

ANGLEMYER PLAT

PORTION OF THE SW 1/4, SEC.9, T.21N., R.14E., W.M.
KITITAS COUNTY, WASHINGTON

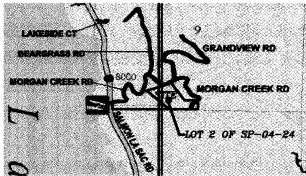
OWNER:
DEVIN G. & CHRISTINE M. ANGLEMYER
PO BOX 73038
PUYALLUP, WA 98375

WATER SOURCE: INDIVIDUAL WELL
SEWER SOURCE: SEPTIC & DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING TAX PARCEL NO. 21-14-09053-0002

ORIGINAL PARCEL AREA: 12.17 ACRES

ZONE: R-3



VICINITY MAP NTS

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 22nd DAY OF March, A.D., 2006
[Signature]
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE ANGLEMYER 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 21st DAY OF July, A.D., 2006
[Signature]
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE ANGLEMYER PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS 1st DAY OF August, A.D., 2006
[Signature]
KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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.
PARCEL NO. 21-14-09053-0002
DATED THIS 24 DAY OF July, A.D., 2006
[Signature]
KITITAS COUNTY TREASURER

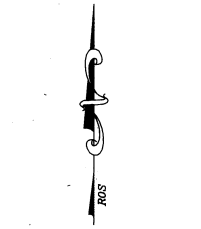
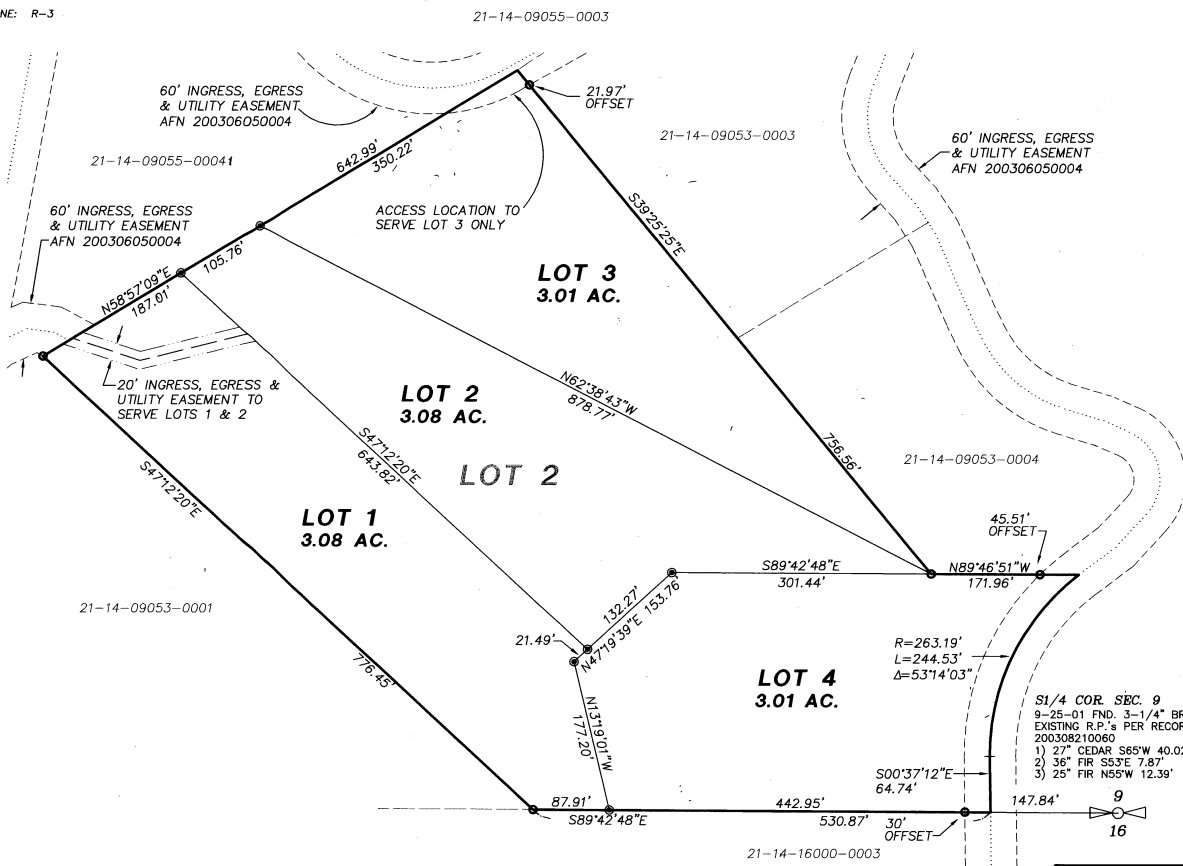
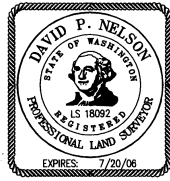
CERTIFICATE OF KITITAS COUNTY ASSESSOR
I HEREBY CERTIFY THAT THE ANGLEMYER PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATING.
PARCEL NO. 21-14-09053-0002
DATED THIS 24 DAY OF July, A.D., 2006
[Signature]
KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS
EXAMINED AND APPROVED THIS 1st DAY OF August, A.D., 2006
[Signature]
BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

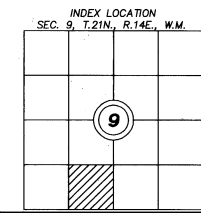
BY: *[Signature]*
CHAIRMAN

ATTEN: *[Signature]* CLERK OF THE BOARD

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



GRAPHIC SCALE
1 inch = 100' ft.



