

O'KEEFE PLAT - ALTERATION
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28,
TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.
KITTITAS COUNTY, WASHINGTON
PRELIMINARY

P-05-19

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°22'31"E	20.07
L2	S06°29'39"W	30.10
L3	N88°23'31"W	79.41
L4	N13°36'08"W	31.09
L5	S88°23'31"E	70.06
L6	S13°36'08"E	40.00
L7	S76°23'52"W	11.00
L8	S13°36'08"E	8.55
L9	S76°23'52"W	40.00
L10	S13°36'08"E	68.55
L11	N05°49'33"E	71.98
L12	N12°31'36"E	144.17
L13	S67°57'29"E	15.75
L14	N12°31'36"E	144.17
L15	N05°49'33"E	52.14
L16	S76°23'52"W	1.44

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.98'	28.00'	90°00'00"
C2	40.69'	120.00'	19°25'40"
C3	177.77'	1520.00'	6°42'04"
C4	52.27'	270.00'	11°05'30"
C5	24.65'	95.35'	14°48'49"
C6	48.73'	230.00'	12°08'19"
C7	173.09'	1480.00'	6°42'04"
C8	53.48'	28.00'	109°25'40"

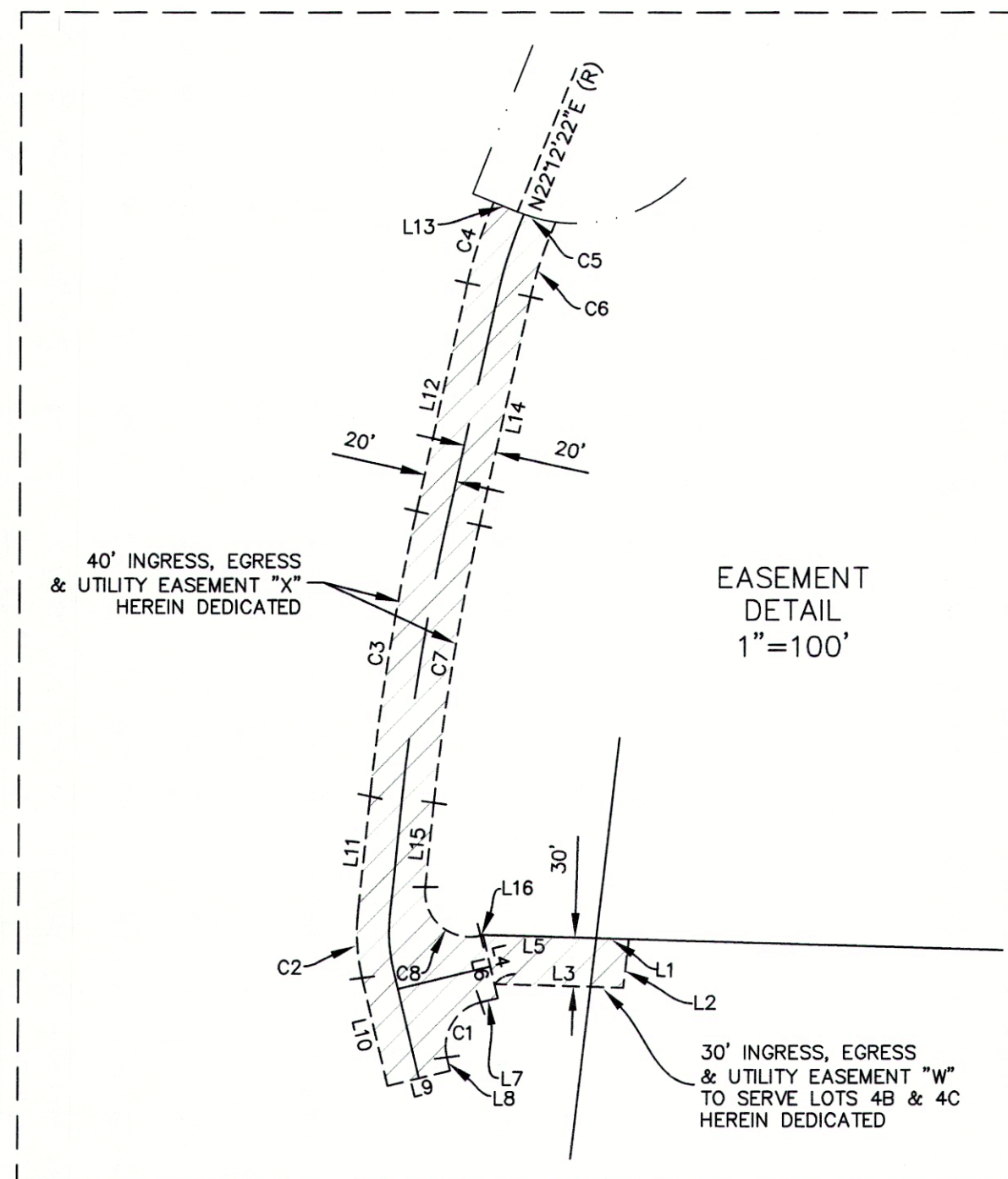
PLAT ALTERATION NOTE:
 THE PURPOSE OF THIS ALTERATION IS TO RECONFIGURE THE EXISTING 40' EASEMENT TO THE HEREIN DEDICATED 40' INGRESS, EGRESS & UTILITY EASEMENT "X" AND ALSO INCLUDE A 30' INGRESS, EGRESS & UTILITY EASEMENT "W" HEREIN DEDICATED.

ORIGINAL PARCEL DESCRIPTION

LOTS 3 AND 4 OF IRWIN SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-01-24, AS RECORDED FEBRUARY 1, 2002, IN BOOK F OF SHORT PLATS, PAGES 215 AND 216, UNDER AUDITOR'S FILE NO. 200202010035, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- 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.
- 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.
- 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.
- FOR SECTION SUBDIVISION, SECTION AND QUARTER SECTION CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK F OF SHORT PLATS, PAGES 215-216 AND THE SURVEYS REFERRED THEREON.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- ACCORDING TO KCRS MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
- 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 A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
- 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.
- PER KITTITAS COUNTY ORDINANCE, ONLY SPRINKLER OR DRIP IRRIGATION IS PERMITTED ON LOTS LESS THAN 3 ACRES IN SIZE.
- THE SUBJECT PROPERTY IS WITHIN OR NEAR EXISTING AGRICULTURAL OR OTHER NATURAL RESOURCE AREAS ON WHICH A VARIETY OF ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF VARYING DURATION. AGRICULTURAL OR OTHER NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. KITTITAS COUNTY HAS ADOPTED RIGHT TO FARM PROVISIONS CONTAINED IN SECTION 17.74 OF THE KITTITAS COUNTY ZONING CODE.



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF
SAMUEL R. WARD
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor 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 DAN BUTLER
 IN JULY 2017.
SAMUEL R. WARD DATE
 CERTIFICATE NO. 52843

Encompass
 ENGINEERING & SURVEYING

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O'KEEFE PLAT - ALTERATION		
PREPARED FOR DAN BUTLER		
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 17 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY	DATE	JOB NO.
G. WEISER	07/2017	17067
CHKD BY	SCALE	SHEET
M.K.K./S.W.	N/A	2 OF 2