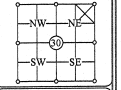


KEN JACOBSON SHORT PLAT

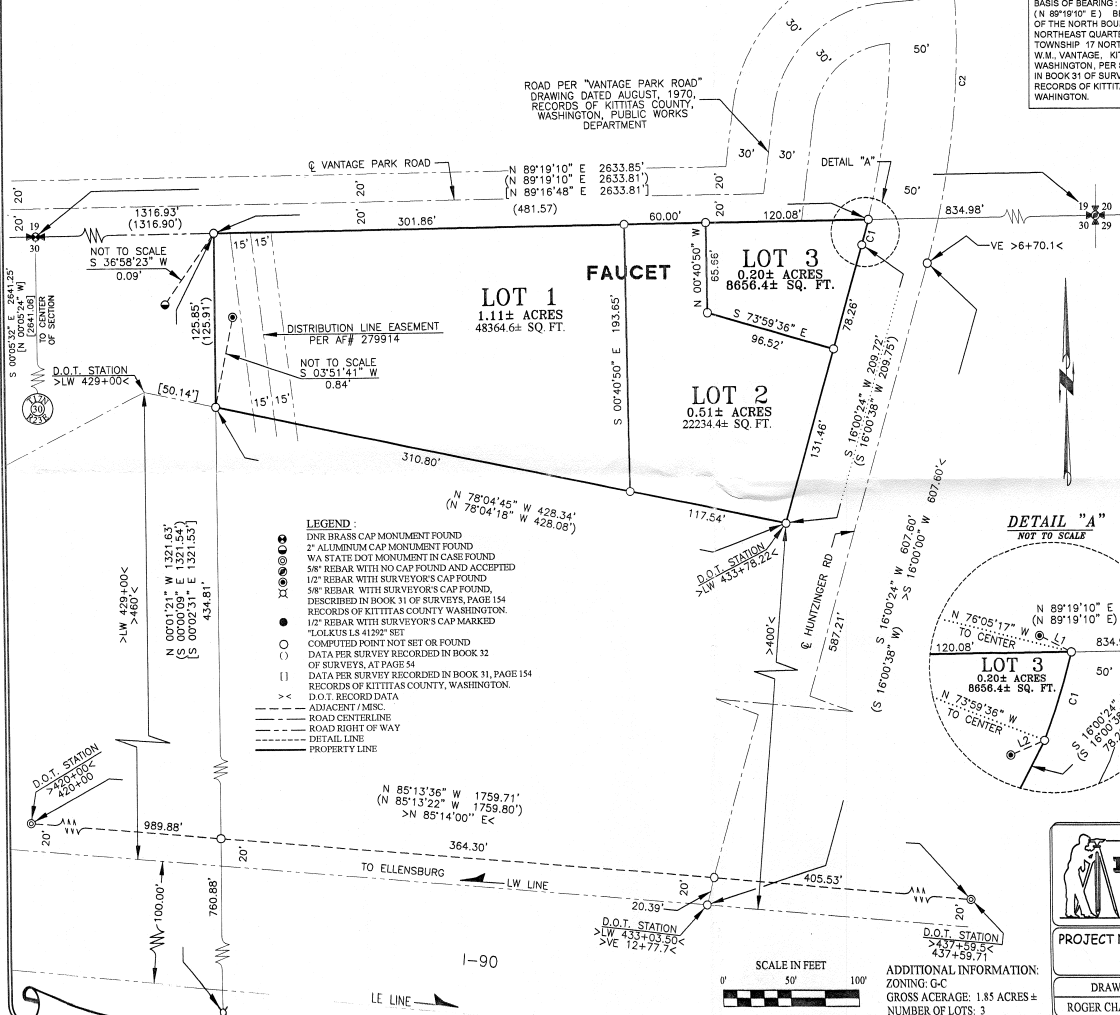
A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 23 EAST, W.M., VANTAGE, KITTITAS COUNTY, WASHINGTON

SECTION INDEX
SEC 30, T17N, R23E, W.M.,
KITTITAS COUNTY, WA



EQUIPMENT USED:
TOPCON GTS 3030 S
SECOND TOTAL
STATION OR TOPCON
HIPER SERIES GPS
WITH A MINIMUM
LINEAR CLOSURE OF
1:10,000 IN
CONFORMANCE WITH
REQUIREMENTS OF
WAC 332-130-090.

