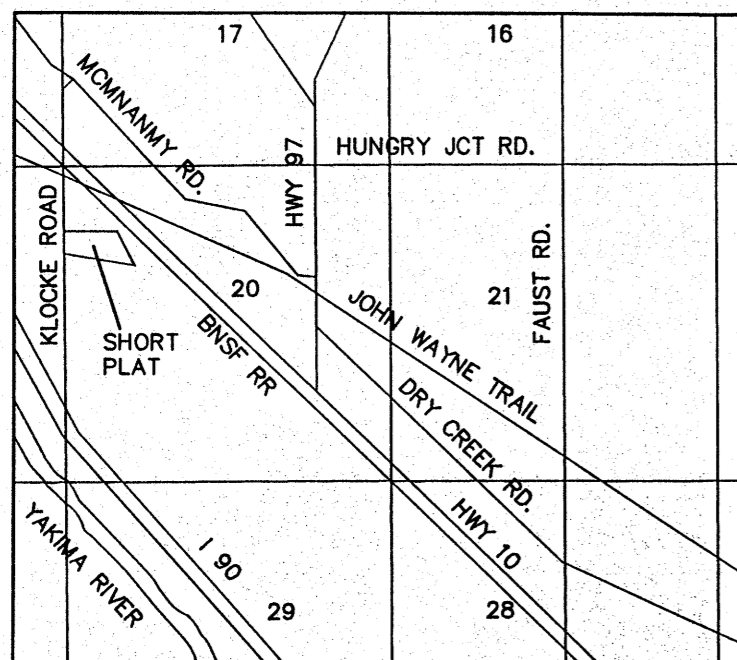


**ZENTZ SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. SP-13-**  
 A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON



VICINITY MAP

**APPROVALS**

**KITTITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY  
 OF \_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT SERVICES**

I HEREBY CERTIFY THAT THE "ZENTZ" 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\_\_

