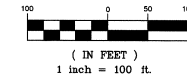


1/2 P. 21

04/03/2018 12:38:57 PM V: 12 P: 217 201804030019  
FILED IN CLERK'S OFFICE  
KITTITAS COUNTY, WASHINGTON

RECEIVING NO. 201804030019

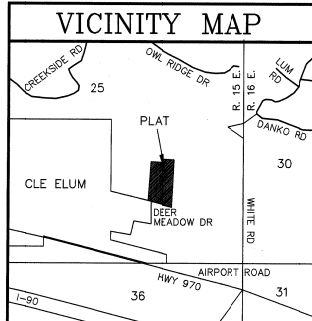
P-07-23



LEGEND

- FOUND 1/2" REBAR W/ ORANGE CAP "LS 22970"
- FOUND PIN & CAP - LS 18075
- x — FENCE
- EASEMENT
- ⊙ EXISTING WELL

THUNDER RIDGE  
PART OF SECTION 25, T. 20 N., R. 15 E., W.M.  
KITTITAS COUNTY, WASHINGTON



APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS 19 DAY OF March A.D., 2018  
*Lucas Alesh*  
KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT  
I HEREBY CERTIFY THAT THE THUNDER RIDGE 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 26 DAY OF March A.D., 2018  
*Justin on behalf of Mark Lawson MD*  
KITTITAS COUNTY HEALTH OFFICER

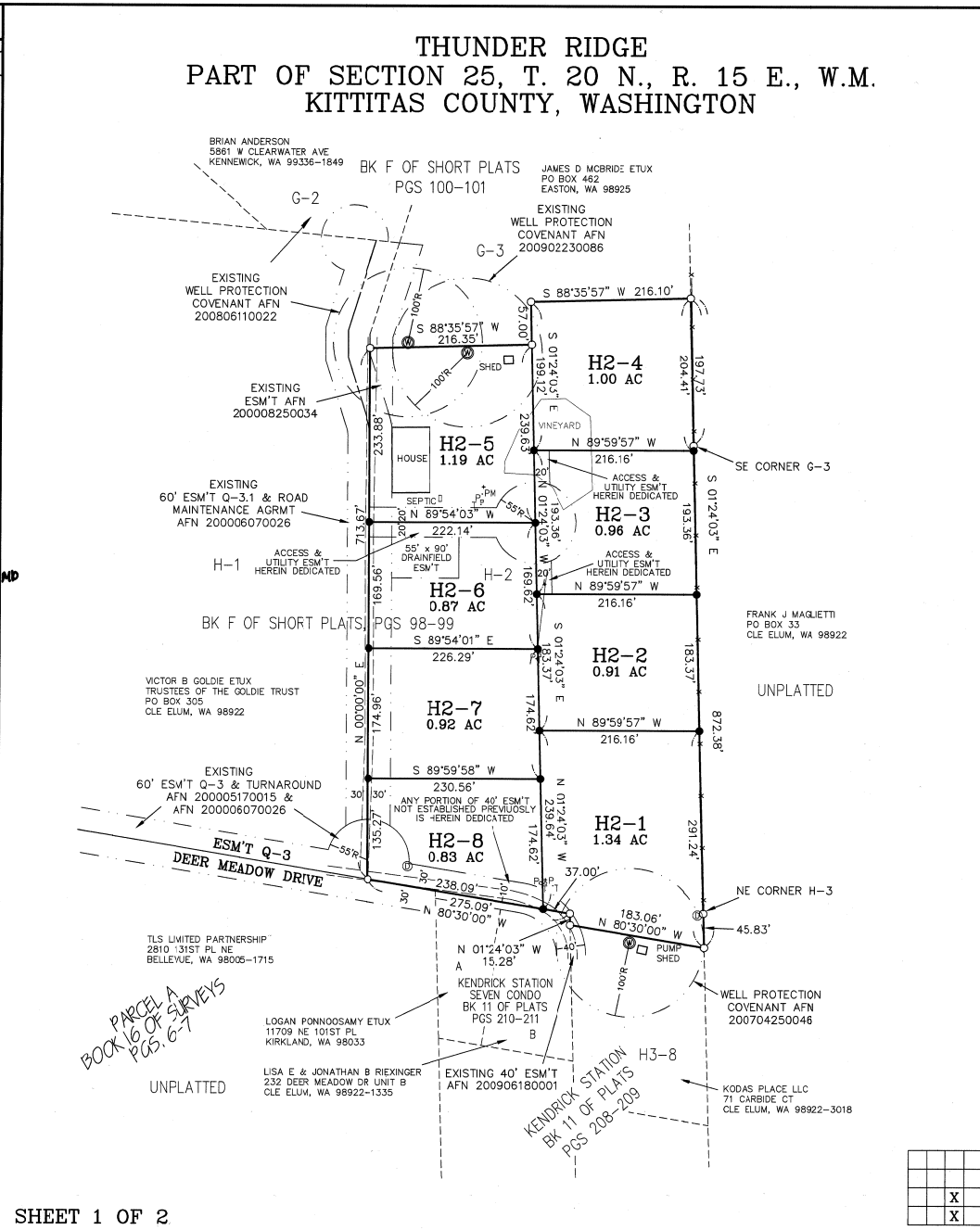
CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE THUNDER RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS 27 DAY OF March A.D., 2018  
*Anthony M. Skatt*  
KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR PRECEDING YEARS AND FOR THIS PLAT IS NOW TO BE FILED.  
DATED THIS 27 DAY OF April A.D., 2018  
*Stephanie*  
KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ASSESSOR  
I HEREBY CERTIFY THAT THE PLAT OF THUNDER RIDGE HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 15165  
DATED THIS 20 DAY OF March A.D., 2018  
*Dawni Hunt*  
KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS  
EXAMINED AND APPROVED THIS 31 DAY OF April A.D., 2018

BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON  
BY: *[Signature]*  
CHAIRMAN  
ATTEST: *[Signature]*  
CLERK OF THE BOARD



AUDITOR'S CERTIFICATE  
Filed for record at the request of the Kittitas County Board of Commissioners, this 3 day of April A.D., 2018, at 10 minutes past 10 o'clock P.M. and recorded in Volume 12 of Plats, at page(s) 27  
RECEIVING NO. 201804030019

JERALD V. PETTIT *[Signature]*  
KITTITAS 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 of the request of MARCIE STEVENS in JANUARY of 2016.

*Chris Cruse*  
CHRISTOPHER C. CRUSE  
Professional Land Surveyor  
License No. 36815  
DATE 3/15/2018



CRUSE & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
THUNDER RIDGE

	X	
	X	

via Pdf

04/03/2018 12:38:57 PM V: 12 P: 218 201804030019  
FILED BY STEVEN S. STEVENS  
KITTITAS COUNTY RECORDER

# THUNDER RIDGE PART OF SECTION 25, T. 20 N., R. 15 E., W.M. KITTITAS COUNTY, WASHINGTON

RECEIVING NO. 201804030019  
P-07-23

### ORIGINAL LEGAL DESCRIPTION

THAT PORTION OF LCT G-3 OF THE E. GUZZIE SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 00-01, AS RECORDED IN BOOK F OF SHORT PLATS, AT PAGES 100 AND 101, UNDER AUDITOR'S FILE NO. 200006220047, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; WHICH LIES SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST DORNER OF SAID LOT G-3, THENCE N 01°24'03" W, ALONG THE EAST BOUNDARY OF SAID LOT G-3, 197.73 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE S 88°35'57" W, 216.10 FEET; THENCE SOUTH 01°24'03" EAST, 57.00 FEET; THENCE SOUTH 88°35'57" WEST, 216.35 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT G-3 AND THE TERMINUS OF SAID DESCRIBED LINE.

