

**KITTITAS COUNTY
WASHINGTON
PLAT
P-07-XX**

**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

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____

_____ A.D., 20____

PUBLIC WORKS DIRECTOR

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE PLAT OF _____ 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**

I HEREBY CERTIFY THAT THE PLAT OF _____ 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., 20____

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE PLAT OF BELL CREEK HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING

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

KITTITAS COUNTY ASSESSOR

**CERTIFICATE OF BOARD OF
COUNTY COMMISSIONERS**

EXAMINED AND APPROVED THIS _____ DAY OF _____

_____ A.D., 20____

BOARD OF COUNTY COMMISSIONERS KITTITAS COUNTY, WASHINGTON BY CHAIRMAN

ATTEST:

CLERK OF THE BOARD

ORIGINAL PARCEL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 26, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE NORTH 88°38'56" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 562.75 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°38'56" WEST ALONG SAID NORTH LINE A DISTANCE OF 766.78 FEET; THENCE SOUTH 00°25'27" WEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,310.23 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE CONTINUING SOUTH 00°25'27" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 14.40 FEET; THENCE SOUTH 73°18'17" A DISTANCE OF 788.37 FEET; THENCE NORTH 00°47'37" EAST PARALLEL TO THE EAST LINE OF SAID SECTION 26, A DISTANCE OF 1,533.14 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE TRUE POINT OF BEGINNING.

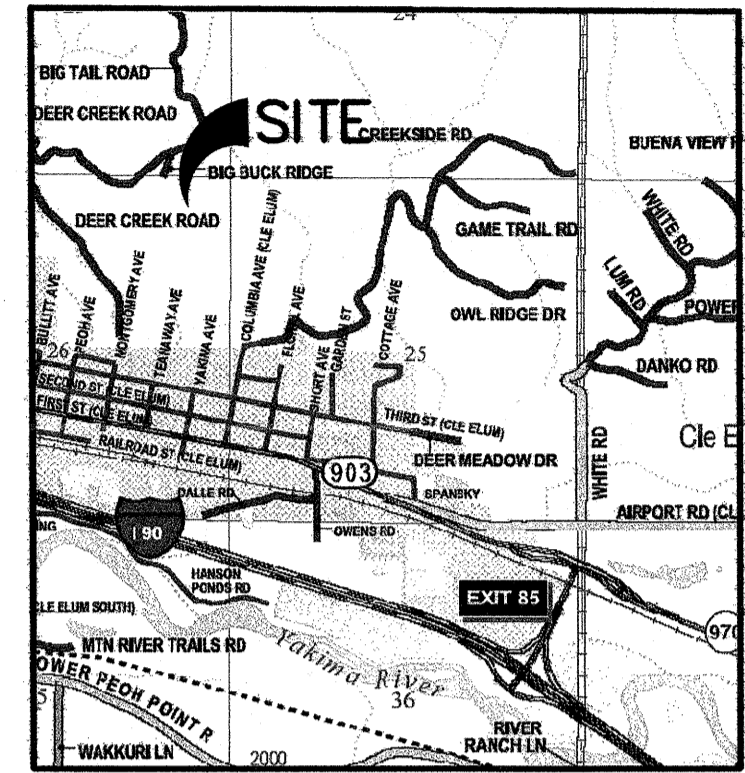
TAX PARCEL NO. 20-15-26010-0010

OWNER: CORY W. & REBECCA L. ANDRUS
P.O. BOX 785 CLE ELUM, WA 98922

RECORDING NO.

VOL./PAGE

PORTION OF
NE 1/4 NE 1/4, SEC 26, TWN 20, RGE 15E, W.M.