BASIS OF BEARING:
(N 89°19'10" E) BEING THE BEARING
OF THE NORTH BOUNDARY OF THE
NORTHEAST QUARTER OF SECTION 30,
TOWNSHIP 17 NORTH, RANGE 23 EAST,
W.M. VANTAGE, KITTITAS COUNTY,
WASHINGTON, PER SURVEY RECORDED
IN BOOK 31 OF SURVEYS, AT PAGE 154,
RECORDS OF KITTITAS COUNTY,
WASHINGTON.



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°05'15" E	0.25'
L2	N 67°14'38" E	0.35'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1	02°05'41"	522.96'	19.12'
(C1)	02°05'52"	(523.00')	(19.15)'
C2	>13°55'30"<	>572.96'	>369.30'<

- LEGEND:**
- INR BRASS CAP MONUMENT FOUND
 - ALUMINUM CAP MONUMENT FOUND
 - WA STATE DOT MONUMENT IN CASE FOUND
 - 5/8" REBAR WITH NO CAP FOUND AND ACCEPTED
 - 1/2" REBAR WITH SURVEYOR'S CAP FOUND
 - 5/8" REBAR WITH SURVEYOR'S CAP FOUND, DESCRIBED IN BOOK 31 OF SURVEYS, PAGE 154 RECORDS OF KITTITAS COUNTY WASHINGTON.
 - 1/2" REBAR WITH SURVEYOR'S CAP MARKED "LOLKUS LS 4129" SET
 - COMPUTED POINT NOT SET OR FOUND
 - DATA PER SURVEY RECORDED IN BOOK 32 OF SURVEYS, AT PAGE 54
 - DATA PER SURVEY RECORDED IN BOOK 31, PAGE 154 RECORDS OF KITTITAS COUNTY, WASHINGTON.
 - D.O.T. RECORD DATA
 - ADJACENT /MISC.
 - ROAD CENTERLINE
 - ROAD RIGHT OF WAY
 - DETAIL LINE
 - PROPERTY LINE

LEGAL DESCRIPTION: (PER AUDITOR'S FILE NO. 200603310008)

PARCEL # 17-23-3010-0010
THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 23 EAST, W.M. IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON LYING NORTHWESTERLY OF THE RIGHT OF WAY PRIMARY STATE HIGHWAY NO. 7 (SR 90), CONTAINING 1.82 ACRES MORE OR LESS TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

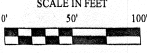
RECEIVED
AUG 22 2007
Kittitas County
CDS

Todd Lolkus
Land Surveying, LLC.
Hassle free land development from start to finish.
1322 Basin St. SW, Suite "A", Ephrata, WA 98823
(509) 754-0195 www.todd-surveying.com Fax: (509) 754-0197

PROJECT NAME: **KEN JACOBSON SHORT PLAT**

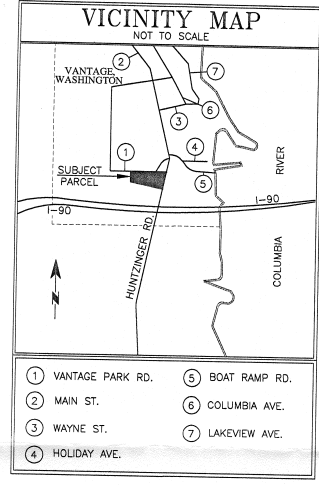
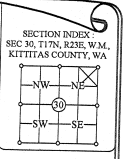
DRAWN BY:	PROJECT #:	DATE:	SCALE:	SHEET:
ROGER CHAMBERLAIN	06-151-SP	03-12-07	1" = 50'	2 OF 2

ADDITIONAL INFORMATION:
ZONING: GC
GROSS ACERAGE: 1.85 ACRES ±
NUMBER OF LOTS: 3



KEN JACOBSON SHORT PLAT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 23 EAST, W.M., VANTAGE, KITTITAS COUNTY, WASHINGTON



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CDS

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF CHRISTOPHER T. LOKKUS, THIS _____ DAY OF _____, 20____, AT _____ M., IN BOOK _____ OF SHORT PLATS, AT PAGE(S) _____, UNDER AUDITOR'S FILE NUMBER _____.

