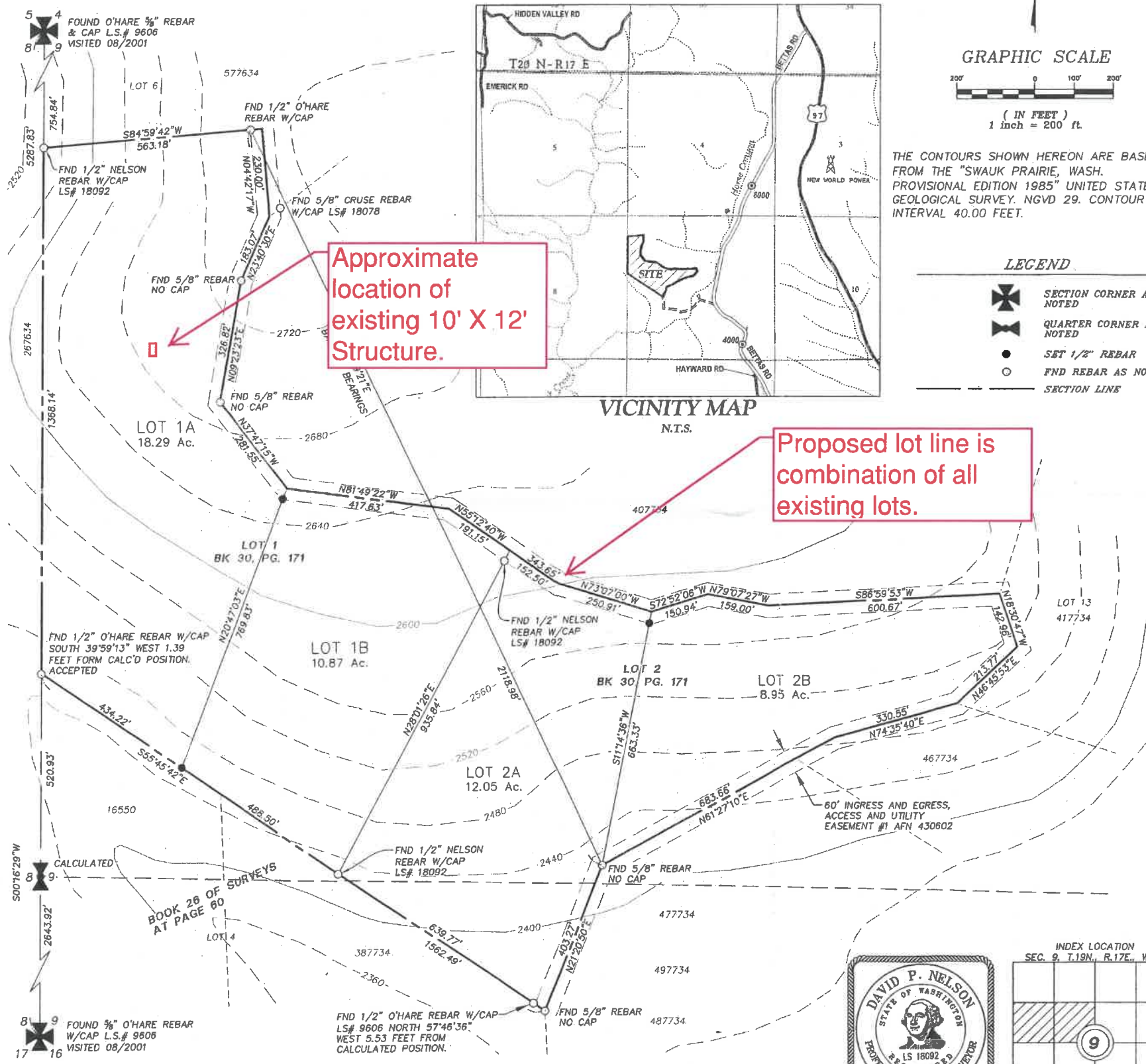


SP-07-??

# SCHALLER SHORT PLAT

PORTIONS OF THE WEST HALF OF SECTION 9,  
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON.



## APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "SCHALLER" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Community Development Services Director

KITITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated soil conditions may allow use of septic tanks as a temporary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Kittitas County Health Officer

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.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Kittitas County Treasurer

ORIGINAL TAX LOT No. 19-17-09050-0005 & 19-17-09050-0030

RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ M in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of

DAVID P. NELSON  
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 **LAWSON, SCHALLER** in D.C.T. 2007.

