

11-245

11-243

YOUNGER PLAT

A PORTION OF THE NW 1/4 AND OF THE NE 1/4 OF SECTION 31, T. 20 N., R. 16 E., W.M.
KITITAS COUNTY, WASHINGTON
TAX PARCEL NUMBER : 20-16-31020-0009

AUDITOR'S FILE NO.
201004210025

P-07-63

DEDICATION AND ACKNOWLEDGMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED PEOPLE WITH INTEREST IN THE HEREIN DESCRIBED PROPERTY, DO HEREBY DECLARE SUBDIVIDE AND PLAT AS HEREIN DESCRIBED, AND GRANT EASEMENTS TO THE USE OF THE HEIRS, SUCCESSORS AND ASSIGNS FOREVER ALL ROADS, UTILITIES, PLACES OR WHATEVER PROPERTY SHOWN HEREON.

IN WITNES WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

Fred S. Talerico
BY: FRED S. TALERICO

STATE OF WASHINGTON }
COUNTY OF KITITAS } SS.

ON THIS DAY, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED FRED S. TALERICO TO ME KNOWN TO BE THE PERSON THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID PERSON, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2008.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER;
- THENCE S 00°32'38" W, 50.00 FEET;
- THENCE S 00°32'38" W, ALONG THE EAST BOUNDARY OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 200.00 FEET;
- THENCE N 89°37'15" E, 305.00 FEET;
- THENCE S 00°32'39" W, 287.70 FEET TO THE TRUE POINT OF BEGINNING;
- THENCE S 00°32'39" W, 218.36 FEET;
- THENCE S 89°47'15" W, 787.79 FEET;
- THENCE N 00°32'19" E, 334.32 FEET;
- THENCE S 01°46'07" E, 794.77 FEET TO THE TRUE POINT OF BEGINNING;

APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS 25 DAY OF September, A.D., 2008.

[Signature]
KITITAS COUNTY ENGINEER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "YOUNGER PLAT" HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 6 DAY OF April, A.D., 2008 10

[Signature]
KITITAS COUNTY PLANNING DIRECTOR

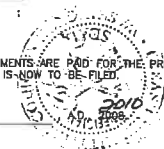
CERTIFICATE OF COUNTY TREASURER

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.

PARCEL NO. 20-16-31020-0009

DATED THIS 5th DAY OF April

[Signature]
KITITAS COUNTY TREASURER



KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE "YOUNGER 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 8th DAY OF MARCH, A.D., 2008 2010

[Signature]
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "YOUNGER PLAT" HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN ACCEPTABLE CONDITION FOR PLATTING.

PARCEL NO. 20-16-31020-0009

DATED THIS 5 DAY OF April, A.D., 2008 2010

[Signature]
KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

EXAMINED AND APPROVED THIS 20th DAY OF April, A.D., 2008 10

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON

[Signature] ATTEST: *[Signature]*
CHAIRMAN CLERK OF THE BOARD

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF KITITAS COUNTY BOARD OF COMMISSIONERS, THIS 21 DAY OF APRIL, A.D., 2008, AT 58 MINUTES PAST 2 O'CLOCK P.M., AND AND RECORDED IN VOLUME 11 OF PLATS, ON PAGES 243, RECORDS OF KITITAS COUNTY, WASHINGTON.

[Signature]
KITITAS COUNTY AUDITOR
AUDITOR'S FILE NO. 201004210025

BY: *[Signature]*
DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

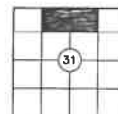
I HEREBY CERTIFY THAT THIS "YOUNGER PLAT" IS BASED UPON A SURVEY OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., THAT ALL COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

[Signature] 7/4/08
MICHAEL R. BOWEN, PROFESSIONAL LAND SURVEYOR DATE
CERTIFICATE NO. 29294



SUBDIVISION LOCATOR

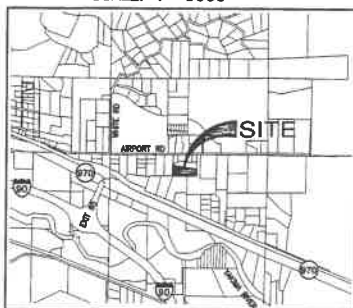
NOT TO SCALE



TOWNSHIP 20 NORTH
RANGE 16 EAST

VICINITY MAP

SCALE: 1"=3000'



