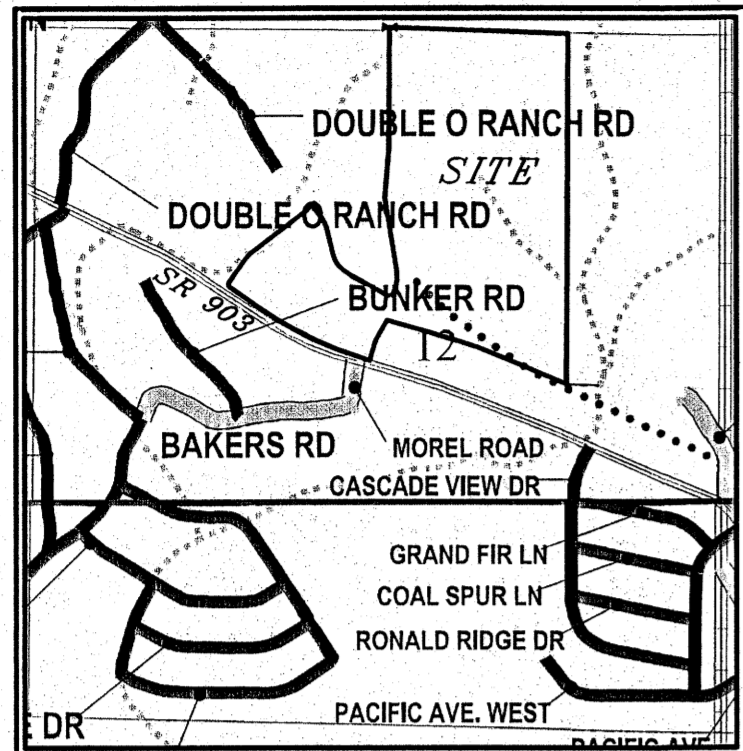


**RP SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-XX**  
**PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**



VICINITY MAP  
N.T.S.

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "RP" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
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 \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kittitas County Health Officer

