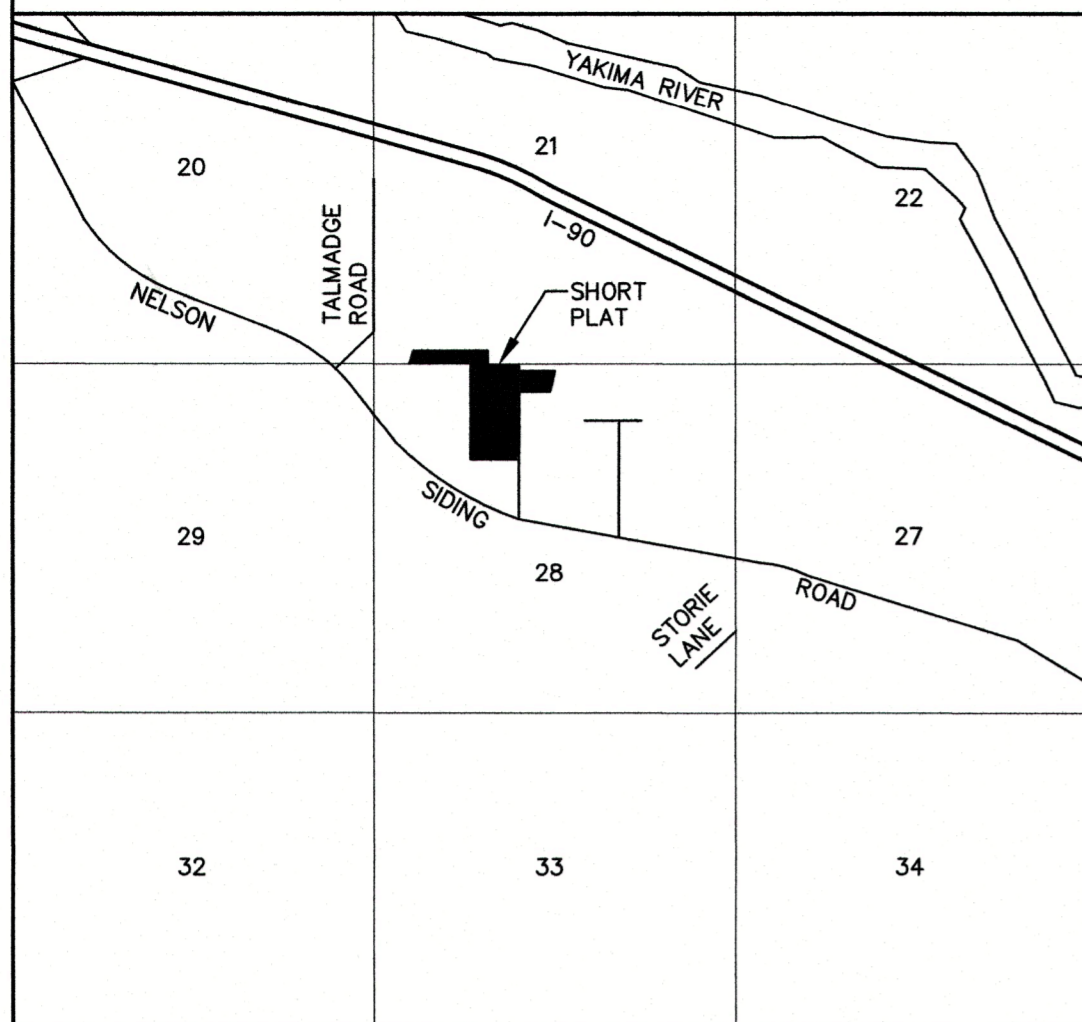
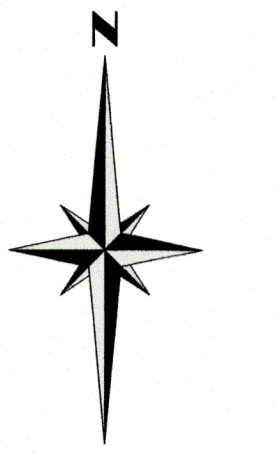