VICINITY MAP
NTS

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE THIS PLAT AND DESCRIPTION AND IN LIEU OF DEDICATION OF ROADS HEREBY GRANTS FOREVER UNTO ALL LESSEES OF LOTS IN THIS PLAT AND ALL FUTURE PLATS IN THIS PLAT AN UNDIVIDED INTEREST IN ALL ROADS SHOWN AS PRIVATE ROADS.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D., 20____

NAME _____

NAME _____

NAME _____

NAME _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

SIGNED THIS DEDICATION AND ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE

_____ OF _____

TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____
SIGNATURE OF _____
NOTARY PUBLIC
PRINTED NAME OF _____
NOTARY PUBLIC
TITLE _____
MY APPOINTMENT EXPIRES _____

REFERENCE SURVEYS

- #1) SURVEY FILED IN VOL. 27, PAGE 111 BY LS 29269
- #2) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
- #3) SURVEY FILED IN VOL. 11, PG. 79 BY LS 7172
- #4) REVISED BLA SURVEY FILED IN VOL. 28, PG. 44-45 BY LS 29268
- #5) LARGE LOT SUB. NO. SP-2003-09 AS FILED IN BK. 8, PG. 229-230 BY LS 29268
- #6) BOUNDARY LINE ADJUSTMENT AS FILED UNDER AFN. 200507280018 BY LS 29268
- #7) SHORT PLAT FILED IN BOOK H, PAGES 167 & 168 BY LS 29268

BASIS OF BEARINGS

BASIS OF BEARING: SURVEY FILED IN VOL. 28, PAGES 48-50, RECORDS OF KITTITAS COUNTY, WASHINGTON.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2006 AT _____ M IN BOOK _____ OF SURVEYS PAGE _____ AT THE REQUEST OF GEODATUM, INC.

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 CORY & BECKY ANDRUS IN JUNE, 2007

CERTIFICATE NO.: 31976



BIG BUCK RIDGE PLAT

CORY & BECKY ANDRUS
P.O. BOX 785
CLE ELUM, WA 98922

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Chapter 16.09 KCC - Performance Based Cluster Platting			
Project Name:	Big Buck Plat	PBR Summary	
Base Acreage:	25.0	Points Applied:	79
Zoning:	R-3	Points Used:	75
Base Lot Size:	3.0	Open Space Ac.:	11.0
Base Lot Yield:	8	Total Proposed Lots:	14
Max. Lot Yield:	16	Average Lot Size:	1.0
Public Benefit Ratings System Chart			
Element	Rural Points Allowed	Rural Points Applied	Comments
Transportation			
>20% R.O.W.	10	0	
Connectivity	25	0	
Multi-Modal Access	25	0	
Streetscape	0	0	
subtotal		0	
Open Space			
50% - 25 yrs.	20	0	
40% - 80% perpetuity	40 - 80	44	44% open space (11.0 acres)
25 yr. Historic Use	max 100	0	
Urban Redevelopment	0	0	
subtotal		44	
Wildlife Habitat			
Connectivity	15	0	
CAO Supplement	10	0	
subtotal		0	
Health and Safety			
Municipal Water	0	0	
Group A	50	0	
Group B	25	25	Group B water system is proposed.
Sewage	0	0	
Community Septic	10	0	
Reclaimed Water	50	0	
subtotal		25	
Recreation			
Passive	5/10	0	
Active	10/20	10	Trails Provided
Formal Active	10/25	0	
subtotal		0	
TOTAL		79	

NEIGHBORING OWNERSHIP

Cory Andrus
PO Box 785
Cle Elum, WA 98922
20-15-26010-0009

James Muhlbeier
21403 SE 16th Place
Sammamish, WA 98075
20-15-23000-0005

Thomas Flanagan
PO Box 1024
Cle Elum, WA 98922
20-15-25059-0001

Cle Elum Homestead LLC
PO Box 654
Port Orchard, WA 98366
20-15-23051-0003

Highmark Resources LLC
206 West First Street
Cle Elum, WA 98922
20-15-25058-0003

Northland Investments LLC
PO Box 923
Cle Elum, WA 98922
20-15-26060-0003

Northland Investments LLC
PO Box 923
Cle Elum, WA 98922
20-15-26060-0004

Sapphire Skies LLC
206 West First Street
Cle Elum, WA 98922
20-15-26057-0003

Alan Person
12023 434th Ave SE
North Bend, WA 98045
20-15-23000-0004

Michael Ross
1300 Skywall Dr
Sultan, WA 98294
20-15-23000-0003

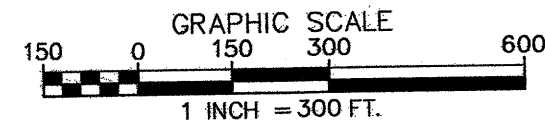
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(425) 837-8083