COUNTY AUDITOR
DEPUTY COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE
I, CHRISTOPHER T. LOKKUS, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF 03-28-2006 THROUGH _____, 20____; THAT THE DISTANCES, BEARINGS AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.
CHRISTOPHER T. LOKKUS DATE _____
WASHINGTON STATE PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 41292

Todd Lolkus

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(509) 754-0135 www.todd-surveying.com Fax: (509) 754-0137

PROJECT NAME : **KEN JACOBSON SHORT PLAT**

DRAWN BY:	PROJECT # :	DATE:	SCALE:	SHEET:
ROGER CHAMBERLAIN	06-151-SP	03-12-07	N/A	1 OF 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KEN JACOBSON AND BILL COWIN DO HEREBY DECLARE THIS SHORT PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF ROADS AND WAYS SHOWN HEREBON. FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREBON NO DRAINAGE WATER ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT-OF-WAY, OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT, SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

KEN JACOBSON _____ DATE _____

BILL COWIN _____ DATE _____

ACKNOWLEDGEMENTS:

STATE OF _____)
) ss
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED KEN JACOBSON, TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF: _____
RESIDING AT: _____
MY APPOINTMENT EXPIRES: _____

ACKNOWLEDGEMENTS:

STATE OF _____)
) ss
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED BILL COWIN, TO ME KNOWN TO BE THE PERSON WHO SIGNED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF: _____
RESIDING AT: _____
MY APPOINTMENT EXPIRES: _____

APPROVALS:

EXAMINED AND APPROVED THIS DAY OF _____, A.D., 20____

KITTITAS COUNTY ENGINEER _____

I HEREBY CERTIFY THAT THE PLANNED UNIT DEVELOPMENT OF "VANTAGE BAY" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

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

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES DIRECTOR _____

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND ARE CURRENT AS OF THE DATE OF MY SIGNATURE BELOW.

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

KITTITAS COUNTY TREASURER _____

EXAMINED AND APPROVED THIS DAY OF _____, A.D., 20____

KITTITAS COUNTY HEALTH OFFICER _____

I HEREBY CERTIFY THAT THE SHORT PLAT OF "KEN JACOBSON SHORT PLAT" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR A PLANNED UNIT DEVELOPMENT.

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

KITTITAS COUNTY ASSESSOR _____

EXAMINED AND APPROVED THIS DAY OF _____, A.D., 20____

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION _____

ADMINISTRATOR, DISTRICT NO. 5 _____

EXAMINED AND APPROVED THIS DAY OF _____, A.D., 20____

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON

BY: _____ CHAIRMAN
ATTEST: _____ CLERK OF THE BOARD

NOTE #1:
RIGHTS-OF-WAYS FOR CANALS ARE DISCLOSED BY NOTICES OF WATER RIGHTS RECORDED SEPTEMBER 30, 1905, UNDER AUDITOR'S FILE NO. 25066, BY COHASSET IRRIGATION COMPANY, RECORDED MARCH 22, 1911, UNDER AUDITOR'S FILE NO. 25007, BY SADDLE BAR IRRIGATION COMPANY, AND RECORDED NOVEMBER 6, 1911, UNDER AUDITOR'S FILE NO. 26859, BY W.D. VAN SLIJKE, AS TO NO DEFINED LOCATION.

