

RAMPART ROW SHORT PLAT
 A PORTION OF THE WEST 1/2 OF SECTION 15,
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

SP-19-00002
 SPF-20-00001

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 15TH DAY
 OF JULY A.D. 2020
Mark Leckie
 KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE RAMPART ROW SHORT PLAT
 HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE
 WITH THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY
 PLANNING COMMISSION.

DATED THIS 15TH DAY OF JULY A.D. 2020
Patricia Paul
 KITTITAS COUNTY PLANNING COMMISSION

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN
 EXAMINED AND CONFORMS WITH CURRENT KITTITAS
 COUNTY CODE CHAPTER 12.

DATED THIS 16TH DAY OF JUNE A.D. 2020
Michelle Anderson
 KITTITAS COUNTY HEALTH COMMISSION

CERTIFICATE OF COUNTY TREASURER

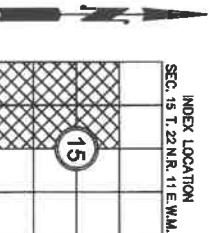
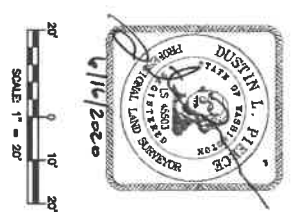
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
 YEAR IN WHICH THE SHORT PLAT IS TO BE FILED,
 DATED THIS 16TH DAY OF JULY A.D.
Michelle Anderson
 KITTITAS COUNTY TREASURER
 ORIGINAL TAX PARCEL NO. 198335



TYPE 4 STREAM AS DELINEATED BY
 SEMALL WETLAND CONSULTING, INC.
 ON OCTOBER 21, 2019

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND IRON ROD & CAP, L.S. 45903,
UNLESS OTHERWISE NOTED
- FOUND MAG NAIL & WASHER, L.S. 45603
- SET 5/8" IRON ROD & CAP, L.S. 45503
- RADIAL BEARING
- RECORD INFORMATION



AUDITOR'S CERTIFICATE 2020 0707 0031

FILED FOR RECORD THIS 3RD DAY OF JULY, 2020 AT 11:02 AM
 IN BOOK L OF Short Plats AT PAGE 199 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. DERICK
 COUNTY AUDITOR Patricia Paul
 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Judice Street, Ste. 201 • Issaquah, WA 98027 • Ph: (425) 332-0250
 Eastern Washington Division
 407 Southwest Blvd. • Cle Elum, WA 98922 • Ph: (509) 974-7433

KITTITAS COUNTY	DATE	JOB NO.
DWN BY	06/20/20	19026
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 20'	2 OF 4

PROPERTY OWNER:
EAST PEAK DEVELOPMENT LLC
A WASHINGTON LIMITED LIABILITY COMPANY
3621 STONE HAVEN EAST, W.M.
SEATTLE WA 98105-5990

PROPERTY INFORMATION:

PINELAND, NO. 18133
MAP NO. 22-11-10003-001
ALOTS
OWNER SOURCE: SNO-COUNTY PLAT UTILITY DISTRICT
OWNER SOURCE: SNO-COUNTY PLAT UTILITY DISTRICT
ZONE: P1.D. COMMERCIAL, FOREST, RESIDENTIAL, LUMINOUS TREE 1

LEGAL DESCRIPTION PER NEXTTLE E TITLE & ESCROW COMPANY ORDER NO. NWM-4021738:

PARCELS 29 OF THAT CERTAIN SURVEY AS RECORDED, LINE 8, IN BOOK 41 OF SURVEYS, PAGES 144 THROUGH 147, UNDER ALLOTMENTS FILE NO. 2018000016, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, GRADUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE EASEMENTING THE CONDITION FOR APPROVAL FOR AN APPLICATION FOR A SHORT PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE 580 GROUND AND A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332.030-000.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 4 OF PLATS, PAGES 36-37, APR. 24/1903
 - BOOK 4 OF PLATS, PAGES 38-39, APR. 25/1903
 - BOOK 4 OF PLATS, PAGES 40-41, APR. 26/1903
 - BOOK 6 OF PLATS, PAGES 42-43, APR. 28/1907
 - BOOK 6 OF PLATS, PAGES 44-45, APR. 29/1907
 - BOOK 6 OF PLATS, PAGES 46-47, APR. 30/1907
 - BOOK 8 OF PLATS, PAGES 140-151, APR. 18/1893
 - BOOK 8 OF PLATS, PAGES 152-157, APR. 19/1893
 - BOOK 20 OF SURVEYS, PAGES 16-17, APR. 18/1893
 - BOOK 41 OF SURVEYS, PAGES 138-142, APR. 20/1894
 - BOOK 41 OF SURVEYS, PAGES 143-147, APR. 21/1894
 - BOOK 41 OF SURVEYS, PAGES 148-151, APR. 22/1894
5. ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
6. THE BASIS OF BEARINGS IS ESTABLISHED PER THE FOUND MONUMENTS ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 16.

HORIZONTAL DATUM:

BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), NAD 83 DATUM. ALL DISTANCES SHOWN HEREON ARE GROUND SCALE DISTANCES ON THE GROUND SCALE FACTOR (CSF) OF 0.9999711. METERS CAN BE CONVERTED TO FEET BY DIVIDING METERS BY 0.3048.

SHORT PLAT NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL BE SHOWN BY A DASHED LINE. THE EASEMENT SHALL BE DIVIDED 5 FEET ON EACH SIDE OF THE CENTER LINE. THE 5 FOOT EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.16.040 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE BREACH OF HORIZONTAL AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE FUTURE DIVISION OF HORIZONTAL AREAS.
3. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW PERMANENT ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
7. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER RIGHTS ACT WILL BE AVAILABLE TO THE PROPERTY OWNERS. THE PROPERTY OWNERS SHALL BE SUBJECT TO DETERMINATION BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
8. NO VARIANCES FOR SETBACK ENFORCEMENT SHALL BE REQUIRED FOR ANY LOTS CREATED BY THIS SHORT PLAT.
9. 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, REGULATIONS, ORDINANCES, AND STANDARDS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

RAMPART ROW SHORT PLAT
A PORTION OF THE WEST 1/2 OF SECTION 16,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

SP-19-00002
SPF-20-00001

LINE #	DIRECTION	DISTANCE
L1	S 89°59'42" E	137.17'
L2	S 0°38'33" W	80.01'
L3	S 14°03'28" E	130.00'
L4	S 89°53'17" E	200.00'
L5	N 13°22'11" E	133.23'
L6	S 28°43'58" W	47.17'
L7	N 89°53'17" W	233.34'
L8	N 0°06'47" E	234.71'
L9	S 89°53'17" E	40.85'
L10	S 34°20'34" E	88.86'
L11	S 14°03'28" E	103.23'
L12	S 14°03'28" E	183.20'
L13	N 72°17'47" E	154.87'
L14	S 89°53'17" E	48.29'
L15	S 14°07'18" E	772.20'
L16	N 1°40'22" W	1731.00'
L17	S 72°16'58" W	233.77'
L18	N 31°17'00" W	324.25'
L19	S 89°46'56" W	146.28'
L20	N 14°35'04" W	209.48'