AND

LOT H-2, OF ROGALSKI SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2000, IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200005170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

AND

THAT PORTION OF LOT H-3, OF ROGALSKI SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-00-02, AS RECORDED MAY 17, 2000, IN BOOK F OF SHORT PLATS, PAGES 98 AND 99, UNDER AUDITOR'S FILE NO. 200005170015, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT H-3, THENCE SOUTH 01°24'03" EAST, ALONG THE EAST BOUNDARY OF SAID LOT H-3, 45.83 FEET TO THE TRUE POINT OF BEGINNING FOR SAID DESCRIBED LINE; THENCE NORTH 80°30'00" WEST, 183.06 FEET; THENCE NORTH 01°24'03" WEST, 15.28 FEET; THENCE NORTH 80°30'00" WEST, 183.06 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT H-3 AND THE TERMINUS OF SAID DESCRIBED LINE.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MARCIE STEVENS, A MARRIED WOMAN AS HER SEPARATE ESTATE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS 16<sup>th</sup> DAY OF March, A.D., 2018.

Marcie Stevens  
MARCIE STEVENS

### ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF KITTITAS ) SS

THIS IS TO CERTIFY THAT ON THIS 16<sup>th</sup> DAY OF March, A.D., 2018, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARCIE STEVENS, TO ME KNOW TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

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

Kayl L Osborne  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ellensburg



### NOTES:

1. THIS SURVEY WAS PERFORMED USING A TOPCON GTS SERIES 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. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
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. FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION, BASIS OF BEARINGS AND ADDITIONAL SURVEY INFORMATION, SEE BOOK F OF SHORT PLATS, PAGES 98-99 AND BOOK F OF SHORT PLATS, PAGES 100-101, AND THE SURVEYS REFERENCED THEREON.
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. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
9. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
10. PER KITTITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS PERMITTED ON LOTS LESS THAN 3 ACRES IN SIZE.
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.
12. ENTIRE PRIVATE ROAD SHALL BE INSPECTED AND CERTIFIED BY A CIVIL ENGINEER LICENSED IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS KITTITAS COUNTY ROAD STANDARDS AS ADOPTED SEPTEMBER 6, 2005, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY FUTURE SUBDIVISION OR LAND USE ACTION WILL BE REVIEWED UNDER THE MOST CURRENT ROAD STANDARDS.
13. 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.
14. THE TITLE REPORT CALLS EASEMENTS IN DEEDS RECORDED UNDER AFNS 67810 AND 212998. IT DOES NOT APPEAR THESE EASEMENTS AFFECT THIS PROPERTY, BUT I COULD NOT DETERMINE THE EXACT LOCATION. SEE SAID DEEDS FOR ADDITIONAL INFORMATION.
15. KITTITAS COUNTY WILL NOT ISSUE MORE THAN 4 ADDITIONAL ADEQUATE WATER SUPPLY DETERMINATION APPLICATION APPROVALS FOR DWELLING UNITS UNTIL THE KITTITAS COUNTY PUBLIC HEALTH DEPARTMENT APPROVES THE EXPANSION OF THE EXISTING GROUP B WATER SYSTEM FROM 5 APPROVED CONNECTIONS TO 8 APPROVED CONNECTIONS. THE OWNER OF RECORD OF THE LOTS SHALL HAVE 36 MONTHS FROM RECORDING OF THIS PLAT TO COMPLETE EXPANSION FROM 5 APPROVED CONNECTIONS TO 8 APPROVED CONNECTIONS, AND IF THE EXPANSION FROM 5 APPROVED CONNECTIONS TO 8 APPROVED CONNECTIONS DOES NOT OCCUR WITHIN THE 36 MONTHS THEN KITTITAS COUNTY MAY RELY ON THE REMEDIES SET FORTH IN CHAPTER 13.30 KITTITAS COUNTY CODE.

### AUDITOR'S CERTIFICATE

Filed for record at the request of the Kittitas County Board of Commissioners, this 3 day of April, A.D., 2018, at 38 minutes past 12 o'clock P.M., and recorded in Volume 12 of Plats, at page(s) 217 Records of Kittitas County, Washington.

JERALD V. PETTIT by [Signature]  
KITTITAS COUNTY AUDITOR



**CRUSE & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
217 E. Fourth St. P.O. Box 959  
Ellensburg, WA 98926 (509) 962-8242  
**THUNDER RIDGE**

3/17/2018