ESM CONSULTING ENGINEERS LLC

33915 1st Way South, Suite 200
Federal Way, Washington 98003
(253) 838-6113

Civil Engineering
Land Surveying
Project Management
Public Works
Land Planning

DATE: 09-04-08 JOB NO. 1475-001-007
DRAWN BY: B.R.S. SHEET 1 OF 2

VOLUME / PAGE

11-244

11-244

YOUNGER PLAT

A PORTION OF THE NW 1/4 AND OF THE NE 1/4 OF SECTION 31, T. 20 N., R. 16 E., W.M. KITITAS COUNTY, WASHINGTON

AUDITOR'S FILE NO.
201004210025

P-07-63

LEGEND

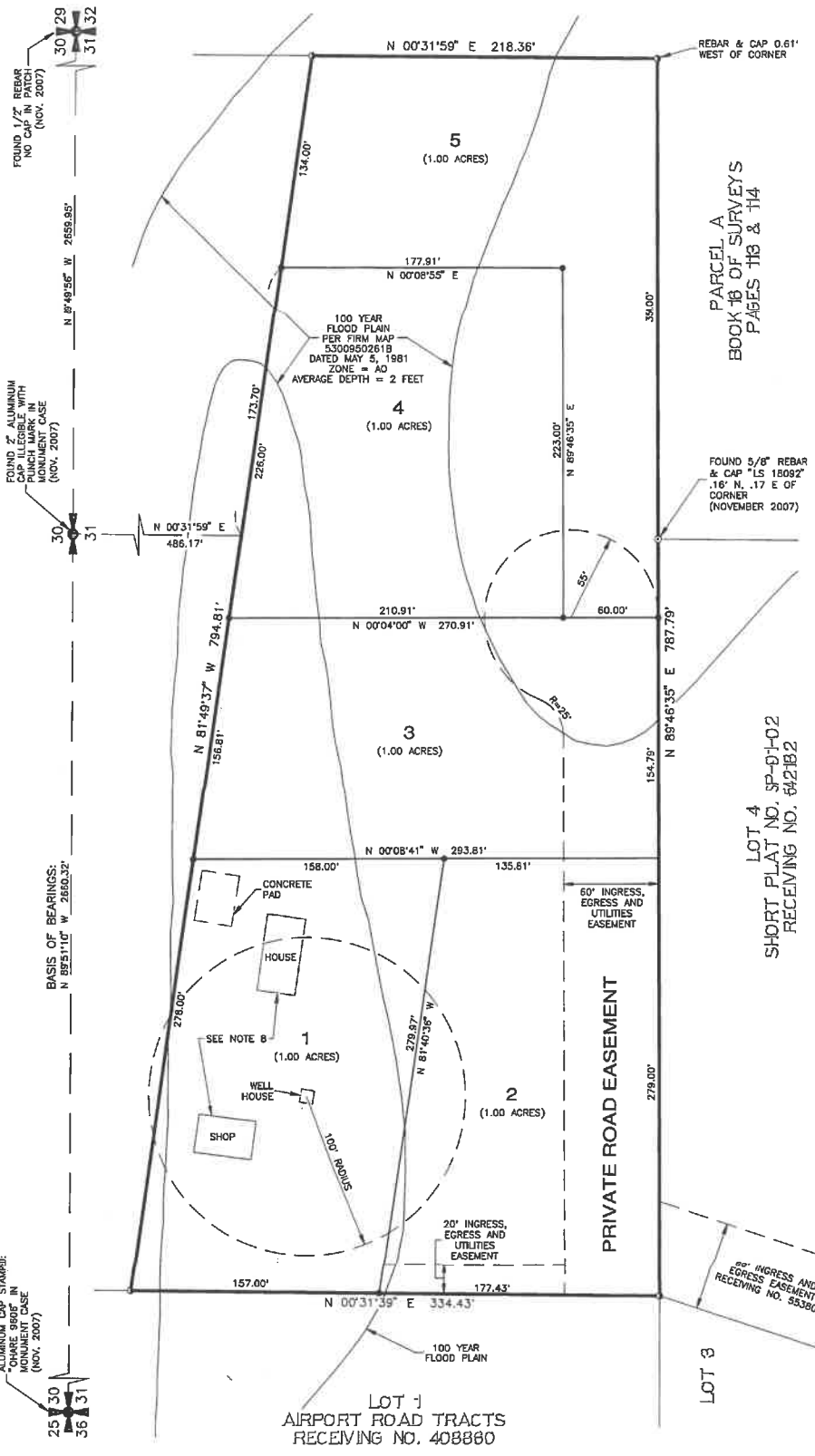
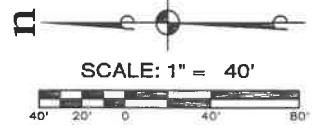
- = PROPERTY CORNER, SET REBAR AND CAP STAMPED: "ESM LLC L.S. 29294/29281"
- = FOUND 5/8" REBAR AND ALUMINUM CAP STAMPED: "OHARE 9606" IN NOVEMBER 2007
- R = RADIUS