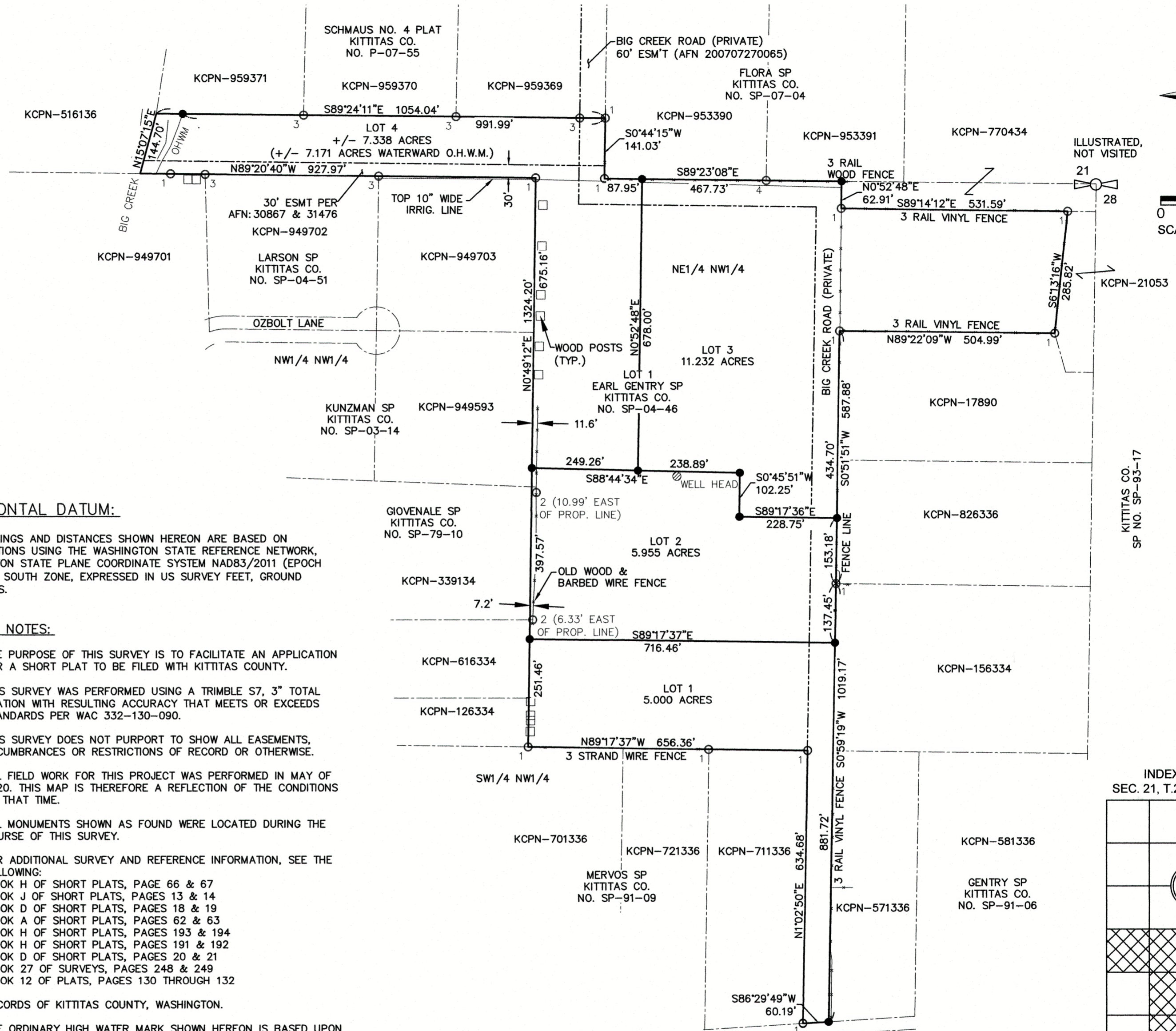
VICINITY MAP



ZIPPERER SHORT PLAT, SP-20-00005
A PORTION OF SECTIONS 21 & 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



0 100' 200'
SCALE: 1" = 200'



APPROVALS

KITTITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20____.
KITTITAS COUNTY ENGINEER _____

COMMUNITY DEVELOPMENT SERVICES
I HEREBY CERTIFY THAT THE BIG CREEK II 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 OFFICIAL _____

KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE BIG CREEK II SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
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 PROCEEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.
DATED THIS _____ DAY OF _____ A.D., 20____.
KITTITAS COUNTY TREASURER _____
ORIGINAL TAX PARCEL NUMBER: 15148

HORIZONTAL DATUM:

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON OBSERVATIONS USING THE WASHINGTON STATE REFERENCE NETWORK, WASHINGTON STATE PLANE COORDINATE SYSTEM NAD83/2011 (EPOCH 2010.00), SOUTH ZONE, EXPRESSED IN US SURVEY FEET, GROUND DISTANCES.

