

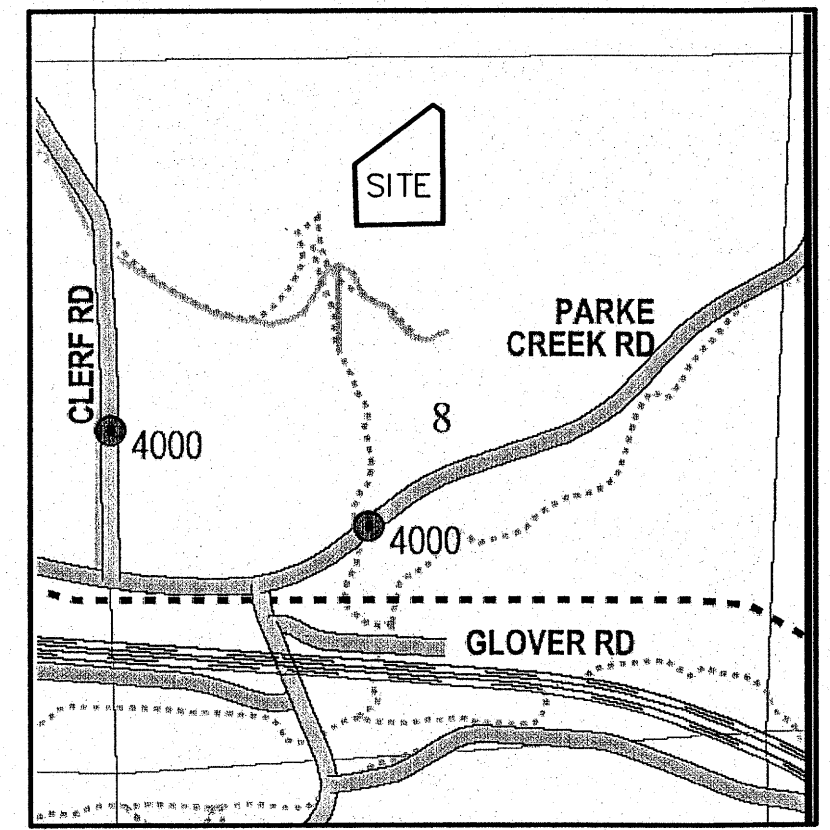
SUNNY SAGE SHORT PLAT

A PORTION OF THE NW 1/4 OF SEC. 8, T.17N., R.20E., W.M.
KITITAS COUNTY, WASHINGTON

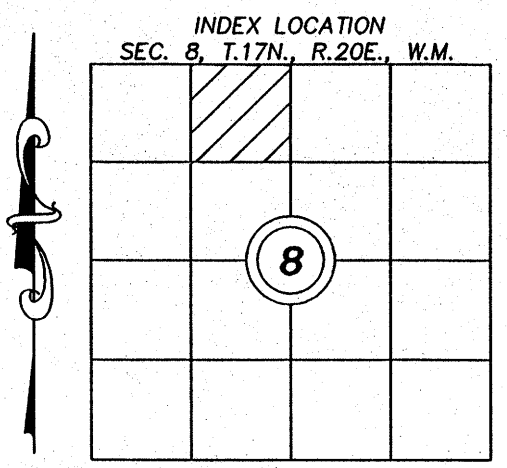
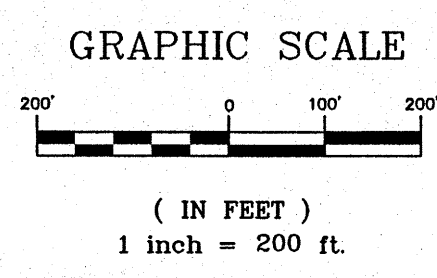
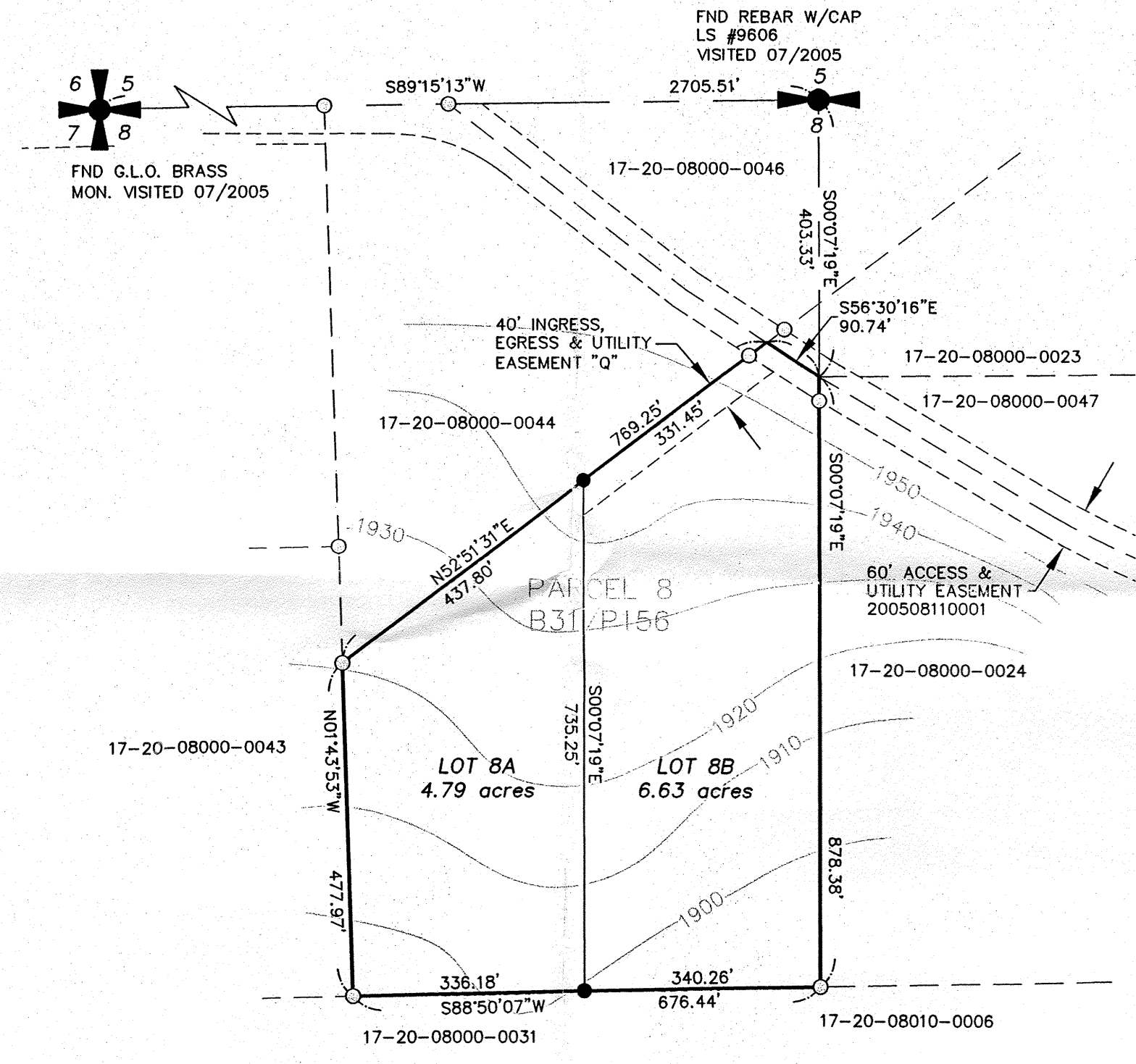
SP-10-XXXX

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK 31 OF SURVEYS, AT PAGE 166, UNDER AUDITOR'S FILE NUMBER 200508110001, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCEL 8 OF THAT CERTAIN SURVEY RECORDED IN BOOK 31 OF SURVEYS, AT PAGE 156, UNDER AUDITOR'S FILE NUMBER 200508110001, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.
3. 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 GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



VICINITY MAP
N.T.S.



APPROVALS

KITITAS COUNTY PUBLIC WORKS

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

KITITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "SUNNY SAGE" 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., 20____

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., 20____

KITITAS 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____

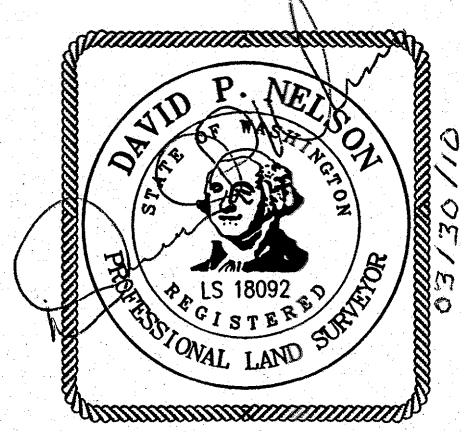
KITITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 17-20-08000-0045 (955573)

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**
- A SECTION CORNER AS NOTED
 - A QUARTER CORNER AS NOTED
 - FND REBAR & CAP LS# 18092
 - SET 5/8" REBAR & CAP LS# 18092



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.....SDR DEVELOPMENT, LLC.....
IN..APRIL.....20.09

DAVID P. NELSON DATE 03/30/10
CERTIFICATE NO. 18092.....