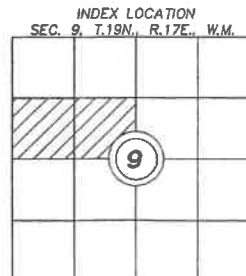
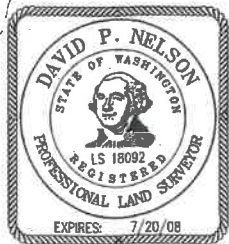
DAVID P. NELSON  
DATE

Certificate No. 18092

K.C.S.P. NO. 07-

PRTN OF THE W. 1/2 OF SEC. 9, T.19N., R.17E., W.M.  
Kittitas County, Washington

DWN BY <b>T. ROLETO</b>	DATE <b>10/2007</b>	JOB NO. <b>07187</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>



**Encompass**  
ENGINEERING & SURVEYING

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

**RECEIVED**  
APR 09 2018  
Kittitas County CDS

OWNER:

LAWSON SCHALLER  
ALEXANDER AVENUE  
LOS OSOS, CA 93402  
509-674-4341

EXISTING TAX PARCEL NO. 19-17-09050-0005 &  
19-17-09050-0030

ORIGINAL PARCEL AREA: 50.16 ACRES

EXISTING ZONE: AG-20

SOURCE OF WATER: INDIVIDUAL WELL

SEWER SYSTEM: SEPTIC TANK & DRAINFIELD  
WIDTH AND TYPE OF ACCESS: 60.00 FOOT INGRESS AND  
EGRESS, ACCESS AND UTILITY EASEMENT

ORIGINAL LEGAL DESCRIPTION:

PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 25, 2004, IN BOOK 30 OF SURVEYS, PAGE 171, UNDER  
AUDITOR'S FILE NO. 200410250001, RECORDS OF KITITAS COUNTY, WASHINGTON, BEING A PORTION OF THE WEST HALF OF  
SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SHORT PLAT IS TO DELINEATE THE BOUNDARY LINES OF TAX PARCEL NO. 19-17-09050-0005 AND TAX  
PARCEL NO. 19-17-09050-0030 AND TO SHORT PLAT SAID TAX PARCELS INTO THE CONFIGURATION AS SHOWN HEREON.
2. 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 1:1,000 LINEAR  
CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGE  
171, UNDER AUDITOR'S FILE NO. 200410250001 AND BOOK 28 OF SURVEYS AT PAGES 160, UNDER AUDITOR'S FILE NUMBER (AFN)  
2001081000038 AND BOOK 28 OF SURVEYS AT PAGE 57, UNDER AFN 200210290015 AND BOOK 5 OF SURVEYS AT PAGES 68-70,  
UNDER AFN 430602, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON. THE BASIS  
OF BEARINGS IS THE SAME AS SAID SURVEY RECORDED IN BOOK 30 AT PAGE 171.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS.  
SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
7. 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.
8. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESS AND ALLEYS WITHIN  
THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT  
MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
9. 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.
10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
11. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED  
5,000 GALLONS PER DAY.
12. 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.
13. ENTIRE PRIVATE ROAD(S) 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 THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
14. 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 SURFACED ORIGINALLY WITH GRAVEL.

# SCHALLER SHORT PLAT

## PORTIONS OF THE WEST HALF OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, WASHINGTON.

SP-07-??

RECEIVING NO.

### ADJOINERS

SLIM JORGENSEN 38734  
NELSON CREEK VISIONS LLC  
391 NELSON CREEK RD  
CLE ELUM, WA 98922

467734 & 47734 & 487734 &  
497734  
ROBERT BISNETT  
19855 10TH AVE. NW  
SEATTLE, WA 98177

577634  
467734 & 47734 & 487734 &  
497734  
MARTIN RAND & ROBERT SCHALLER  
2009 166TH PL NE  
BELLEVUE, WA 98008

267634  
SWAUK VALLEY RANCH LLC  
417734  
GREGORY COGAN  
4970 AIRPORT RD  
CLE ELUM, WA 98922

16550  
ARDEN SAFFORD  
13732 59TH AVE. SE  
EVERETT, WA 98208-9404



RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the request of \_\_\_\_\_

DAVID P. NELSON  
Surveyor's Name

JERALD K. PETTIT  
County Auditor

Deputy County Auditor

NOV 14 2007  
RECEIVED  
KITITAS COUNTY  
CDS

This map correctly represents a survey made  
me or under my direction in conformance with the  
requirements of the Survey Recording Act of the  
request of ANNE M. NORMENT and LAWSON SCHALLER  
in OCT. 2007.

SURVEYOR'S CERTIFICATE  
Certificate No. 18092

K.C.S.P. NO. 07-  
PRTN OF THE W. 1/2 OF SEC. 9, T.19N., R.17E., W.M.,  
KITITAS County, Washington

DWN BY T. ROLETTO DATE 10/2007  
JOB NO. 07187

CHKD BY D. NELSON SCALE 1"=200'  
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, ANNE M. NORMENT AND LAWSON SCHALLER, WIFE  
AND HUSBAND, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED  
REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

ANNE M. NORMENT  
LAWSON SCHALLER

### ACKNOWLEDGMENT

STATE OF WASHINGTON ) S.S.  
COUNTY OF KITITAS )

THIS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2007, BEFORE ME, THE  
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANNE M. NORMENT AND LAWSON SCHALLER,  
WIFE AND HUSBAND, TO BE KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION  
AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND  
DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_