PROJECT#: SHEET: 1
2006-047 OF: 3

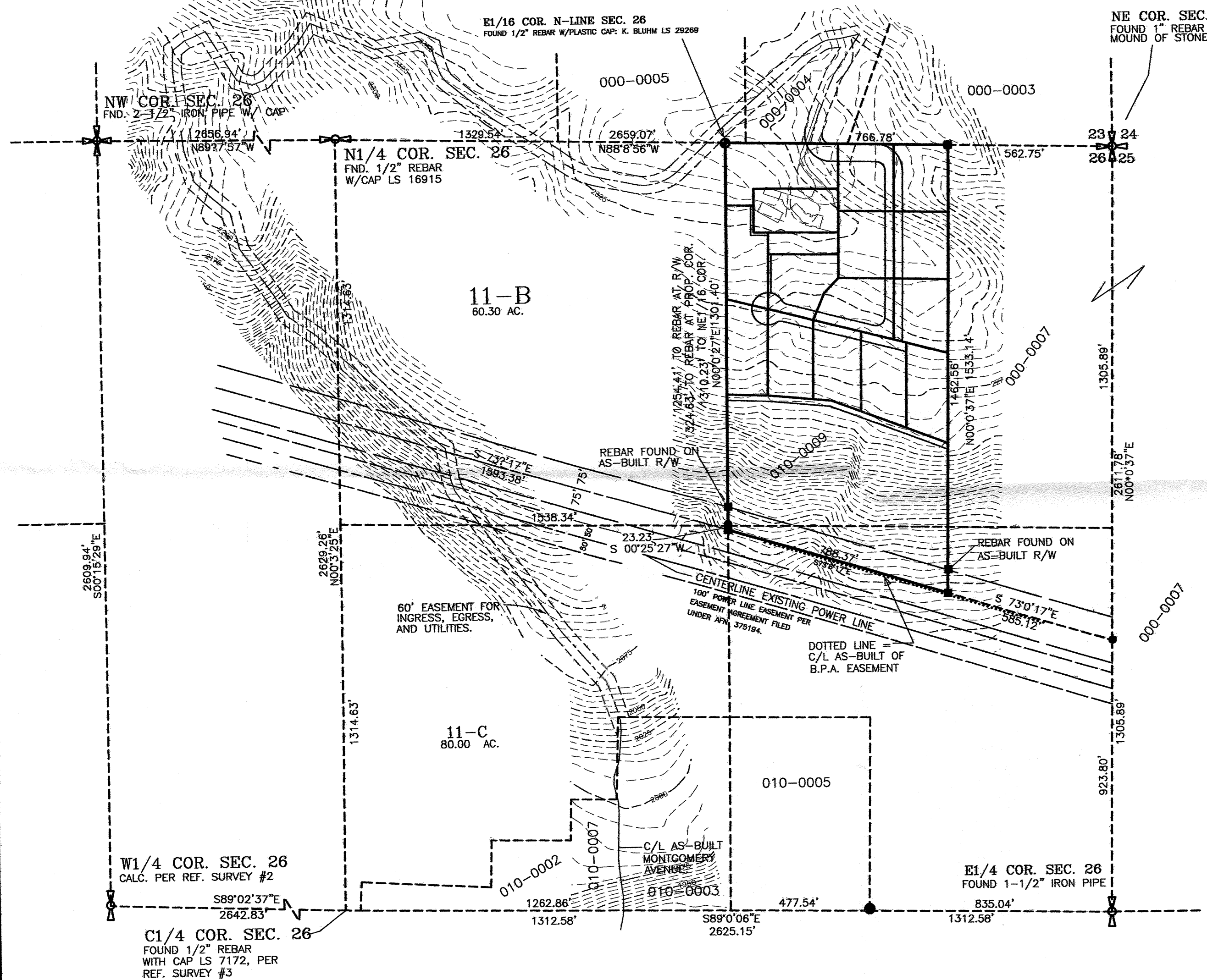
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KITTITAS COUNTY
WASHINGTON
PLAT
P-07-XX



RECORDING NO. VOL./PAGE
PORTION OF
NE 1/4 NE 1/4, SEC 26, TWN 20, RGE 15E, W.M.