LINE #	DIRECTION	DISTANCE
L21	N 4°03'18" E	189.46'
L22	N 14°38'34" W	204.23'
L23	N 75°24'28" E	138.81'
L24	N 86°33'56" E	91.83'
L25	N 33°44'48" W	62.49'
L26	S 28°43'58" W	212.84'
L27	N 14°35'04" W	91.22'
L28	N 89°21'48" W	178.14'
L29	N 33°38'48" W	177.85'
L30	N 47°14'48" W	154.25'
L31	N 17°11'48" W	373.84'
L32	S 47°14'48" E	18.68'
L33	S 97°48'12" W	73.11'
L34	S 33°11'58" E	133.80'
L35	N 54°18'12" E	103.00'
L36	S 47°14'48" W	388.00'
L37	S 89°11'48" E	1224.86'
L38	S 40°18'00" W	1381.85'
L39	S 89°50'57" W	243.11'
L40	N 72°18'00" E	247.87'

LINE #	DIRECTION	DISTANCE
L41	N 34°22'28" E	48.82'
L42	S 88°43'14" W	224.63'
L43	S 47°02'58" E	117.30'
L44	S 48°44'00" E	54.07'
L45	S 17°03'18" E	44.61'
L46	N 72°02'00" E	80.00'
L47	S 17°03'18" E	123.00'
L48	S 83°46'57" E	129.70'
L49	S 72°00'48" W	48.24'
L50	S 17°51'22" E	208.12'
L51	N 71°58'00" E	88.86'
L52	S 17°54'00" E	208.89'
L53	S 17°54'00" E	398.84'
L54	N 88°28'10" E	120.29'
L55	N 33°28'48" W	27.50'

CURVE #	RADIUS	LENGTH	DELTA
C1	804.89'	288.95'	21°14'50"
C2	800.00'	86.67'	4°17'21"
C3	220.00'	131.86'	33°24'28"
C4	120.00'	144.87'	67°42'28"
C5	270.00'	83.21'	20°12'12"
C6	20.00'	26.69'	7°18'55"
C7	20.00'	18.00'	54°42'43"
C8	100.00'	143.16'	64°46'53"
C9	300.00'	73.74'	14°03'00"
C10	123.00'	51.27'	23°30'00"
C11	70.00'	191.20'	136°38'00"
C12	451.88'	244.73'	27°29'21"

EASEMENT NOTES

- 1 60 FOOT ACCESS EASEMENT, APR. 3501156
- 2 20 FOOT SEWER EASEMENT, APR. 351534
- 3 MULTIPLE EASEMENTS, APR. 551003
- 4 10 FOOT ELECTRICAL EASEMENT, APR. 385720
- 5 30 FOOT PARKING EASEMENT, APR. 485531
- 6 30/24 FOOT WALKWAY/EGRESS AND UTILITY EASEMENT, APR. 364975
- 7 20 FOOT WATER LINE & HYDRANT EASEMENT, APR. 198810230002
- 8 10 FOOT ELECTRICAL UTILITY EASEMENT, APR. 20101020024
- 9 80 FOOT PARKING EASEMENT, APR. 485528 & 511088
- 10 20 FOOT WATER UTILITY EASEMENT, APR. 488432
- 11 20 FOOT SEWER UTILITY EASEMENT, APR. 484336
- 12 NON-EXCLUSIVE EASEMENT FOR STANDAGE CONDUNITIUS, APR. 20151110008 (PROPANE)
- 13 7.0 FOOT UTILITY EASEMENT, PIKET SOUND ENERGY, APR. 472572
- 14 PARKING EASEMENT, APR. 394974



AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 27th DAY OF JULY, 2020 AT 11:03 AM.
IN BOOK 19 OF Short Plats AT PAGE 202 AT THE REQUEST OF
DUSTIN L. GREBE
SURVEYOR'S NAME
JEROLD V. FEMT
County Auditor
Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

165 NE Juniper Street, Ste. 201 - Issaquah, WA 98027 - Ph: (425) 332-0250
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RAMPART ROW SHORT PLAT
EAST PEAK DEVELOPMENT LLC
A PORTION OF THE WEST 1/2 OF SECTION 16,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

DATE: 06/2020
JOB NO.: 19026
SCALE: N/A
SHEET: 3 OF 4

CHKD BY: M.K.K./D.L.P.
DWN BY: G.W.

