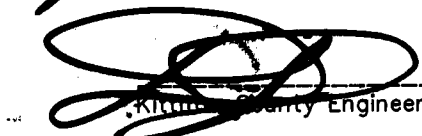
1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD:
 BOOK 29, PAGE 80;
 BOOK 27, PAGE 118;
 AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT ASSESSOR'S MAP NUMBER 20-17-32000-0026, (PARCEL NUMBER 17822) TO THE CONFIGURATION SHOWING HEREON.
3. 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.



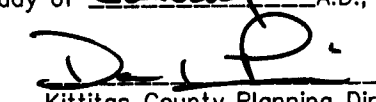
VICINITY MAP
N.T.S.

APPROVALS

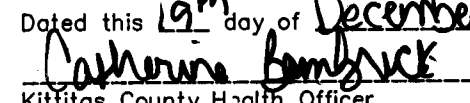
KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 3 day of January A.D., 2008

 Kittitas County Engineer

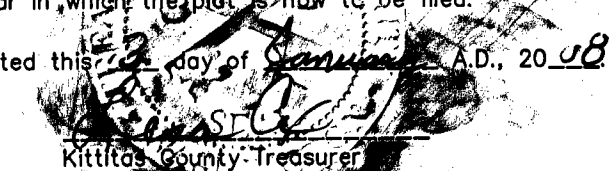
COUNTY PLANNING DIRECTOR

I hereby certify that the "HORSE JUMP HILL" Short Plat 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 January A.D., 2008

 Kittitas County Planning Director

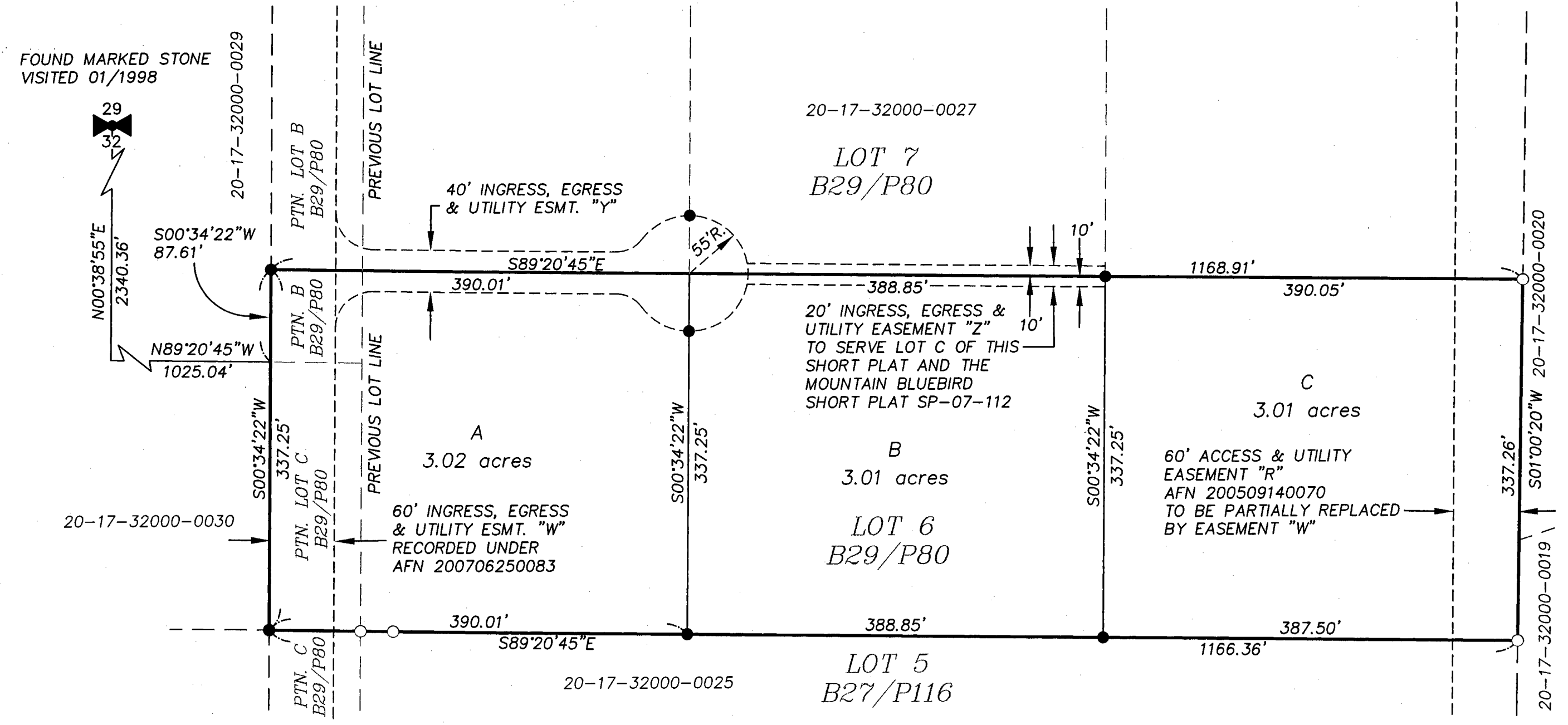
KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.
 Dated this 19th day of December A.D., 2007