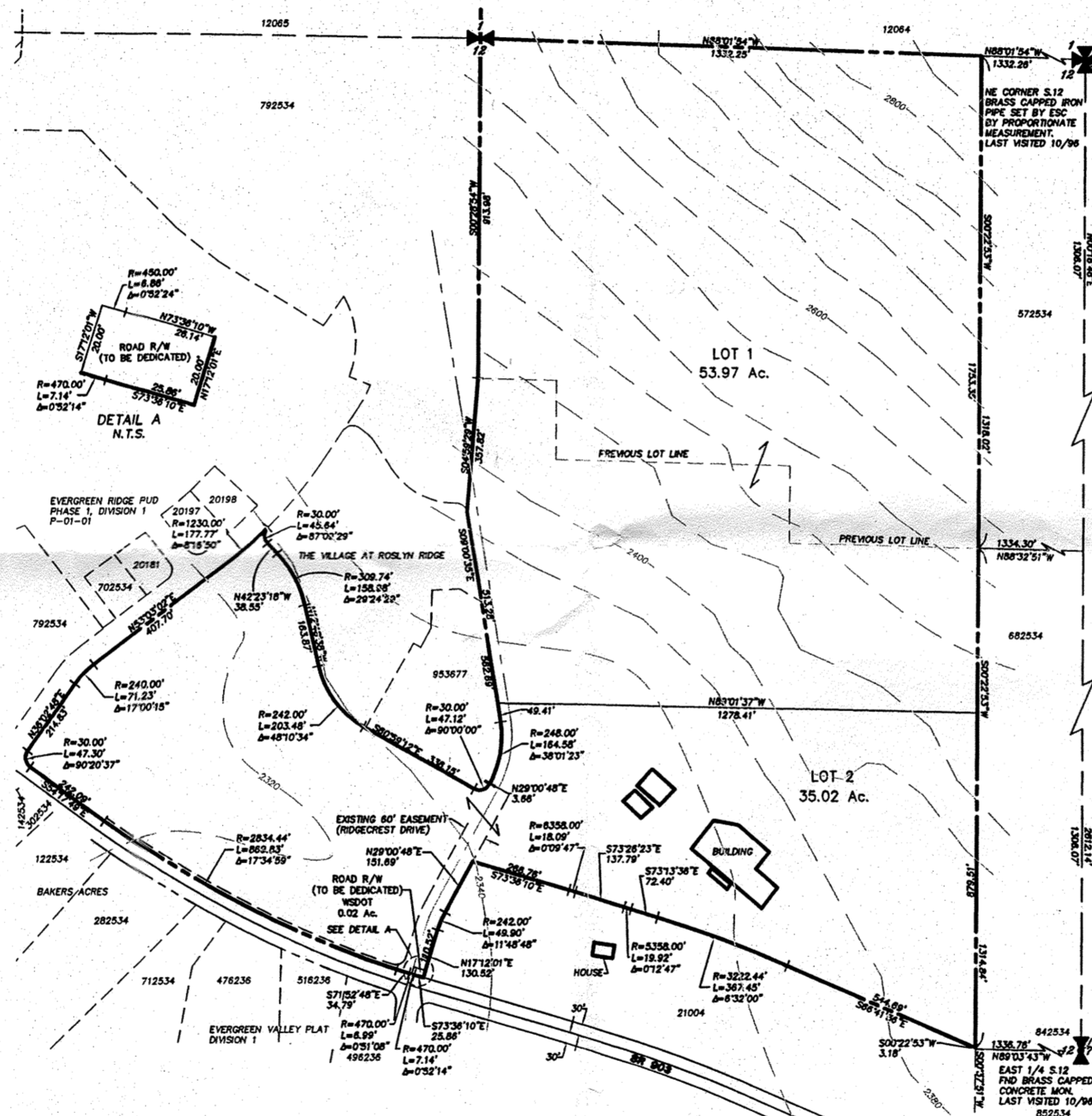
CERTIFICATE OF COUNTY TREASURER

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 \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

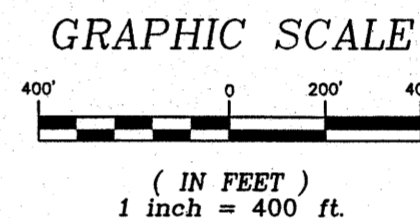
\_\_\_\_\_  
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-14-12010-0002 (582534)  
& 20-14-12010-0004 (662534)

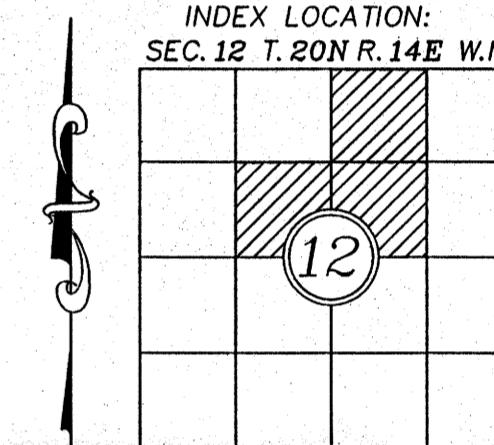


**SURVEY NOTES:**

- FOR SECTION BREAKDOWN AND ADDITIONAL SURVEY INFORMATION SEE THE SURVEY BY ENCOMPASS ENGINEERING AND SURVEYING AS FILED IN BOOK 32 OF SURVEYS AT PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033 AND THE SURVEYS REFERENCED THEREON.
- THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCEL 20-14-12010-0002 (582534) & 20-14-12010-0004 (662534) TO THE CONFIGURATION SHOWN HEREON.
- 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.



INDEX LOCATION:  
SEC. 12 T. 20N R. 14E W.M.



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...TEANAWAY RIDGE LLC... in..NOV.....2007.

\_\_\_\_\_  
DAVID P. NELSON      DATE 12/21/07  
Certificate No. 18092.....

