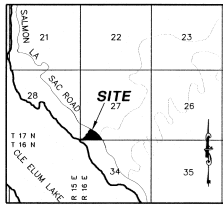


DURKAN SHORT PLAT
 PORTION OF THE SW 1/4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

SP-08-00032



VICINITY MAP
 N.T.S.

BRASS CAP
 L.S. 5357
 CALC. NOT
 VISITED

EXISTING LEGAL DESCRIPTION:

PARCEL 4 OF THAT CERTAIN SURVEY AS RECORDED MAY 29, 2006, IN BOOK 35 OF SURVEYS, PAGE 53, UNDER AUDITOR'S FILE NO. 20080520048, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING LOTS 2-A, 2-B, AND A PORTION OF LOT 2-C; OF LAKE CLE ELUM RIDGE NO. 2 SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 96-39, AS RECORDED MARCH 20, 1997, IN BOOK E OF SHORT PLATS, PAGES 144 AND 145, UNDER AUDITOR'S FILE NO. 199703200023, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N78°02'45"E | 109.03 |
| L2 | N81°21'13"E | 101.13 |
| L3 | S77°22'45"E | 37.61 |
| L4 | N04°52'45"E | 40.01 |
| L5 | N60°50'30"E | 49.53 |
| L6 | N02°22'30"W | 32.30 |
| L7 | N27°32'23"E | 45.52 |
| L8 | N89°14'45"E | 70.56 |
| L9 | N02°22'30"W | 145.57 |
| L10 | N27°22'58"W | 55.14 |
| L11 | N04°22'55"E | 64.48 |
| L12 | N46°22'42"E | 60.71 |
| L13 | N53°52'27"E | 36.08 |
| L14 | S51°43'33"E | 33.01 |
| L15 | N02°22'22"W | 42.95 |
| L16 | N44°23'22"E | 23.88 |
| L17 | N81°59'15"E | 61.01 |
| L18 | N38°01'22"E | 96.96 |
| L19 | N02°22'45"W | 41.59 |
| L20 | N46°18'13"E | 43.48 |
| L21 | N02°22'33"W | 36.48 |
| L22 | N02°22'12"E | 51.31 |
| L23 | N42°02'37"E | 122.21 |
| L24 | N57°51'15"E | 108.24 |
| L25 | S61°25'55"E | 30.93 |
| L26 | S68°42'00"E | 148.12 |
| L27 | S52°22'00"E | 147.00 |
| L28 | S55°22'26"E | 78.05 |
| L29 | S18°22'30"W | 18.09 |
| L30 | S34°02'31"W | 103.80 |
| L31 | S81°42'57"W | 80.00 |

| CURVE TABLE | | | |
|-------------|--------|--------|---------|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 66.68 | 180.00 | 137°00' |
| C2 | 66.68 | 315.00 | 104°00' |

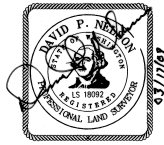
LEGEND

- ✚ SECTION CORNER
- QUARTER CORNER
- FOUND REBAR AS NOTED
- SET 1/2" REBAR L5# 18092
- WELL
- FENCE

NOTE:

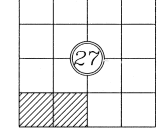
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-553-4344

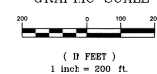


INDEX LOCATION:

SEC. 27 T. 21N. R. 14E. W.M.



GRAPHIC SCALE



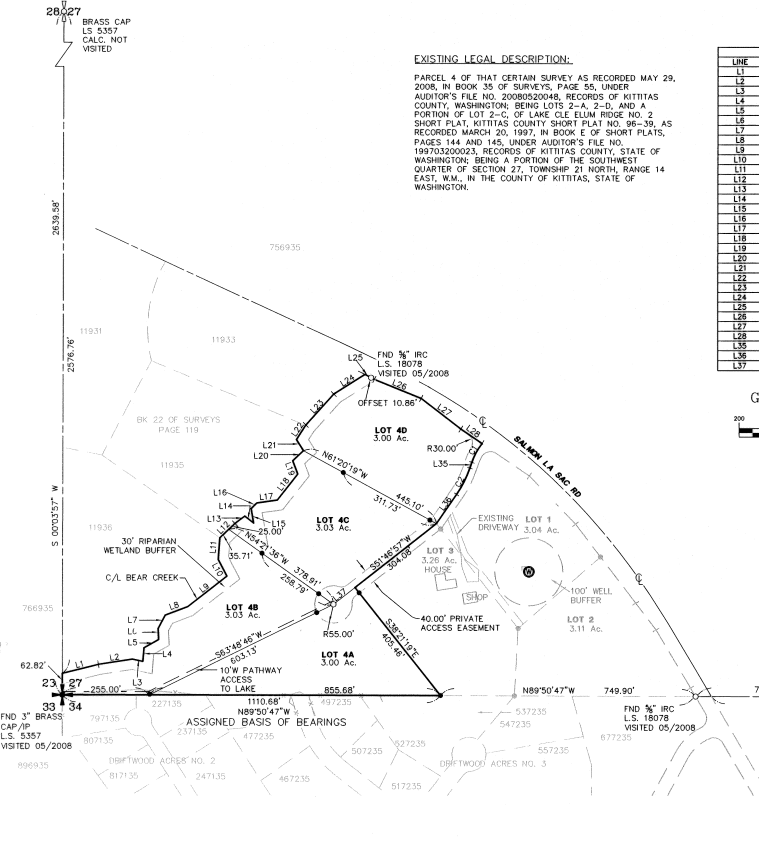
APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 Examined and approved this 16 day of April, A.D., 2009
[Signature]
 Kittitas County Engineer

