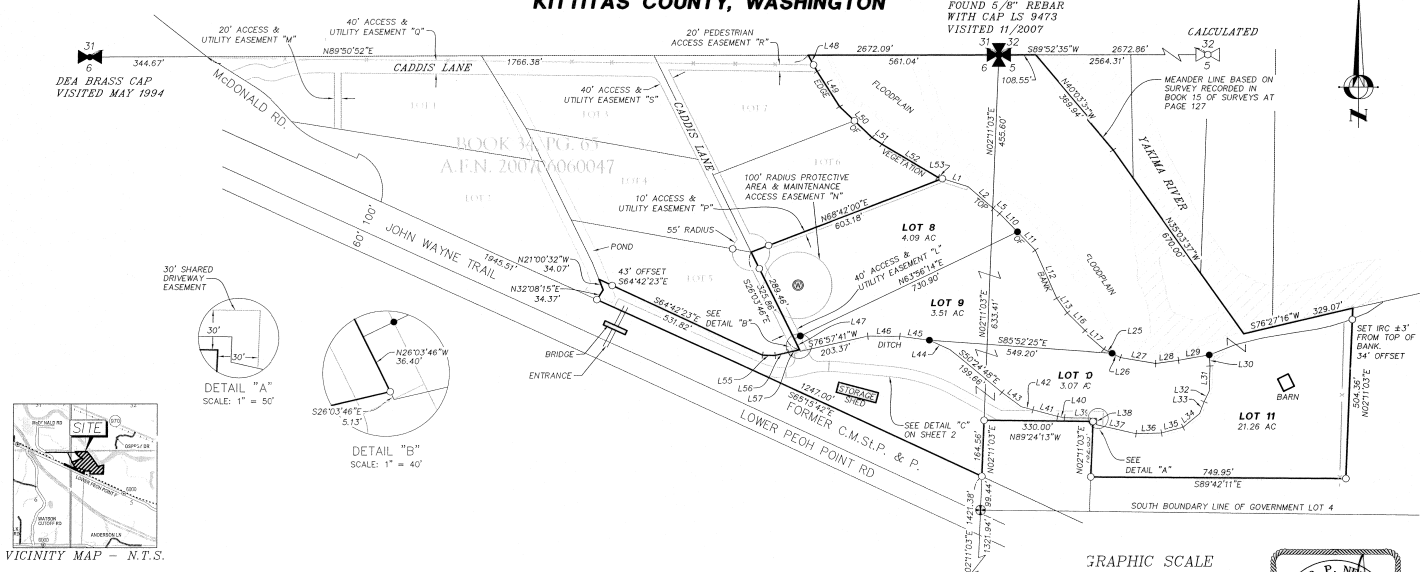


NELSON SHORT PLAT (SP-07-118)

PORTIONS OF THE NE 1/4 OF SEC. 6 & THE NW 1/4 OF SEC. 5, T.19N., R.16E., W.M., KITITAS COUNTY, WASHINGTON



APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This _____ day of _____ A.D., 2007
October

 Kititas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "NELSON" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kititas County Planning Commission. Dated this _____ day of _____ A.D., 2007.

 Kititas County Planning Director

KITITAS 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 _____ day of _____ A.D., 2007
May

 Kititas County Health Department

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 due to be filed. Dated this _____ day of _____ A.D., 2007.

 Kititas County Treasurer
 ORIGINAL TAX LOT NO. 19-16-05020-0003 (526534)

RECORDER'S CERTIFICATE

Filed for record this _____ day of _____ 20____ at _____ M in book _____ of _____ of page _____ at the request of _____

DAVID P. NELSON
 Surveyor's Name
 JERALD V. PETTIT
 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 of the request of _____, N.T.S. in _____ JULY _____ 2008.

DAVID P. NELSON
 DATE
 Certificate No. _____ 18092

Encompass
 ENGINEERING & SURVEYING

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

K.C.S.P. NO. 07-118

PREPARED FOR
 CIRCLE N LLC
 PORTIONS OF THE NE 1/4 OF SEC. 6 & THE NW 1/4 OF SEC. 5,
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
 KITITAS COUNTY WASHINGTON

DWN BY	DATE	JOB NO.
MF./G.W./T.R.	10/2008	06291
CHD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

NELSON SHORT PLAT (SP-07-118)

PTNS. OF THE NE 1/4 OF SEC. 6 & THE NW 1/4 OF SEC. 5, T.19N., R.16E., W.M., KITTITAS COUNTY, WASHINGTON

OWNER:
CIRCLE N LLC
219 LAKE STREET, SUITE B
KIRKLAND, WA 98033

EXISTING TAX PARCEL NUMBER: 19-16-05020-0003 (526534)

ORIGINAL PARCEL AREA: 31.93 Ac.

EXISTING ZONE: AG-3

SOURCE OF WATER: INDIVIDUAL WELLS

SEWER SYSTEM: SEPTIC & DRAINFIELD

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

EXISTING LEGAL DESCRIPTION:

LOT 8 OF THAT CERTAIN SURVEY AS RECORDED NOVEMBER 11, 2005, IN BOOK 31 OF SURVEYS, PAGE 229, UNDER AUDITOR'S FILE NO. 20051010000, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 5 AND OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE, BY SHORT PLAT, TAX PARCEL NUMBER: 19-16-05020-0003 (526534) INTO 4 LOTS AS SHOWN ON SHEET 1 OF THIS PLAT.
- 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 FILED TRAVERSE IN EXCESS OF 11,100.00 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- FOR SECTION BREAKDOWN, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY FILED IN BOOK 34 OF SURVEYS AT PAGE 65, UNDER AUDITOR'S FILE NO. 200708060047, RECORDS OF KITTITAS COUNTY, STATE WASHINGTON AND THE SURVEYS REFERENCED THEREIN. THE BASIS OF BEARINGS IS THE SAME AS SAID SURVEY OF RECORD.
- 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.
- PER ROW 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITTITAS COUNTY ROAD STANDARDS.
- THIS SHORT PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- ENTIRE PRIVATE ROAD SHALL ACHIEVE 65% 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.
- 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 HARD SURFACE FINISH OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
- 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.
- 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 GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