K.C.S.P. NO. 10-XXXX
PTN. OF THE NW 1/4 OF SEC. 8, T.17N., R.20E., W.M.
KITITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/2010	JOB NO. 09035-1
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 3

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

RECEIVED
MAR 31 2010
KITITAS COUNTY
CDS

OWNER:

SDB DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY CO.
24108 NE 180TH ST
WOODINVILLE, WA 98077

PARCEL #17-20-08000-0045 (955573)
ACREAGE: 11.42
2 LOTS
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: AG-20

SUNNY SAGE SHORT PLAT

A PORTION OF THE NW 1/4 OF SEC. 8, T.17N., R.20E., W.M.
KITITAS COUNTY, WASHINGTON

SP-10-XXXXX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SDB DEVELOPMENT, 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., 20__

NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGEMENT

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

ON THIS _____ DAY OF _____, 20__, 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 _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NOPAL LANDS, LLC, 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., 20__

NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGEMENT

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

ON THIS _____ DAY OF _____, 20__, 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 _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

EXISTING LEGAL DESCRIPTION:

PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 11, 2005, IN BOOK 31 OF SURVEYS, PAGE 156, UNDER AUDITOR'S FILE NO. 200508110001, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES 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. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
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. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
9. 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.
10. 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.

ADJACENT PROPERTY OWNERS:

- 17-20-08000-0043
- 17-20-08000-0044
- 17-20-08000-0046
- 17-20-08000-0023
- 17-20-08000-0047
- 17-20-08000-0024
- SDB DEVELOPMENT LLC
C/O JOHN BUTTERFIELD
24108 NE 180TH
WOODINVILLE WA 98077
- 17-20-08010-0006
HOMER L GIBSON ETUX
1221 THORP HWY S
ELLENSBURG WA 98926
- 17-20-08000-0031
ANITA J KAZEE
3642 CLERF ROAD
ELLENSBURG WA 98926

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...SDB DEVELOPMENT, LLC..... IN..APRIL.....20.09

David P. Nelson 03/30/10
DAVID P. NELSON DATE

CERTIFICATE NO. 18092.....

K.C.S.P. NO. 10-XXXXX

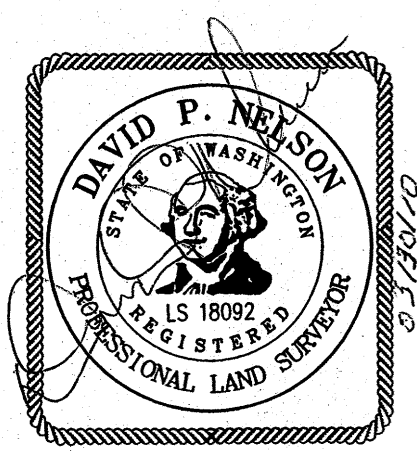
**PTN. OF THE NW 1/4 OF SEC. 8, T.17N., R.20E., W.M
KITITAS COUNTY, WASHINGTON**

DWN BY G. WEISER	DATE 03/2010	JOB NO. 09035-1
CHKD BY D. NELSON	SCALE N/A	SHEET 2 OF 3

Encompass

ENGINEERING & SURVEYING

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Eastern Washington Division
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SUNNY SAGE SHORT PLAT
A PORTION OF THE NW 1/4 OF SEC. 8, T.17N., R.20E., W.M.
KITTITAS COUNTY, WASHINGTON

SP-10-XXXXX

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT INDUSTRIAL POWER CORPORATION, INC., A WASHINGTON CORPORATION, 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., 20__

 NAME TITLE 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 _____ PRESIDENT AND TO ME KNOWN TO BE THE _____ 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 _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SECO FINANCIAL GROUP, INC., A _____ CORPORATION, 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., 20__

 NAME TITLE NAME TITLE

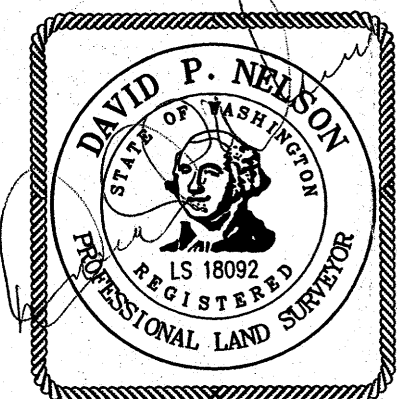
ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____) S.S.

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ PRESIDENT AND TO ME KNOWN TO BE THE _____ 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 _____ 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...SDR DEVELOPMENT, LLC..... IN...APRIL.....2009

David P. Nelson
 DAVID P. NELSON DATE 03/30/10

CERTIFICATE NO...18092.....

K.C.S.P. NO. 10-XXXXX
PTN. OF THE NW 1/4 OF SEC. 8, T.17N., R.20E., W.M
KITTITAS COUNTY, WASHINGTON

DWN BY G. WEISER	DATE 03/2010	JOB NO. 09035-1
CHKD BY D. NELSON	SCALE N/A	SHEET 3 OF 3

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