 Katherine Bombrick
 Kittitas County Health Officer

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 2nd day of January A.D., 2008

 Kittitas County Treasurer




ORIGINAL TAX LOT NO. 20-17-32000-0026 (17822)



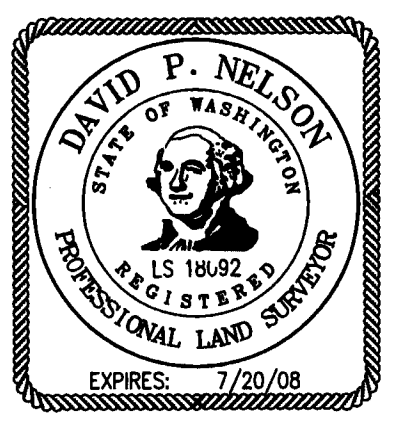
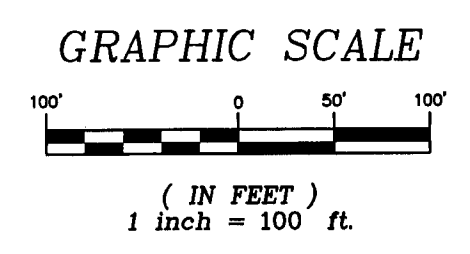
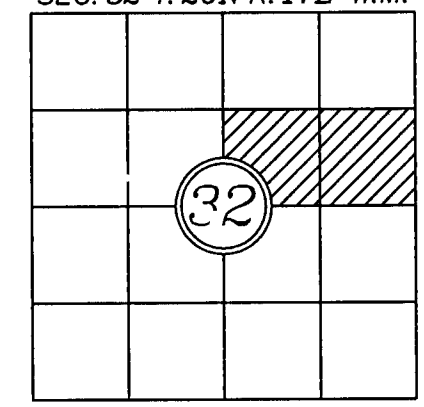
NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-553-4344

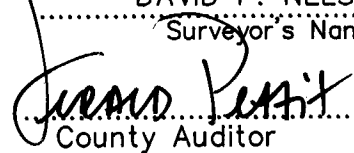
LEGEND

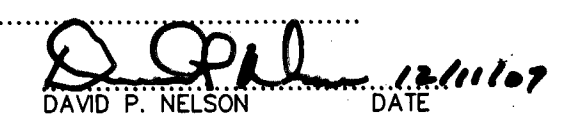
-  QUARTER CORNER AS NOTED
-  FND REBAR
-  SET 1/2" REBAR LS# 18092

INDEX LOCATION:
 SEC. 32 T. 20N R. 17E W.M.




K.C.S.P. NO. 07-113		
Portion of the NE1/4, Sec. 32 T.20N., R.17E., W.M.		
Kittitas County, Washington		
DWN BY	DATE	JOB NO.
G. WEISER	12/07	06228
CHKD BY	SCALE	SHEET
D. NELSON	1"=100'	1 OF 2

RECORDER'S CERTIFICATE 200801140051
 Filed for record this 14 day of Jan, 2008 at 4:13 PM in book 5 of Short Plat at page 17 at the request of DAVID P. NELSON
 Surveyor's Name

 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 STEVE LOFLIN in JUNE, 2007.

 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

**HORSE JUMP HILL SHORT PLAT
 KITTITAS COUNTY SHORT PLAT NO. 07-113
 PORTION OF THE NE1/4, SEC. 32, T.20N., R.17E., W.M.
 KITTITAS COUNTY, WASHINGTON**

OWNER:

STEVE LOFLIN
 LESLIE LOFLIN
 714 SUMNER AVE
 SUMNER WA 98390

PARCEL #20-17-32000-0026 (17822)
 ACREAGE: 9.04
 LOTS: 3
 WATER SOURCE: INDIVIDUAL WELLS
 SEWER SOURCE: SEPTIC/DRAINFIELD
 ZONE: AG-3

EXISTING LEGAL DESCRIPTION:

PARCEL A:

LOT 6 OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT AND TAX LOT SEGREGATION SURVEY AS RECORDED IN BOOK 29 OF SURVEYS AT PAGE 80 UNDER UNDER AUDITOR'S FILE NUMBER 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF LOT B OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED IN BOOK 29 OF SURVEYS AT PAGE 80, RECORDED UNDER AUDITOR'S FILE NUMBER 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT B; THENCE SOUTH 00°34'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT B, 337.25 FEET WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, 87.61 FEET; THENCE NORTH 89°20'45" WEST, 84.93 FEET; THENCE NORTH 00°34'22" EAST, 87.61 FEET; THENCE SOUTH 89°20'45" EAST, 84.93 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

PARCEL C:

THAT PORTION OF LOT C OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY AS RECORDED IN BOOK 29 OF SURVEYS AT PAGE 80, RECORDED UNDER AUDITOR'S FILE NUMBER 200310100060, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT C AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 00°34'22" WEST ALONG THE EASTERLY BOUNDARY OF SAID LOT C, 249.65 FEET; THENCE NORTH 89°20'45" WEST, 84.93 FEET; THENCE NORTH 00°34'22" EAST, 249.65 FEET; THENCE SOUTH 89°20'45" EAST ALONG THE NORTH BOUNDARY LINE OF SAID LOT C, 84.93 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ALL SITUATED IN SECTION 32, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

ADJACENT PROPERTY OWNERS:

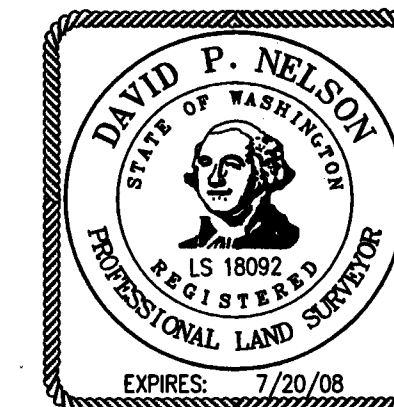
20-17-32000-0027
 STEVE AND LESLIE LOFLIN
 714 SUMNER AVE
 SUMNER WA 98390

20-17-32000-0019
 SWAUK PINES LLC
 3942 HIDDEN VALLEY ROAD
 CLE ELUM WA 98922

20-17-32000-0029
 20-17-32000-0030
 MATTHEW D COE
 721 THOMAS ROAD
 ELLENSBURG WA 98926

20-17-32000-0020
 LANCE C FORCIER
 23120 SE BLACK NUGGET RD
 UNIT D4
 ISSAQUAH WA 98029

20-17-32000-0025
 SWAUK HIGHLANDS LLC
 509 WELLS AVE N
 RENTON WA 98055



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, STEVE LOFLIN, AS HIS SEPARATE ESTATE, 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 21 DAY OF December, A.D., 2007

Steve Loflin
 STEVE LOFLIN

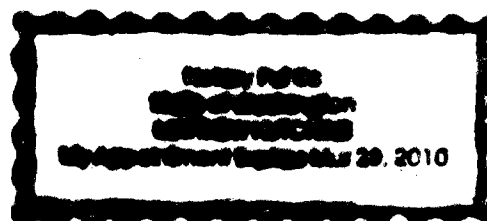
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF Bence) s.s.

On this day personally appeared before me Steve Loflin

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of Dec, 2007



Matthew Hitchcock
 Notary Public in and for the State of
 Washington, residing at Lake Tapps
 My appointment expires 3/29/2010

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, LESLIE LOFLIN, WHO ACQUIRED TITLE AS LESLIE HOLLINGSWORTH, AS HER SEPARATE ESTATE, 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 21 DAY OF December, A.D., 2007

Leslie Loflin
 LESLIE LOFLIN

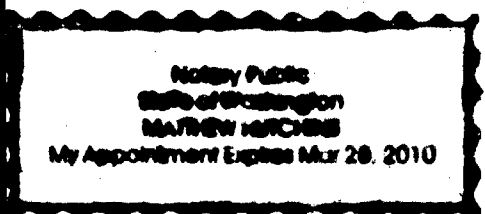
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF Bence) s.s.

On this day personally appeared before me Leslie Loflin

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21 day of DEC, 2007



Matthew Hitchcock
 Notary Public in and for the State of
 Washington, residing at Lake Tapps
 My appointment expires 3/29/2010

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. ACCORDINGLY, THE KITTITAS 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 KITTITAS 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 THOSE 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
10. 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.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, MATTHEW D. COE, AS HIS SEPARATE ESTATE AS TO PARCEL B & PARCEL C, THE UNDERSIGNED SELLER OF A CONTRACT OF SALE, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 10 DAY OF JANUARY, A.D., 2008

Matthew D. Coe
 MATTHEW D. COE

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
 COUNTY OF Kittitas) s.s.

On this day personally appeared before me Matthew D. Coe

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10 day of January, 2008



Matthew A. Madsen
 Notary Public in and for the State of
 Washington, residing at Ellensburg
 My appointment expires 02/01/09

RECORDER'S CERTIFICATE 200801140051...

Filed for record this 14 day of Jan, 2008 at 4:13 PM
 in book 2 of Short Plats at page 78 at the request of

David P. Nelson
 Surveyor's Name
James D. Pitt County Auditor
Stephanie Owen 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 STEVE LOFLIN in JUNE, 2007.

David P. Nelson 12/17/07
 DAVID P. NELSON DATE
 Certificate No. 18092

K.C.S.P. NO. 07-113
 Portion of the NE1/4, Sec. 32 T.20N., R.17E., W.M.
 Kittitas County, Washington

DWN BY G. WEISER	DATE 12/07	JOB NO. 06228
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 2 OF 2

Encompass
 ENGINEERING & SURVEYING

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