- NOTES**
1. THIS SURVEY IS BASED ON THE CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, POLICY NO. 72030-4368 DATED JANUARY 31, 2006 AT 8:00 A.M.
 2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND NIKON DTM 521 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
 3. THE TOPOGRAPHY SHOWN IS BASED UPON CONTOURS PROVIDED BY DEGROSS AERIAL MAPPING AND ARE NOT BASED ON AN ON THE GROUND SURVEY
 4. ENTIRE PLAT 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THIS PLAT.
 5. KITTITAS 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.
 6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
 7. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
 8. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. DRAWINGS H-12, SHEET 1-3.
 9. 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.
 10. ALL PARCELS WITHIN THIS SUBDIVISION ARE CURRENTLY ZONED RURAL-3.
 11. ACREAGE IS COMPUTED TO THE CENTERLINE OF THE ROADS EXCEPT WHERE SHOWN OTHERWISE.
 12. EACH LOT TO BE SERVED BY ON SITE SEPTIC SYSTEM
 13. NO KNOWN CRITICAL AREAS EXIST ON SITE

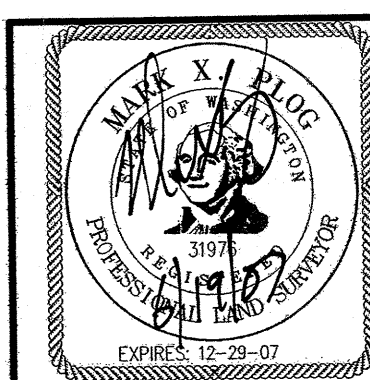
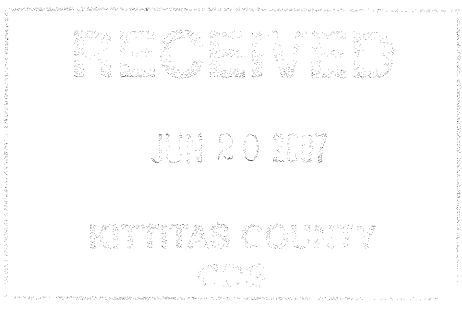


BASIS OF BEARINGS
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- REFERENCE SURVEYS**
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 - 2) SURVEY FILED IN VOL. 28, PAGES 48-50 BY LS 29269
 - 3) SURVEY FILED IN VOL. 11, PG. 79 BY LS 7172
 - 4) REVISED BLA SURVEY FILED IN VOL. 28, PG. 44-45 BY LS 29268

- LEGEND**
- = FOUND 1/2" REBAR W/PLASTIC CAP: K. BLUHM LS 29269, ON REFERENCE SURVEY #1
 - = FOUND 1/2" REBAR W/CAP LS 7172, PER REF. SURVEY #3
 - = FOUND 1/2" REBAR W/PLASTIC CAP: J. BENTLEY LS 29268
 - ⊠ = FOUND AS NOTED

