

ROSLYN RIDGE PRELIMINARY SHORT PLAT

A PORTION OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.
KITKITAS COUNTY, STATE OF WASHINGTON

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN, IN THE COUNTY OF KITKITAS, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 12,
 -THENCE S00° 49' 12"W ALONG THE EAST BOUNDARY OF SECTION 12 481.46 FEET;
 -THENCE N32° 40' 29"W 211.49 FEET;
 -THENCE 54.66 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 55.00 FEET TO A POINT OF REVERSE CURVATURE;
 -THENCE 227.45 FEET ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 55.00 FEET;
 -THENCE S32° 40' 27"E 18.46 FEET;
 -THENCE S34° 03' 58"W 206.91 FEET;
 -THENCE N61° 32' 30"W 333.21 FEET;
 -THENCE N64° 49' 23"W 100.01 FEET;
 -THENCE N81° 07' 24"W 21.37 FEET;
 -THENCE N64° 12' 41"W 221.80 FEET;
 -THENCE S44° 47' 22"W 350.11 FEET;
 -THENCE N68° 39' 27"W 169.60 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;
 -THENCE N00° 00' 59"W ALONG SAID WEST BOUNDARY OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, 353.77 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 12;
 -THENCE N00° 18' 21"E ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, 1,318.81 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 12;
 -THENCE S88° 32' 57"E ALONG THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12, 1,334.79 FEET TO THE NORTH SIXTEENTH CORNER COMMON TO SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST AND SECTION 7, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.;
 -THENCE S00° 15' 20"W 1,308.74 FEET TO THE POINT OF BEGINNING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 14 EAST, WILLAMETTE MERIDIAN.
 CONTAINING 49.83 ACRES, MORE OR LESS.

KITKITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 200__

KITKITAS COUNTY ENGINEER

KITKITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE ROSLYN RIDGE RV PLAT HAS BEEN EXAMINED BY ME, AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS _____ DAY OF _____, A.D. 200__

KITKITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE RONALD RIDGE RV PLAT HAS BEEN EXAMINED BY ME, AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITKITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 200__

KITKITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITKITAS 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., 200__

KITKITAS COUNTY TREASURER

CERTIFICATE OF KITKITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE ROSLYN RIDGE RV PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING.

DATED THIS _____ DAY OF _____, A.D., 200__

KITKITAS COUNTY ASSESSOR

KITKITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D. 200__

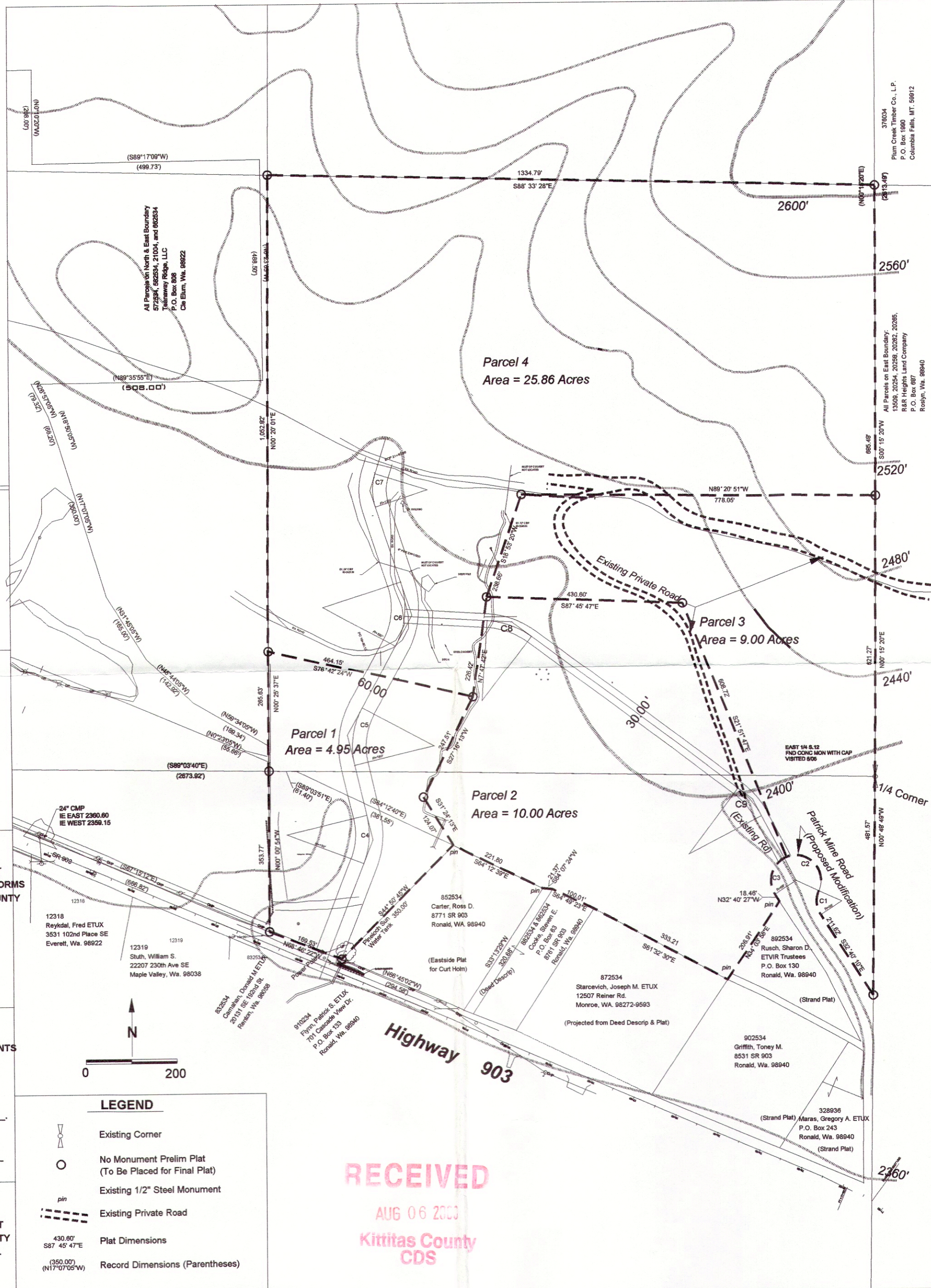
BOARD OF COUNTY COMMISSIONERS
KITKITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