KITTITAS COUNTY PLANNING OFFICIAL

**KITTITAS 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

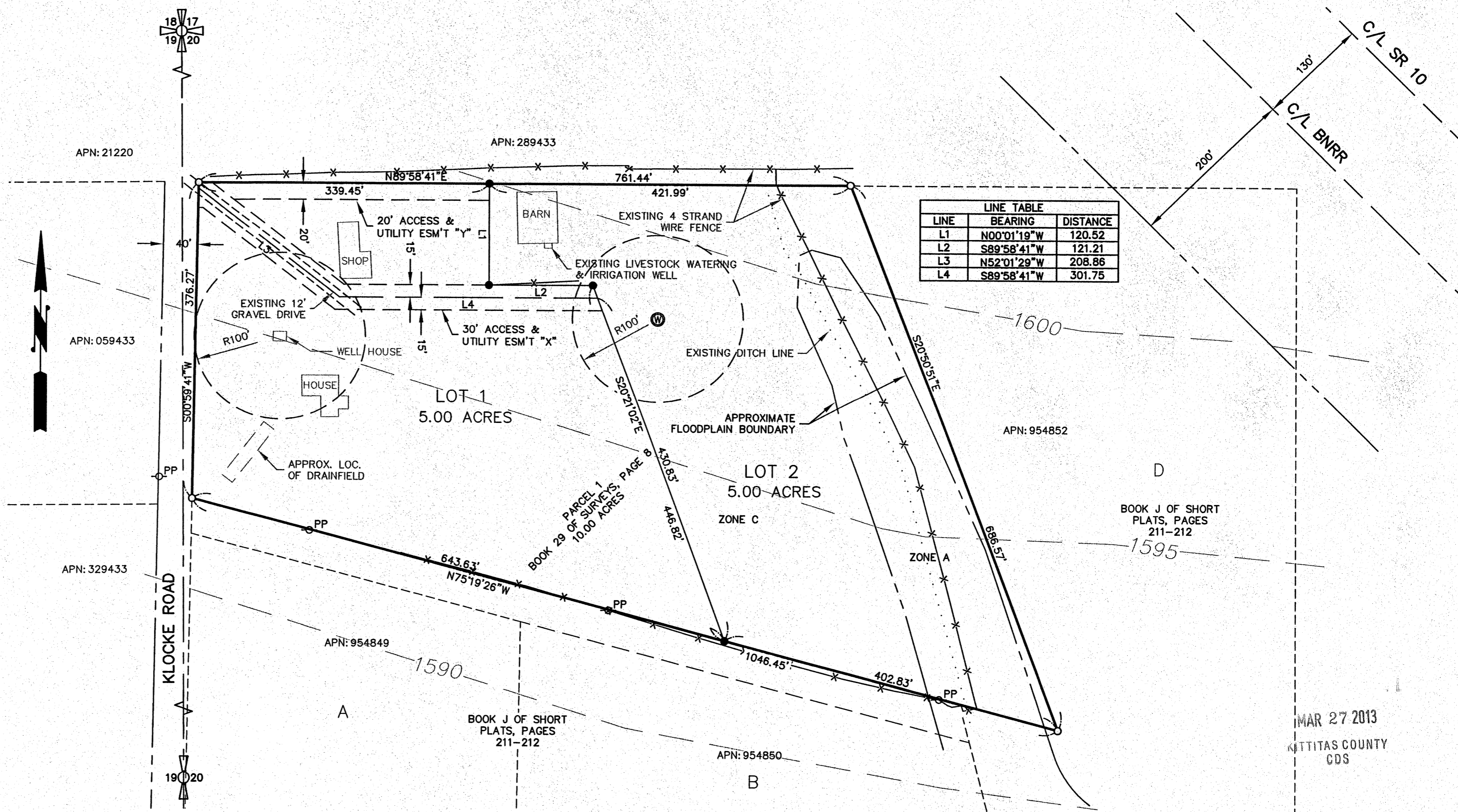
**CERTIFICATE OF COUNTY TREASURER**

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY TREASURER

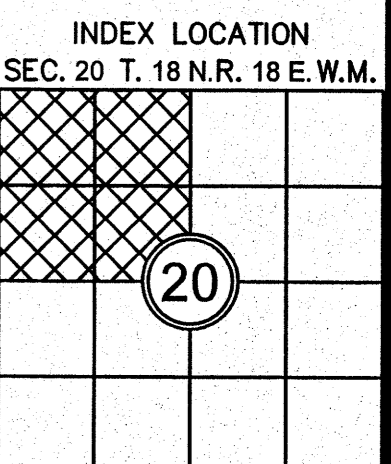
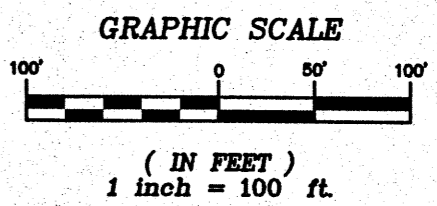
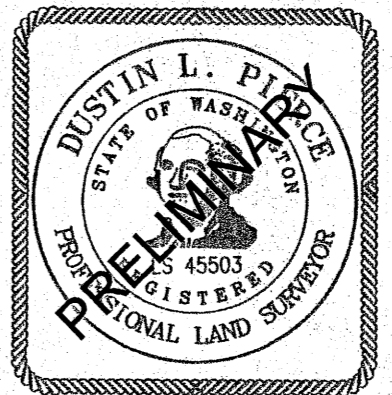
ORIGINAL TAX PARCEL NO.: 129433  
 MAP NO. 18-18-20020-0004



LINE	BEARING	DISTANCE
L1	N00°01'19"W	120.52
L2	S89°58'41"W	121.21
L3	N52°01'29"W	208.86
L4	S89°58'41"W	301.75

- LEGEND**
- SECTION CORNER, AS NOTED
  - QUARTER CORNER, AS NOTED
  - FOUND 5/8" IRON ROD & CAP, LS 18092
  - SET 5/8" IRON ROD & CAP, LS 45503
  - EXISTING WATER WELL

- NOTES:**
- THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
  - THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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.
  - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
  - FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
    - BOOK 29 OF SURVEYS, PAGE 8, AFN: 200306160083.
    - BOOK J OF SHORT PLATS, PAGES 211-212, 2008-08060004.
- RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



MAR 27 2013  
 KITTITAS COUNTY  
 CDS

RECORDER'S CERTIFICATE \_\_\_\_\_  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 SURVEYOR'S NAME  
 \_\_\_\_\_  
 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 \_\_\_\_\_  
 IN \_\_\_\_\_ MAR. 20 13  
 \_\_\_\_\_  
 DATE  
 CERTIFICATE NO. 45503