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BIG BUCK RIDGE PLAT
CORY & BECKY ANDRUS
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CLE ELUM, WA 98922
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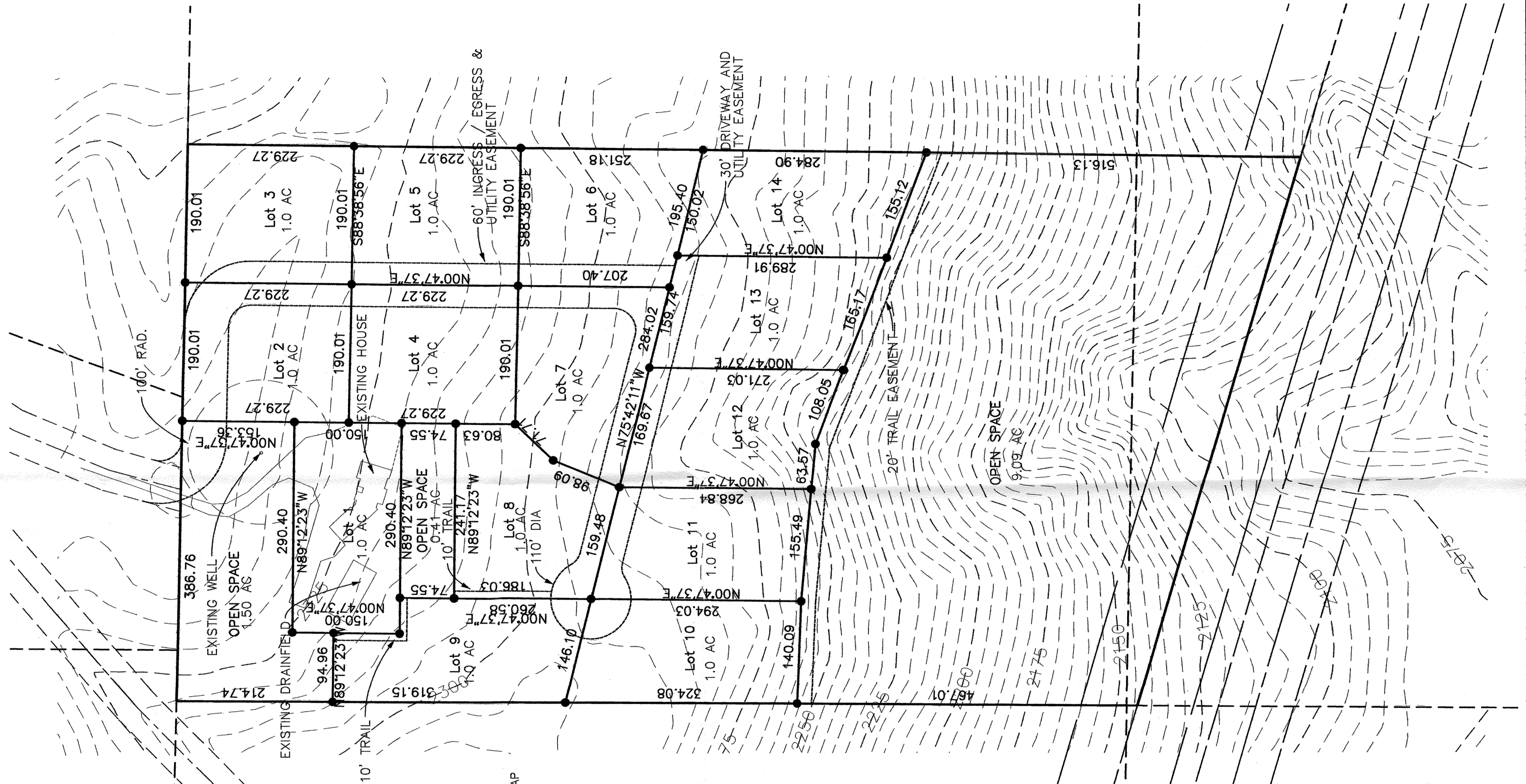
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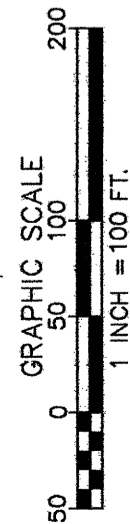
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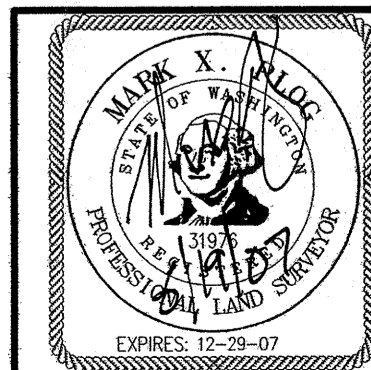


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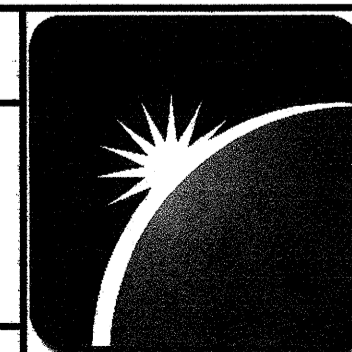


LEGEND

- FOUND 1/2" X 24" REBAR W/ PLASTIC CAP
"J. BENTLEY LS 29268"
- SET 3/4" X 24" STEEL ROD W/ 2-1/2"
ALUMINUM CAP
"GEODATUM, INC."
"WOLDENDORF/PLOG"
"38964 / 31976"



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