**K.C.S.P. NO. 07-XX**  
**Portion of Sec. 12, Township 20N., Range 14E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>G. WEISER</b>	DATE <b>12/07</b>	JOB NO. <b>07252</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=400'</b>	SHEET <b>1 OF 3</b>

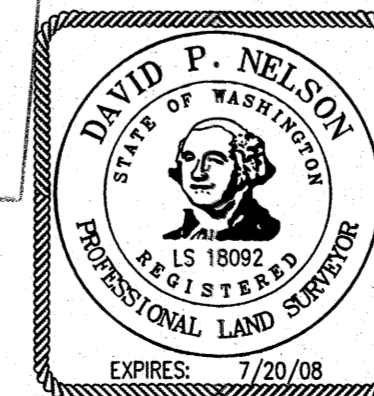
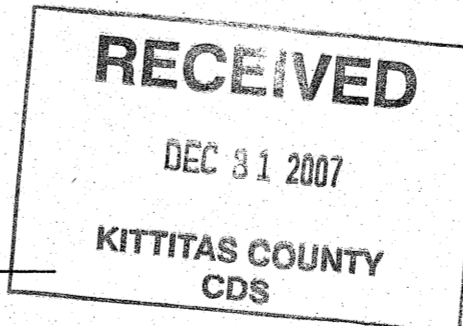
**Encompass**  
ENGINEERING & SURVEYING

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

**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**
- ✠ SECTION CORNER
  - FND REBAR
  - SET 1/2" REBAR LS# 18092
  - ✚ A QUARTER CORNER

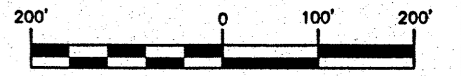


**RP SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-XX**  
**PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

**LEGEND**

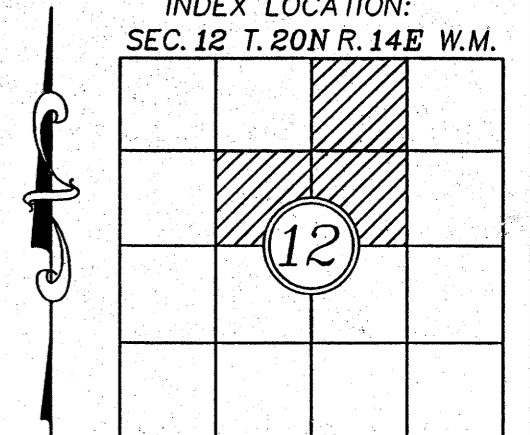
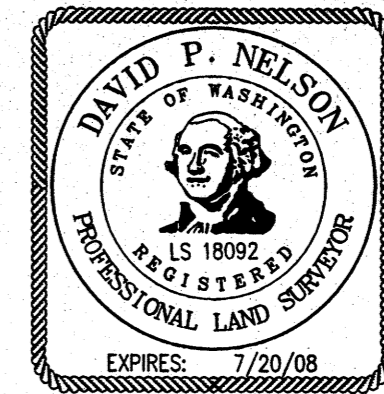
-  SECTION CORNER
-  FND REBAR
-  SET 1/2" REBAR LS# 18092
-  A QUARTER CORNER

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 200 ft.

INDEX LOCATION:  
SEC. 12 T. 20N R. 14E W.M.