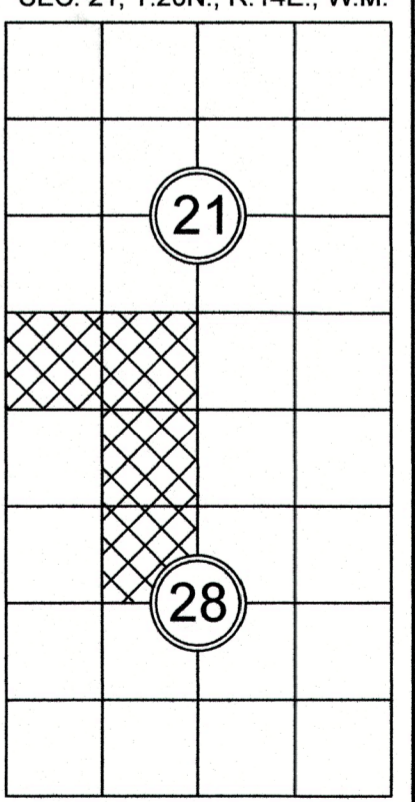
SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MAY OF 2020. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
- ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
BOOK H OF SHORT PLATS, PAGE 66 & 67
BOOK J OF SHORT PLATS, PAGES 13 & 14
BOOK D OF SHORT PLATS, PAGES 18 & 19
BOOK A OF SHORT PLATS, PAGES 62 & 63
BOOK H OF SHORT PLATS, PAGES 193 & 194
BOOK H OF SHORT PLATS, PAGES 191 & 192
BOOK D OF SHORT PLATS, PAGES 20 & 21
BOOK 27 OF SURVEYS, PAGES 248 & 249
BOOK 12 OF PLATS, PAGES 130 THROUGH 132
RECORDS OF KITTITAS COUNTY, WASHINGTON.
- THE ORDINARY HIGH WATER MARK SHOWN HEREON IS BASED UPON DIRECT FIELD OBSERVATIONS USING WETLAND VEGETATION INDICATORS IN MAY OF 2020. FURTHER INVESTIGATION MAY BE NEEDED TO VERIFY THE LOCATION SHOWN HEREON.
- THE EXTERIOR BOUNDARY OF LOT 1, EARL GENTRY SHORT PLAT, AS SHOWN HEREON, IS BASED ON THE EXISTING BOUNDARY CORNER MONUMENTS SET AS A RESULT OF THAT CERTAIN SURVEY AS RECORDED IN BOOK H OF SHORT PLATS, PAGES 66 AND 67, RECORDS OF KITTITAS COUNTY. ALL OTHER CORNERS SHOWN HEREON ARE WITHIN 0.5' OF CALCULATED POSITION UNLESS OTHERWISE NOTED.

LEGEND

- 1 FOUND 5/8" REBAR & CAP "CRUISE LS 18078"
- 2 FOUND 1/2" REBAR & CAP "STRAND LS 11715"
- 3 FOUND 1/2" REBAR & CAP "NELSON LS 18092"
- 4 FOUND 1/2" REBAR & CAP "LS 16233/18929"
- SET 5/8" REBAR & CAP "LS 52843"

INDEX LOCATION
SEC. 21, T.20N., R.14E., W.M.



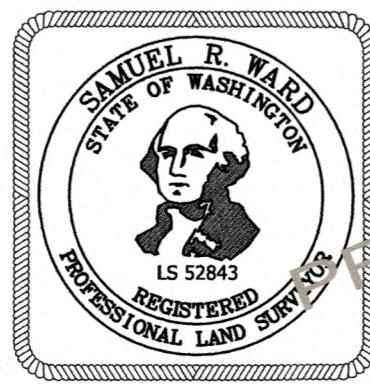
INDEX LOCATION
SEC. 28, T.20N., R.14E., W.M.

AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS _____ DAY OF _____, 2020,
AT _____ M., IN BOOK _____ OF SHORT PLATS, AT PAGE _____
AT THE REQUEST OF APS SURVEY & MAPPING, INC..

JERALD V. PETTIT
COUNTY AUDITOR

DEPUTY AUDITOR _____



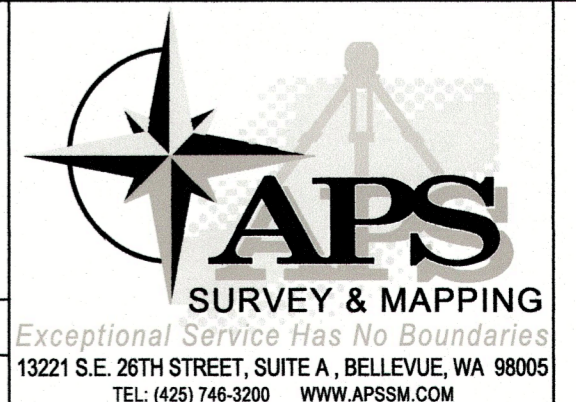
SURVEYOR'S CERTIFICATE

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 JUSTIN & STEPHANIE ZIPPERER, IN MAY OF 2020.
SAMUEL R. WARD, PLS
STATE OF WASHINGTON CERTIFICATE NO. 52843

ZIPPERER SHORT PLAT

SP-20-00005
FOR
JUSTIN C. & STEPHANIE N. ZIPPERER
SW1/4 OF SECTION 21 AND NW1/4 OF SECTION 28, T20N, R14E. W.M.

SURVEYED BY: JC DRAWN BY: MAGG CHECKED BY: VW APPROVED BY: SRW
DATE: NOV. 2020 APSSM JOB NO.: 1819002 ACAD NAME: 1819002SP (2018)



SHEET
1
OF
2

ZIPPERER SHORT PLAT, SP-20-00005

A PORTION OF SECTIONS 21 & 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, JUSTIN C. ZIPPERER AND STEPHANIE N. ZIPPERER, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

JUSTIN C. ZIPPERER STEPHANIE N. ZIPPERER

ACKNOWLEDGMENT

STATE OF WASHINGTON }
 } ss.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MICK C. SANTA, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT _____, THE UNDERSIGNED SECURED PARTY FOR 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____.

UNDERSIGNED SECURED PARTY

NAME _____	NAME _____
TITLE _____	TITLE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON }
 } ss.
COUNTY OF _____ }

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____

_____, AND _____, TO ME KNOWN

TO BE THE _____ AND _____ BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY COMMISSION EXPIRES: _____

PROPERTY OWNER:

JUSTIN C. ZIPPERER AND STEPHANIE N. ZIPPERER
311 BIG CREEK ROAD
P.O. BOX 971
CLE ELUM, WA 98922-0971

PROPERTY INFORMATION:

PARCEL NUMBER: 15148
MAP NUMBER: 20-14-28059-0001
ACREAGE: 29.525 ACRES
LOTS: 4
WATER SOURCE: INDIVIDUAL AND/OR SHARED WELL
SEWER SOURCE: ON-SITE SEPTIC SYSTEM
DRAINAGE IMPROVEMENTS: NONE PLANNED
ZONE: AG-5

EXISTING LEGAL DESCRIPTION:

(PER ALTA OWNER'S POLICY, UNDER POLICY NUMBER OP-35-OR1002-5420723)

LOT 1 OF EARL GENTRY SHORT PLAT, SP-04-46, RECORDED IN BOOK H OF SHORT PLATS AT PAGE(S) 66 AND 67, UNDER RECORDING NUMBER 200506200020, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON.