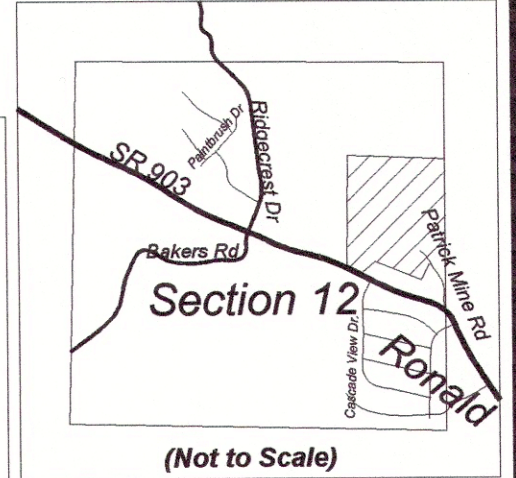
ATTEST:

CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

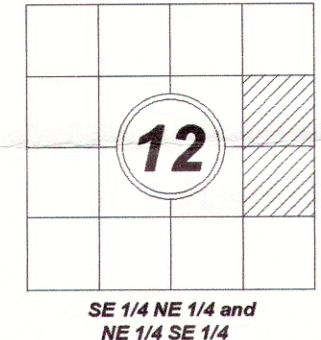


VICINITY MAP



CURVE DATA	
C1	R=55.00' L=54.66' Delta=56° 56' 39"
C2	R=55.00' L=138.18' Delta=143° 56' 59"
C3	R=55.00' L=89.27' Delta=92° 59' 41"
C4	R=180.00' L=108.57' Delta=34° 33' 30"
C5	R=180.00' L=130.65' Delta=41° 35' 10"
C6	R=180.00' L=146.20' Delta=46° 32' 12"
C7	R=120.00' L=74.07' Delta=35° 21' 59"
C8	R=180.00' L=105.66' Delta=33° 37' 53"
C9	R=180.00' L=80.31' Delta=25° 33' 46"

INDEX LOCATION
Sec. 12, T.20N., R.14E., W.M.



NOTES:

1. These platted lots will be served with water from existing Evergreen Valley water system.
2. These platted lots will be served with sanitary sewer service from the Evergreen Valley Reclaimed Water/Community Septic Facility, currently under development.
3. This survey was performed using a _____ series Total Station. The controlling 1/16 corner monuments were placed with a _____ GPS survey system 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.
4. Per RCW 17.10.140 landowners are responsible for controlling and preventing the spread of noxious weeds. Accordingly, the Kittitas Co. Noxious Weed Board recommends immediate reseeding of areas disturbed by development to preclude the proliferation of noxious weeds.
5. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
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.

OWNER
TEANAWAY RIDGE LLC
P.O. BOX 808
CLE ELUM, WA. 98922

PARCELS NO 20-14-12041-0001 (842534), 9.74 AC
AND 20-14-12010-0008 (682534), 39.55 AC
TOTAL ACREAGE: 49.29
4 LOTS PROPOSED

WATER SOURCE: CLASS A WATER SYSTEM
SEWER TREATMENT: WATER RECLAMATION/ COMMUNITY SEPTIC
ZONE: RURAL 3

RECORDER'S CERTIFICATE
Filed for record this _____ day of _____, 20__ at _____ M
in book _____ of _____ at page _____ at the request of

Kenneth C. Ratliff
Surveyor's Name

County Auditor _____ Deputy County Auditor _____

SURVEYOR'S CERTIFICATE
(Reserved for Final Plat)

This Preliminary Plat is prepared in conformance with RCW 58.17.033(2), and also conforms to the requirements set forth in Kittitas County Code KCC 16.12. All distances, bearings, areas, and other measurements are based on Record Data, and will likely have minor adjustments for the final plat. Location Monuments will be confirmed and/or set for the Final Plat.



Drawn by: KCR

Date: 6/2008

Scale: 1" = 200'

CENTRAL CASCADE CONSTRUCTION
P.O. Box 394,
980 Burke Road,
Cle Elum, Wa. 98922
ph (509) 304-9834