**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...**TEANAWAY RIDGE, LLC**.....  
in...**N.Q.V.**.....2007.

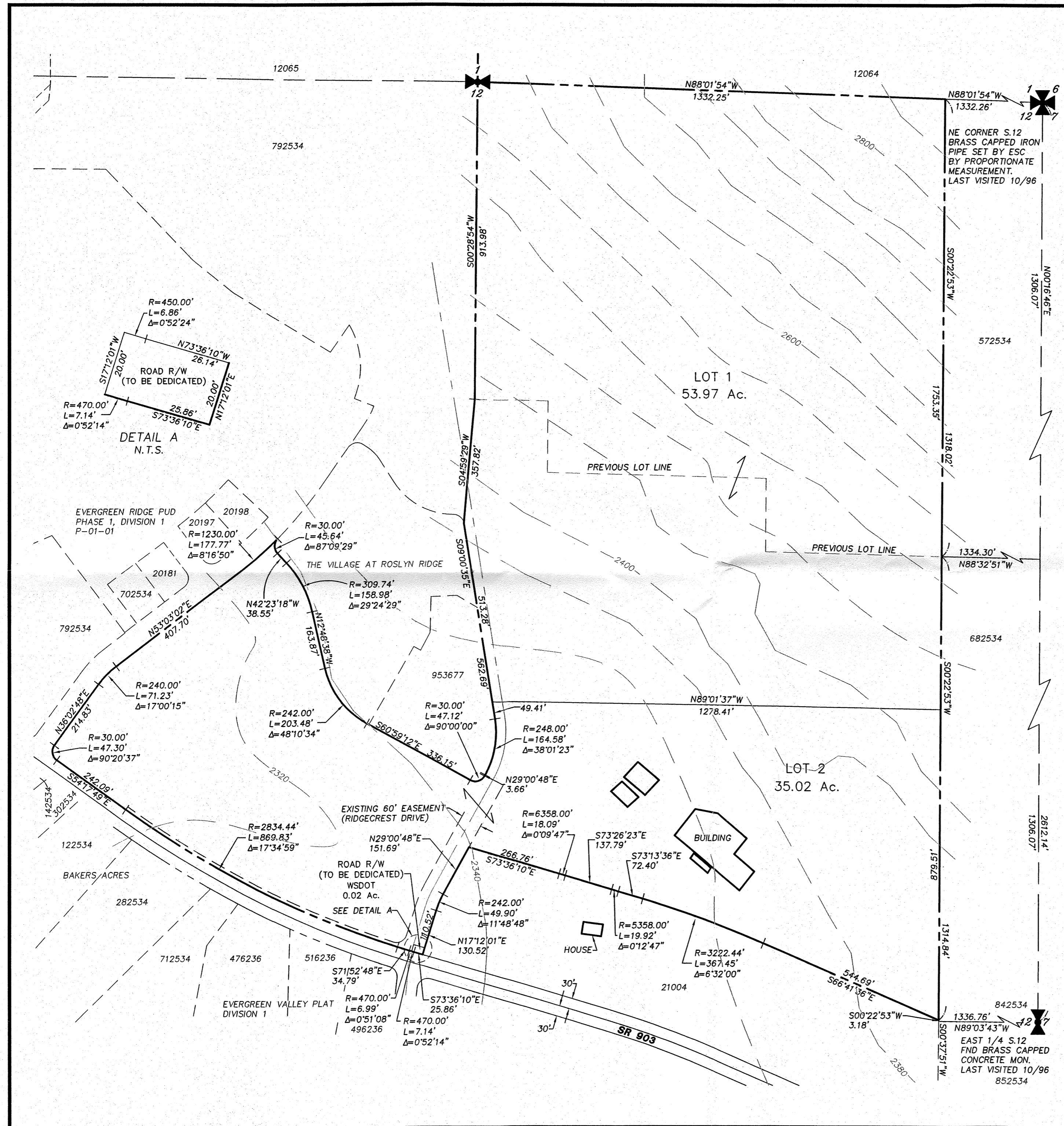
*David P. Nelson* 12/21/07  
DAVID P. NELSON      DATE  
Certificate No. ....**18092**.....

**K.C.S.P. NO. 07-XX**  
**Portion of Sec. 12, Township 20N., Range 14E., W.M.**  
**Kittitas County, Washington**

DWN BY <b>G. WEISER</b>	DATE <b>12/07</b>	JOB NO. <b>07252</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>2 OF 3</b>



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



# RP SHORT PLAT KITITAS COUNTY SHORT PLAT NO. 07-XX PORTION OF SECTION 12, TWN. 20N., RGE. 14E., W.M. KITITAS COUNTY, WASHINGTON

**OWNER:**

TEANAWAY RIDGE LLC  
PO BOX 808  
CLE ELUM WA 98922

PARCEL #20-14-12010-0002 (682534) &  
#20-14-12010-0004 (682534)  
ACREAGE: 89.01  
LOTS: 2

WATER SOURCE: CLASS A WATER SYSTEM  
SEWER SOURCE: COMMUNITY SEPTIC  
ZONE: PORTION RURAL 3 & PORTION GENERAL INDUSTRIAL

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S SERIES (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.
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 KITITAS 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 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 THOSE WHO BENEFIT FROM ITS USE.
8. 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 SHORT PLAT.
9. 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 SURFACED ORIGINALLY WITH GRAVEL.
10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