ADJACENT OWNERS:

- 19-16-06010-0011 BASTERRECHEA, JUAN ET/ & M. TORRES; J. MANNUS 1310 EAST FIRST CLE ELM, WA 98922
- 19-16-06010-0013 LONGO-HORSH LP 730 TENAWAY HEIGHTS DR. CLE ELM, WA 98922
- 19-16-06010-0016 CIRCLE N LLC 219 LAKE ST, SUITE B KIRKLAND, WA 98033
- 19-16-05020-0002 KITTITAS RECREATION DISTRICT P.O. BOX 276 ELLENBURG, WA 98926
- 19-16-05020-0012 SENG, WAYNE R. ETUX 8021 11ST AVE. CT. KFN GIG HARBOR, WA 98329
- 19-16-05020-0013 STEWING, JOHN ETUX 8016 S 119TH PL SEATTLE, WA 98178
- 19-16-05020-0015 JOHNSON, CLYDE ETAL 11020 28TH AVE. CT. E. SEATTLE, WA 98148
- 19-16-05020-0019 HARRIS, GREGORY ETUX 801 PINE ST. #109 BRUNOZ, WA 98321
- 20-16-11040-0022 SCOTT, SAMUAL L. 420 MORLAND ST. CLE ELM, WA 98922

LINE	BEARING	DISTANCE
L1	S72°43'44"E	78.92
L2	S48°11'32"E	86.66
L10	S44°04'46"E	75.76
L11	S44°04'46"E	75.76
L12	S43°36'08"E	157.72
L13	S35°11'08"E	53.85
L14	S45°25'28"E	74.67
L15	S42°31'10"E	84.82
L16	S69°45'19"E	37.86
L17	S62°45'19"E	27.86
L18	S80°20'08"E	105.11
L19	N61°54'18"E	67.65
L20	N72°46'19"E	91.77
L21	S08°28'00"E	32.96
L31	S01°40'04"W	73.95
L32	S22°44'16"W	34.90
L33	S20°18'42"W	37.27
L34	S80°52'14"W	63.03
L35	S74°50'17"W	65.53
L36	S88°19'51"W	74.81
L37	N77°16'28"W	120.60
L38	N02°11'03"E	16.15
L39	N88°24'13"W	103.12
L40	N72°32'51"W	20.91
L41	N75°02'50"W	75.37
L42	N75°02'50"W	36.02
L43	N63°35'45"W	70.15
L44	N64°55'33"W	66.60
L45	N82°31'51"W	87.98
L46	N89°44'36"W	33.90
L47	N26°03'46"W	41.53
L48	S28°21'25"E	55.53
L49	S23°22'40"E	123.97
L50	S48°11'50"E	132.17
L51	S55°51'35"E	34.99
L52	S59°59'40"E	191.82
L53	S72°43'44"E	14.06
L54	S88°37'55"E	36.35
L55	N75°08'02"E	48.57
L57	N78°57'41"E	33.37

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CIRCLE N, LLC, AN ALASKA 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. 200__.

NAME _____ TITLE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON) s.s.
COUNTY OF _____)

On this _____ day of _____, 200__, 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 _____ 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 hereat affixed the day and year first above written.

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT STEVEN L. KING AND CORINA TETINGER, HUSBAND AND WIFE, THE UNDERSIGNED BENEFICIARIES OF A DEED OF TRUST DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D. 200__.

STEVEN L. KING _____ CORINA TETINGER _____

ACKNOWLEDGMENT

STATE OF WASHINGTON) s.s.
COUNTY OF _____)

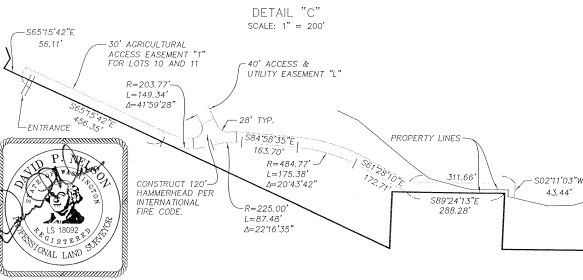
On this day personally appeared before me _____
to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 200__.

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

KRD NOTES:

- ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 8 HAS 4 IRRIGABLE ACRES, LOT 9 HAS 2 IRRIGABLE ACRES, LOT 10 HAS 3 IRRIGABLE ACRES, AND LOT 11 HAS 3 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



RECORDER'S CERTIFICATE

Filed for record this _____ day of _____, 200__, at _____ M in book _____ of _____, at page _____, at the request of _____ DAVID P. NELSON, Surveyor's Name

_____, Notary Public, 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 _____, CIRCLE N, LLC, on _____, JULY 1, 2008.

Signature: _____ Date: _____
DAVID P. NELSON
Certificate No. 18082

K.C.S.P. NO. 07-118

A PTN. OF THE NE 1/4 OF SEC. 6, AND A PTN. OF THE NW 1/4 OF SEC. 5, T.19 N. R. 16 E. W.M., KITTITAS COUNTY, WASHINGTON

DWN BY:	DATE:	JOB NO.:
M.F./G.W./T.R.	10/2008	06291
CHKD BY:	SCALE:	SHEET:
D. NELSON	1"=200'	2 OF 2

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