NOTES:

- A SINGLE "GROUP B" WATER SYSTEM SHALL BE CONSTRUCTED FROM THE EXISTING WELL AND SHALL BE USED TO SERVE ALL FIVE(5) LOTS OF THE YOUNGER PRELIMINARY PLAT (P-07-63). FLOW METERS MUST BE INSTALLED AT BOTH THE WELL HEAD AND ON EACH INDIVIDUAL LOT. RECORDS DOCUMENTING WATER USAGE BOTH AT THE WELL HEAD AND ON EACH INDIVIDUAL LOT MUST BE MAINTAINED AND AVAILABLE FOR PUBLIC INSPECTION BY A SATELLITE MANAGEMENT AGENCY (SMA).
- 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 ISSUANCE OF BUILDING PERMIT FOR THIS PLAT.
- 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 SURFACE ORIGINALLY WITH GRAVEL.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 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.
- ONLY EXISTING HOUSE AND SHOP SHALL BE LOCATED WITHIN THE 100 FOOT RADIUS WELL BUFFER AS ALLOWED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH.
- KITITAS 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.
- 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.

BASIS OF BEARINGS

THE NORTH LINE OF THE NW 1/4 OF SECTION 31 N 89°51'10" W, FROM KITITAS COUNTY SHORT PLAT NO. SP-01-02, RECORDED UNDER RECEIVING NO. 542182.



PARCEL A
BOOK 16 OF SURVEYS
PAGES 116 & 114

LOT 4
SHORT PLAT NO. SP-01-02
RECEIVING NO. 642182

LOT 1
AIRPORT ROAD TRACTS
RECEIVING NO. 408880

FOUND 1/2" REBAR NO. 29 IN MONUMENT CASE (NOV. 2007)

FOUND 7" ALUMINUM CAP ILLEGIBLE WITH PUNCH MARK IN MONUMENT CASE (NOV. 2007)

FOUND 5/8" REBAR & CAP "LS 15092" .16" N, .17" E OF CORNER (NOVEMBER 2007)

FOUND 1-1/2" ALUMINUM CAP ILLEGIBLE IN MONUMENT CASE (NOV. 2007)

RECORDING CERTIFICATE:
FILED FOR RECORD AT REQUEST OF
KITITAS Co BOARD OF COMMISSIONERS,
ON APRIL 21, 2010 @ 2:58 PM IN VOLUME
PG. 244 OF PLATS

Arnold Pettit BY *K. Johnson*
AUDITOR RECORDING DEPUTY



ESM CONSULTING ENGINEERS LLC		 Civil Engineering Land Surveying Project Management Public Works Land Planning	VOLUME/PAGE
33915 1st Way South, Suite 200 Federal Way, Washington 98003 (253) 838-6113			
DATE:	09-10-08	JOB NO. 1475-001-007	
DRAWN BY:	B.R.S.	SHEET 2 OF 2	