**EXISTING LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, WHICH IS 488.5 FEET, SOUTH 0°01' WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE WEST, FOR A DISTANCE OF 508 FEET; THENCE SOUTH 26°33' EAST, 79.32 FEET; THENCE SOUTH 18°26' EAST, 68.20 FEET; THENCE SOUTH 16°43' EAST, 350 FEET; THENCE SOUTH 31°21' EAST, 165 FEET; THENCE SOUTH 45°20' EAST, 142.92 FEET; THENCE SOUTH 59°10' EAST, 190 FEET; WHICH IS THE POINT OF INTERSECTION OF SAID CONNECTING LINE AND THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 0°01' EAST, 810 FEET TO THE POINT OF BEGINNING.

AND

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER WHICH IS DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE EAST ALONG THE SOUTH BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION, 832.00 FEET; THENCE NORTH, 208.00 FEET; THENCE WEST, 624.00 FEET; THENCE NORTH, 208.00 FEET; THENCE WEST, 208.00 FEET TO THE WEST BOUNDARY LINE OF SAID QUARTER OF QUARTER SECTION; AND THENCE SOUTH ALONG SAID WEST BOUNDARY LINE 416.00 FEET TO THE POINT OF BEGINNING.

AND

LOT 2B OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON BEING A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EXCEPT THAT PORTION OF LOT 2B DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTH 00°28'54" WEST, 913.98 FEET; THENCE SOUTH 04°59'29" WEST, 357.82 FEET; THENCE SOUTH 09°00'35" EAST, 243.44 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE NORTH 59°24'07" WEST, 67.12 FEET; THENCE SOUTH 87°35'52" WEST, 74.33 FEET; THENCE SOUTH 01°31'05" WEST, 100.84 FEET; THENCE SOUTH 28°12'35" WEST, 56.50 FEET; THENCE NORTH 61°27'57" WEST, 22.14 FEET; THENCE SOUTH 30°06'10" WEST, 255.22 FEET; THENCE SOUTH 60°59'12" EAST, 329.60 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET (RADIUS BEARING NORTH 29°00'48" EAST), A LENGTH OF 47.12 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE NORTH 29°00'48" EAST, 3.66 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 248.00 FEET (RADIUS BEARING NORTH 60°59'12" WEST), A LENGTH OF 164.58 FEET, THROUGH A CENTRAL ANGLE OF 38°01'24"; THENCE NORTH 09°00'35" WEST, 319.26 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

AND EXCEPTING THAT PORTION OF LOT 2B OF THAT CERTAIN SURVEY AS RECORDED APRIL 17, 2006, IN BOOK 32 OF SURVEYS, PAGES 134 THROUGH 137, UNDER AUDITOR'S FILE NUMBER 200604170033, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON BEING A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY PORTION OF LOT 2B WHICH IS THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT 2B, NORTH 66°41'36" WEST, 681.75 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 2894.44 FEET (RADIUS BEARING SOUTH 23°18'24" WEST), A LENGTH OF 330.05 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00"; THENCE NORTH 73°13'36" WEST, 72.40 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 5030.00 FEET (RADIUS BEARING SOUTH 16°46'24" WEST), A LENGTH OF 18.70 FEET, THROUGH A CENTRAL ANGLE OF 00°12'47"; THENCE NORTH 73°26'23" WEST, 137.79 FEET TO THE POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 6030.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 17.16 FEET, THROUGH A CENTRAL ANGLE OF 00°09'47"; THENCE NORTH 73°36'10" WEST, 307.53 FEET; THENCE NORTH 17°12'01" EAST, 130.52 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 242.00 FEET (RADIUS BEARING SOUTH 72°48'00" EAST), A LENGTH OF 49.90 FEET, THROUGH A CENTRAL ANGLE OF 11°48'48"; THENCE NORTH 29°00'48" EAST, 151.69 FEET; THENCE SOUTH 73°36'10" EAST, 266.76 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 6358.00 FEET (RADIUS BEARING SOUTH 16°23'50" WEST), A LENGTH OF 18.09 FEET, THROUGH A CENTRAL ANGLE OF 00°09'47"; THENCE SOUTH 73°26'23" EAST, 137.79 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 5358.00 FEET (RADIUS BEARING SOUTH 16°33'37" WEST), A LENGTH OF 19.92 FEET, THROUGH A CENTRAL ANGLE OF 00°12'47"; THENCE SOUTH 73°13'36" EAST, 72.40 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 3222.44 FEET (RADIUS BEARING SOUTH 16°46'24" WEST), A LENGTH OF 367.45 FEET, THROUGH A CENTRAL ANGLE OF 6°32'00"; THENCE SOUTH 66°41'36" EAST, 544.69 FEET TO THE EAST BOUNDARY OF SAID LOT 2B; THENCE SOUTH 00°22'53" WEST ALONG THE EAST BOUNDARY OF SAID LOT 2B, 3.18 FEET; THENCE CONTINUING SOUTH 00°37'51" WEST ALONG SAID EAST BOUNDARY LINE, 352.31 FEET TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ALL SITUATED IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