NOTES:
ALL BEARINGS AND DISTANCES ARE WASHINGTON STATE PLANE COORDINATE GRID VALUES (SOUTH ZONE - NAD 83/91) BASED IN THE KITITAS COUNTY GPS NETWORK. USCGS MONUMENTS AND USFS - WENATCHEE FOREST GPS MONUMENTS. THE COMBINED FACTOR USED FOR THIS PROJECT IS 0.9998681. DIVIDE GRID DISTANCE BY 0.9998681 FOR GROUND DISTANCES.

- ### LEGEND
- Quarter corner common to two sections
 - Set 1/2" rebar 15# 18092
 - Found rebar

1/4 COR. SEC. 9
9-25-01 FND. 3-1/4" BRASS CAP
EXISTING R.P.'s PER RECORD OF SURVEY 200308210060
1) 27' CEDAR S65°W 40.02'
2) 36' FIR S53°E 7.87'
3) 25' FIR N55°W 12.39'

Encompass

ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

RECORDER'S CERTIFICATE 200608020016
Filed for record this 2nd day of Aug., 2006 at 12:15 P
in book R. of ... at page 132 at the request of
DAVID P. NELSON
Surveyor's Name
[Signature]
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 DEVIN G. ANGLEMYER
in MARCH, 2005.
[Signature]
DAVID P. NELSON DATE
Certificate No. 18092

ANGLEMYER PLAT PORTION OF THE SW1/4, SEC.9, T.21N., R.14E., W.M. KITITAS COUNTY, WASHINGTON		
DWN BY G.W.	DATE 03/06	JOB NO. 04568-PLAT
CHKD BY D.NELSON	SCALE 1"=100'	SHEET 1 OF 2

ANGLEMYER PLAT

PORTION OF THE SW1/4, SEC.9, T.21N., R14E., W.M. KITTITAS COUNTY, WASHINGTON

P-05-18

SURVEY NOTES:

1. REFERENCE IS MADE TO THE FOLLOWING RECORDS OF SURVEY WHICH WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARIES AS SHOWN HEREON:

ROS BOOK 29 PAGES 51 THRU 54
ROS BOOK 6 PAGES 216 THRU 217

2. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK 6 OF SHORT PLATS, PAGES 216 THRU 217 UNDER AUDITOR'S FILE NUMBER 200411120002.

3. 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 LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

EXISTING LEGAL DESCRIPTION:

LOT 2, OF ANGLEMYER SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 04-24, AS RECORDED NOVEMBER 12, 2004 IN BOOK 6 OF SHORT PLATS, PAGES 216 THROUGH 217, UNDER AUDITOR'S FILE NUMBER 200411120002, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS 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 SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
5. MAILBOXES SHALL BE OF A "BREAK AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE.
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. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
8. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
9. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT FOR THIS PLAT.
11. 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.

ADJACENT OWNERS:

21-14-09055-0003
21-14-09055-0004
MORNING DEW LLC
404 E 2ND ST
CLE ELUM WA 98922

21-14-09053-0003
STEVEN WILSON ETUX
2829 S MAYFLOWER AVE
ARCADIA CA 91006

21-14-09053-0001
DEVIN G ANGLEMYER ET
PO BOX 73038
PUYALLUP WA 98373

21-14-16000-0003
HOWARD R PORTER ETUX &
JEREMY T. PORTER &
NICOLAAS F MATTHEWS &
LEWIS D ETUX
3584 FOX SPIT RD
LANGLEY WA 98260

21-14-09053-0004
CHARLES J CUTHBERT ETUX
7119 HOLLYHEDGE LANE SW
LAKEWOOD WA 98499

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DEVIN G. ANGLEMYER & CHRISTINE M. ANGLEMYER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS FEU 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 1 DAY OF August, A.D., 2006.

Devin G. Anglemyer
DEVIN G. ANGLEMYER

Christine M. Anglemyer
CHRISTINE M. ANGLEMYER

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF Pierce) s.s.

On this day personally appeared before me Devin G and Christine M Anglemyer

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that Devin G and Christine M Anglemyer signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of August 2006.

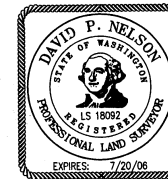
Robert J. Blanchette
Notary Public in and for the State of
Washington, residing at Ostia, WA
My appointment expires March 17 2010



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



RECORDER'S CERTIFICATE 200608020016

Filed for record this 2nd day of Aug, 2006 12:15 P
in book 10 of PLATS at page 133 at the 1st east

DAVID P. NELSON
Surveyor's Name

Janald V. Pettit County Auditor *S. Newhick* 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 DEVIN G. ANGLEMYER in MARCH, 2005.

David P. Nelson DATE
DAVID P. NELSON
Certificate No. 18092

Encompass

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PORTION OF THE SW1/4, SEC.9, T.21N., R14E., W.M.
KITTITAS COUNTY, WASHINGTON

DWN BY G.W.	DATE 03/06	JOB NO. 04568-PLAT
CHKD BY D.NELSON	SCALE 1"=100'	SHEET 2 OF 2