COUNTY PLANNING DIRECTOR
 I hereby certify that the DURKAN SHORT PLAT has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.
 Dated this 24 day of April, A.D., 2009
[Signature]
 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 21 day of April, A.D., 2009
[Signature]
 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 22 day of July, A.D., 2009
[Signature]
 Kittitas County Treasurer



RECORDER'S CERTIFICATE
 Filed for record this 22 day of July, 2009, at 11:00 A.M. in book 18092 of 18092 at page 1 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 BEAR CREEK, LLC in NOV 2007.
[Signature]
 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

DURKAN SHORT PLAT
 PORTION OF THE SW 1/4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITTITAS COUNTY, WASHINGTON

| | | |
|-----------|---------|---------|
| DWN BY | DATE | JOB NO. |
| SFT | 01/2009 | 07229 |
| CHK'D BY | SCALE | SHEET |
| D. NELSON | 1"=200' | 1 OF 2 |

DURKAN SHORT PLAT
PORTION OF THE SW 1/4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.
KITITAS COUNTY, WASHINGTON

SP-08-00032

OWNER:

BEAR CREEK, LLC
C/O MARTIN DURKAN
22403 SWEENEY RD SE
MAPLE VALLEY, WA 98038

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCELS: 21-14-27051-0004 (11941)
TOTAL EXISTING PARCEL AREA: 12.03 ACRES
ZONE: RURAL-3

ADJACENT PROPERTY OWNERS:

21-14-27050-0002 (11933)
JASPER, SUSAN M
PO BOX 334
RONALD, WA 98940

21-14-27050-0004 (11936)
HILL, STEVE J ETUX
22114 SE 424TH
ENUNGLAW, WA 98022

21-14-27050-0003 (11935)
SIPILA, JEFFREY A
25140 255TH PL SE
RAVENSDALE, WA 98051

21-14-28000-0001 (766935)
USA (WNP)
WENATCHEE NATIONAL FOREST
215 MELODY LANE
WENATCHEE, WA 98801

21-14-34053-0101 (797135)
21-14-34053-0201 (227135)
SCHOLL, LARRY G ETUX
5910 W LINCOLN AVE UNIT 39
YAKIMA, WA 98908

21-14-34054-0007 (477235)
DAVIDSON, J MIKE ETUX
13604 317TH AVE NE
DUVALL, WA 98019

21-14-34054-0009 (497235)
SMITH, SCOTT R ETUX
12819 SE 45TH PL
BELLEVUE, WA 98006-2031

21-14-34054-0012 (527235)
BEBBY, MARY KAY TRUSTEE
2025 SW 163RD CT
BURien, WA 98166

SURVEY NOTES:

1. BASIS OF BEARING AND ADDITIONAL SURVEY INFORMATION IN BOOK E OF SHORT PLATS, PAGES 144 AND 145.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-552 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 ADJUSTMENT.
3. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
4. 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.
5. PER RCW 17.01.140 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
7. 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.
8. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
9. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
10. 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.
11. 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 PAING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
12. KITITAS 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.
13. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.49.035)
14. THE DURKAN PRELIMINARY PLAT NO. SP-08-00032 CURRENTLY HAS 5000 GALLONS OF WATER PER DAY FOR ALL DOMESTIC USES FROM THE DOMESTIC WELL USE EXEMPTION, ACCORDING TO WAC 173-539A EACH LOT OF THE DURKAN PLAT IS ALLOWED NO MORE THAN 1250 GALLONS PER DAY PER LOT.
15. 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 CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
16. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BEAR CREEK, LLC, A WASHINGTON 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__.

MARTIN J. DURKAN
TITLE _____
ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF _____) s.s.

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 _____, 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 _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WASHINGTON MUTUAL BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

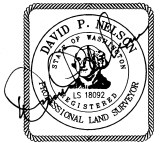
NAME _____
TITLE _____
ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF _____) s.s.

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ to me known to be the _____, President and _____, Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

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 of the request of BEAR CREEK, LLC in _____, 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

| | | | |
|--|---------|---------|--|
| DURKAN SHORT PLAT PORTION OF THE SW 1/4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M. KITITAS COUNTY, WASHINGTON | | | |
| DWM BY | DATE | JOB NO. | |
| SFT | 01/2009 | 07229 | |
| CHD BY | SCALE | SHEET | |
| D. NELSON | N/A | 2 OF 2 | |