CONTAINING 88.29 ACRES MORE OR LESS

**ADJACENT PROPERTY OWNERS:**

496236 NEIL H KNIGHT 197 TARTAN DR JOHNSTOWN CO 80534	712534 KEVIN L KELLY ETUX TRUSTEES PO BOX 750 ROSLYN WA 98941	302534 JAMES C ROGERS ETUX PO BOX 1364 RONALD WA 98940	20181 ADAM T EATON ETUX 4322 113TH AVE SE SNOHOMISH WA 98290	852534 ROSS D CARTER PO BOX 34 RONALD WA 98940	953677 KITITAS AMENITIES PO BOX 808 CLE ELUM WA 98922
516236 DANIEL D MORALES ETUX PO BOX 542 RONALD WA 98941	282534 TAMMY L MERRITT PO BOX 283 RONALD WA 98940	142534 RONALD C MILLER 411 S 138TH TACOMA WA 98444	20197 KAREN L GRIFFIN 3426 72ND AVE SE MERCER ISLAND WA 98040	572534 682534 842534 792534	21004 RONALD MILL SITE IV INC 1890 NELSON SIDING RD CLE ELUM WA 98922
476236 PORT QUENDALL DEV CO INC 1890 NELSON SIDING RD CLE ELUM WA 98922	122534 DAVID F MCDANIEL ETUX PO BOX 92 RONALD WA 98940	702534 KEVIN & WENDIE KELLY CO TRUSTEES PO BOX 750	20198 141 PAINTBRUSH LLC 1333 GILLESPIE ST RICHLAND WA 99352	12065 TEANAWAY RIDGE LLC PO BOX 808 CLE ELUM WA 98922	12064 PLUM CREEK TIMBER CO LP PO BOX 1990 COLUMBIA FALLS MT 59912

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE TEANAWAY RIDGE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, 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 _____	NAME _____
TITLE _____	TITLE _____

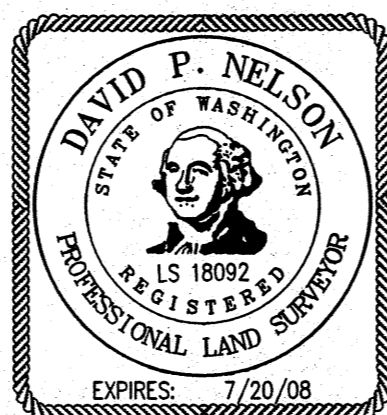
**ACKNOWLEDGEMENT**

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 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 \_\_\_\_\_  
Washington, residing at \_\_\_\_\_  
My appointment expires \_\_\_\_\_



**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...TEANAWAY RIDGE LLC... in...NOV...2007.

DAVID P. NELSON  
DATE 12/21/07  
Certificate No. 18092

**K.C.S.P. NO. 07-XX**  
Portion of Sec. 12, Township 20N., Range 14E., W.M.  
Kititas County, Washington

DWN BY <b>G. WEISER</b>	DATE <b>12/07</b>	JOB NO. <b>07252</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>N/A</b>	SHEET <b>3 OF 3</b>

**Encompass**  
ENGINEERING & SURVEYING

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