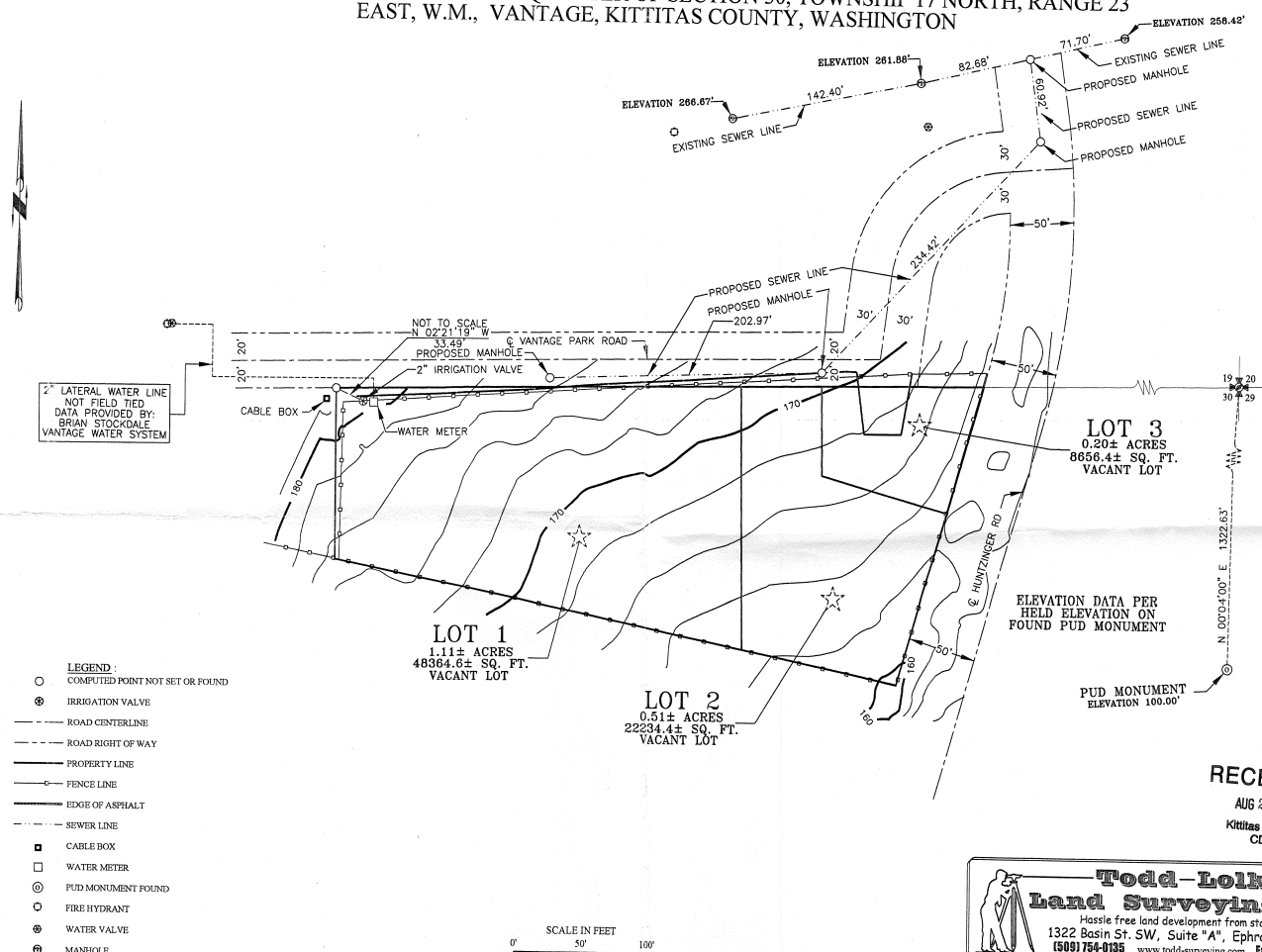
NOTE #2:
RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR LIGHT, VIEW, AIR AND ACCESS, ALL RIGHTS OF INGRESS TO, EGRESS FROM AND BETWEEN SAID PREMISES AND THE HIGHWAY OR HIGHWAYS CONSTRUCTED, OR TO BE CONSTRUCTED ON LANDS CONVEYED TO THE STATE OF WASHINGTON BY DEED, UNDER AUDITOR'S FILE NO. 280710 AND AUDITOR'S FILE NO. 326780.

KEN JACOBSON SHORT PLAT / SITE PLAN

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 23 EAST, W.M., VANTAGE, KITTITAS COUNTY, WASHINGTON

SECTION INDEX
 SEC. 30, T17N, R23E, W.M.,
 KITTITAS COUNTY, WA

EQUIPMENT USED:
 TOPCON GTS 303D 5
 SECOND TOTAL
 STATION OR TOPCON
 HIPER SERIES GPS
 WITH A MINIMUM
 LINEAR CLOSURE OF
 1:10,000 IN
 CONFORMANCE WITH
 REQUIREMENTS OF
 WAC 332-130-090.



2" LATERAL WATER LINE
 NOT FIELD TIED
 DATA PROVIDED BY:
 BRIAN STOCKDALE
 VANTAGE WATER SYSTEM

RECEIVED
 AUG 16 2007
 KITTITAS COUNTY
 CDS

RECEIVED
 AUG 22 2007
 Kittitas County
 CDS

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PROJECT NAME: **KEN JACOBSON SHORT PLAT / SITE PLAN**

DRAWN BY:	PROJECT #:	DATE:	SCALE:	SHEET:
ROGER CHAMBERLAIN	06-151-SP	03-12-07	1" = 50'	SITE