ADJOINING PROPERTY OWNERS:

KITTITAS COUNTY PARCEL NUMBER 516136
ROBERT L. KALLIO
17936 NORMANDY TERRACE SW
NORMANDY PARK, WA 98166

KITTITAS COUNTY PARCEL NUMBER 959371
MICHAEL F. & VICKI OSBORNE
5823 148TH PL SW
EDMONDS, WA 98026

KITTITAS COUNTY PARCEL NUMBER 959370
MICHAEL J. & TAMARA L. KULP
P.O. BOX 168
SOUTHWORTH, WA 98386

KITTITAS COUNTY PARCEL NUMBER 959369
JERRY W. & CHERI HARRELL
951 BIG CREEK RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 953390
DIXIE M. & MARK G. SMITH
800 BIG CREEK RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 953391
RICK A. & ALLISON COLEMAN
600 BIG CREEK RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 770434
DANIEL B. & DONNA L. CROWE
590 BIG CREEK RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 949701
CATHERINE E. & FREDERICK B. KUNZMANN
2524 N. ASTOR CT.
EAST WENATCHEE, WA 98802

KITTITAS COUNTY PARCEL NUMBER 949702
CATHERINE E. & FREDERICK B. KUNZMANN
2524 N. ASTOR CT.
EAST WENATCHEE, WA 98802

KITTITAS COUNTY PARCEL NUMBER 949703
KELSEY NOEL MUELLER
550 STRANGE RD.
ELLENSBURG, WA 98926

KITTITAS COUNTY PARCEL NUMBER 21053
KEVIN R. & VIVIAN MORRISON
2218 ARBOR FOREST TRAIL SW
MARIETTA, GA 30064

KITTITAS COUNTY PARCEL NUMBER 949593
NADINE P. & PAUL LARSON
8208 N. AUSTIN RD.
SPOKANE, WA 99208

KITTITAS COUNTY PARCEL NUMBER 339134
MORGAN FAMILY HOLDING TRUST
BILLY D. & SUSAN E. MORGAN
4391 NELSON SIDING RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 616334
JAN M. CAVELIA
4341 NELSON SIDING RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 126334
JAN M. CAVELIA
4341 NELSON SIDING RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 701336
ALFRED V. & KATHLEEN L. MONTGOMERY
4281 NELSON SIDING RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 721336
ALFRED V. & KATHLEEN L. MONTGOMERY
4281 NELSON SIDING RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 711336
RONALD T. TROMBLEY, JR.
P.O. BOX 672
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 571336
COREY J. & LISA A. RIEL
50 BIG CREEK RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 156334
STEPHANIE L. HUBER
230 BIG CREEK RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 826336
BRIAN NASS ETUX
330 BIG CREEK RD.
CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 17890
KENT & KELLY CHRISTENSEN
460 BIG CREEK RD.
CLE ELUM, WA 98922

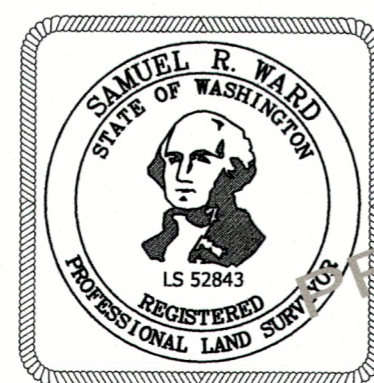
SHORT PLAT NOTES:

1. 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 BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR IRRIGATION.
2. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
3. 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 AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
4. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
8. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
9. THE APPROVAL OF THIS SUBDIVISION 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS ____ DAY OF _____, 2020,
AT ____ M., IN BOOK ____ OF SHORT PLATS, AT PAGE _____
AT THE REQUEST OF APS SURVEY & MAPPING, INC.

JERALD V. PETTIT _____
COUNTY AUDITOR DEPUTY 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 JUSTIN & STEPHANIE ZIPPERER, IN MAY OF 2020.

SAMUEL R. WARD, PLS DATE _____
STATE OF WASHINGTON CERTIFICATE NO. 52843

ZIPPERER SHORT PLAT

SP-20-00005

FOR

JUSTIN C. & STEPHANIE N. ZIPPERER

SW1/4 OF SECTION 21 AND NW1/4 OF SECTION 28, T20N, R14E, W.M.

SURVEYED BY: JC	DRAWN BY: MAGG	CHECKED BY: VW	APPROVED BY: SRW
DATE: NOV. 2020	APSSM JOB NO.: 1819002	ACAD NAME: 1819002SP (2018)	

APS
SURVEY & MAPPING
Exceptional Service Has No Boundaries
13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
TEL: (425) 746-3200 WWW.APSSM.COM

SHEET

2
OF
2