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT PREPARED FOR TERESA ZENTZ A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.		
KITTITAS COUNTY DWN BY DLP/GW	DATE 03/2013	JOB NO. 13017
CHKD BY DLP	SCALE 1" = 100'	SHEET 1 OF 2

OWNER:

TERESA MAY ZENTZ  
430 KLOCKE RD.  
ELLENSBURG, WA 98926

- PARCEL NO.: 129433
- MAP NO.: 18-18-20020-0004
- PARCEL AREA: 10.00 ACRES
- ZONE: AGRICULTURAL 3 (AG-3)
- PROPOSED LOTS: 2
- WATER SOURCE: INDIVIDUAL WELLS
- SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, TERESA MAY ZENTZ, WHO ACQUIRED TITLE AS TERESA MAY HANSEN, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

TERESA MAY ZENTZ

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

\_\_\_\_\_ TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS \_\_\_\_\_ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEM (MERS), SOLELY AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDERS SUCCESSORS AND ASSIGNS, LENDER: FIRST HORIZON LOAN CORP. 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 \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_

PRESIDENT AND \_\_\_\_\_ SECRETARY, RESPECTIVELY, OF \_\_\_\_\_ 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 \_\_\_\_\_ 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.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**ZENTZ SHORT PLAT  
KITTTAS COUNTY SHORT PLAT NO. SP-13-**

**A PORTION OF THE NW 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,  
KITTTAS COUNTY, WASHINGTON**

**EXISTING LEGAL DESCRIPTION:**

**PARCEL 1 OF THAT CERTAIN SURVEY AS RECORDED JUNE 16, 2003, IN BOOK 29 OF SURVEYS, PAGE 8, UNDER AUDITORS FILE NO. 200306160083, RECORDS OF KITTTAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON.**

**KRD NOTES:**

1. ACCORDING TO KITTTAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 77 IRRIGABLE ACRES AND LOT 2 HAS 77 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

**ADJACENT PROPERTY OWNERS:**

1. APN: 21220 - YAKAMA NATION LAND ENTERPRISE, P.O. BOX 151, TOPPENISH, WA 98948.
2. APN: 329433 - ARNULFO S. RODRIQUEZ, 601 KLOCKE RD., ELLENSBURG, WA 98926.
3. APN: 954849 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
4. APN: 954850 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
5. APN: 954852 - DONALD E. CLAPPER & BONNIE ANDERSON-CLAPPER, TRUSTEE, 720 KLOCKE RD., ELLENSBURG, WA 98926.
6. APN: 59433 - DONALD E. CLAPPER, TRUSTEE, 720 KLOCKE RD, ELLENSBURG, WA 98926.
7. APN: 289433 - NEIL O'NEILL, 301 S MT DANIELS, ELLENSBURG, WA 98926.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT QUALSTAR CREDIT UNION, THE UNDERSIGNED DEBTOR FOR A JUDGMENT FILED IN SUPERIOR COURT OF KITTTAS COUNTY, STATE OF WASHINGTON (JUDGMENT NO. 08-9-00011-5, CAUSE NO. 07-2-00635-7), RECORDED UNDER KITTTAS COUNTY AUDITOR'S FILE NUMBER 200801140037, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
 ) S.S.  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_

PRESIDENT AND \_\_\_\_\_ SECRETARY, RESPECTIVELY, OF \_\_\_\_\_ 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 \_\_\_\_\_ 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.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**NOTES:**

1. 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.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTTAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTTAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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 KITTTAS COUNTY ROAD STANDARDS, 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITTTAS 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.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. ALL DEVELOPMENT MUST COMPLY WITH THE 2009 INTERNATIONAL FIRE CODE.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND 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. (RCW 36.70A.060(1)) 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)
11. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTTAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.

RECEIVED

MAR 27 2013

KITTTAS COUNTY  
CDS



RECORDER'S CERTIFICATE \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF

DUSTIN L. PIERCE  
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 TERESA ZENTZ

IN MAR 20 13

DUSTIN L. PIERCE DATE  
CERTIFICATE NO. 45503

**Encompass**  
ENGINEERING & SURVEYING

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Eastern Washington Division  
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SHORT PLAT

PREPARED FOR  
TERESA ZENTZ  
A PORTION OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.

KITTTAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
DLP/GW	03/2013	13017
CHKD BY	SCALE	SHEET
DLP	N/A	2 OF 2