

J-204

SPENCE SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. 06-126
PTN. OF THE SE1/4 OF SEC. 08, T.19N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON

OWNER:
RICHARD SPENCE
PO BOX 2191
RENTON WA 98056

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

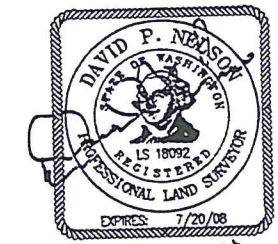
EXISTING PARCEL #: 326634
ASSESSOR'S MAP #: 19-16-08040-0015

EXISTING PARCEL AREA: 9.67 ACRES

ZONE: R-3

EXISTING LEGAL DESCRIPTION:
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, EXCEPT THAT PORTION WHICH LIES NORTHERLY OF THE EXISTING 60 FOOT ROAD RIGHT OF WAY.

- 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 KITTITAS COUNTY ROAD STANDARDS.
 5. 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.
 6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
 7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
 8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
 9. 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 A BUILDING PERMIT FOR THIS SHORT PLAT.
 10. 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.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, RICHARD SPENCE, A SINGLE PERSON, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 13 DAY OF FEBRUARY, A.D., 2007

[Signature]
RICHARD SPENCE

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF King) s.s.

On this day personally appeared before me Richard Spence

to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that Richard Spence signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of Feb, 2007

[Signature]
Notary Public in and for the State of Seattle
Washington, residing at Seattle
My appointment expires 12-15-2011

RECORDER'S CERTIFICATE 200807080025

Filed for record this 13th day of July, 2007 at 4:11 P.M.
in book I of Short Plat at page 204 at the request of
DAVID P. NELSON
Surveyor's Name

[Signature] *[Signature]*
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 IAN ELLIOT in NOV, 2006.

[Signature]
DAVID P. NELSON DATE
Certificate No. 18092

K.C.S.P. NO. 06-126
Ptn. of the SE1/4 of Sec. 08, T.19N., R.16E., W.M.
Kittitas County, Washington

DWN BY G. WEISER	DATE 01/07	JOB NO. 06294
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 2 OF 2

Encompass
ENGINEERING & SURVEYING

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HALLOCK RYNO INVESTMENTS, INCORPORATED, A WASHINGTON CORPORATION, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 13 DAY OF FEBRUARY, A.D., 2007

[Signature] *[Signature]*
NAME President TITLE Secretary

ACKNOWLEDGEMENT
STATE OF WASHINGTON)
COUNTY OF King) s.s.

On this 13th day of February, 2007 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Edward Ryno President and to me known to be the Hallock Ryno Investments, Inc. Secretary, respectively, of Hallock Ryno Investments, Inc. the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

[Signature]
Notary Public in and for the State of Seattle
Washington, residing at Seattle
My appointment expires 12-15-2011

RECEIVED
SEP 14 2017
Kittitas County CDS