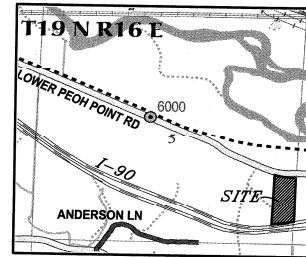




MILLER-JERKE FINAL SHORT PLAT
 A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 5,
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
 KITTITAS COUNTY, STATE OF WASHINGTON

SP-18-00001
 SPF-19-00003



LEGEND

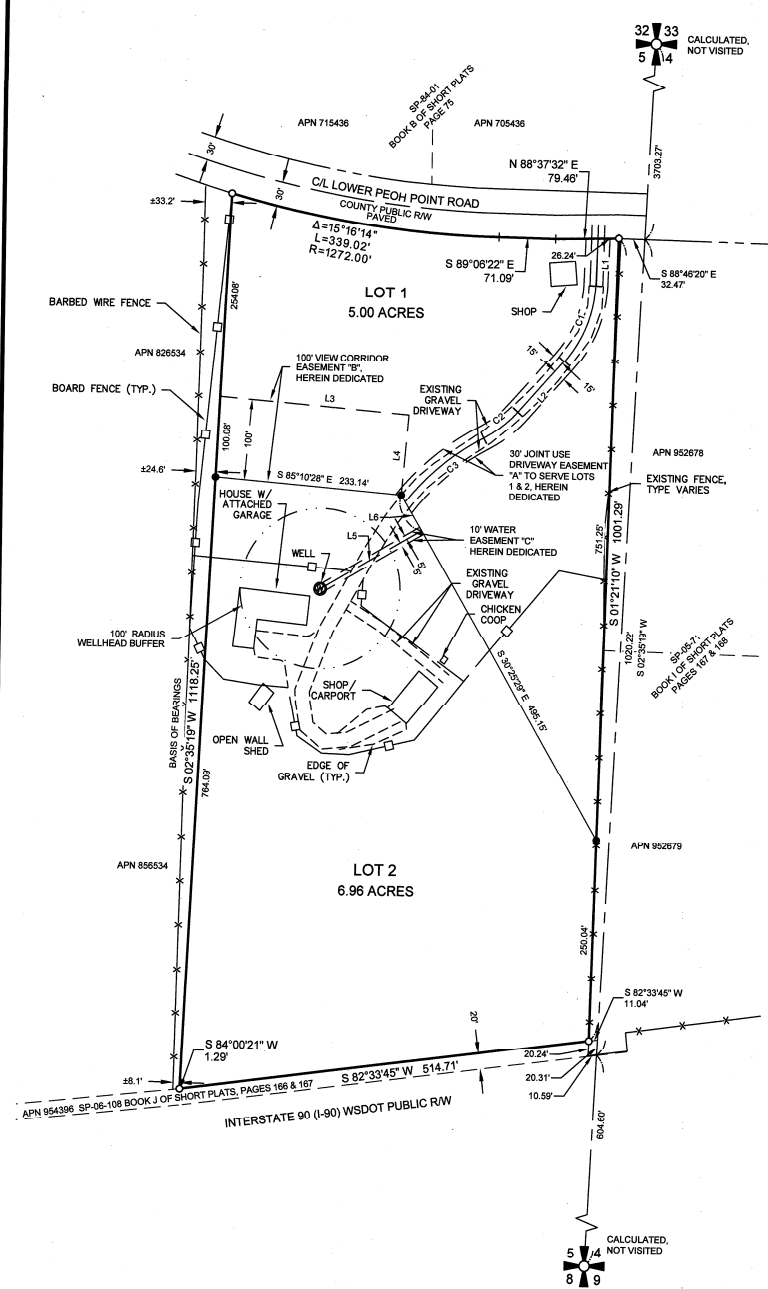
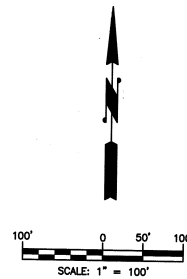
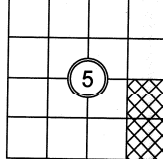
- SECTION CORNER, AS NOTED
- FOUND 1/2" IRON ROD & CAP, LS 18092
- SET 5/8" IRON ROD & CAP, LS 45503
- APN ASSESSOR'S PARCEL NUMBER

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 1°55'47" W	58.75'
L2	S 41°49'42" W	96.53'
L3	S 88°10'28" E	237.05'
L4	S 4°49'32" W	100.00'
L5	N 59°34'31" E	150.90'
L6	S 30°25'29" E	51.29'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	150.00'	104.45'	39°53'55"
C2	150.00'	53.90'	20°35'19"
00	300.00'	127.20'	4°18'43"



INDEX LOCATION
 SEC. 5 T. 19 N.R. 16 E. W.M.



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 TERRANCE & PATRICIA MILLER-JERKE
 IN AUGUST, 2019 8/23/2019
 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE 201909100084
 FILED FOR RECORD THIS 10 DAY OF SEP 2019 AT 3:54 P.M.
 IN BOOK L OF Short Plat AT PAGE 184 AT THE REQUEST OF
DUSTIN L. PIERCE
 SURVEYOR'S NAME
JERALD V. PETTIT
 County Auditor Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
 Eastern Washington Division
 107 Swinburn Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

MILLER-JERKE FINAL SHORT PLAT
 PREPARED FOR
 TERRANCE JERKE & PATRICIA MILLER-JERKE
 A PTN OF THE E 1/2 OF THE SE 1/4 OF SECTION 5,
 TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
 KITTITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	8/2019	17195
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	1" = 100'	1 OF 3

MILLER-JERKE FINAL SHORT PLAT

A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
KITITAS COUNTY, STATE OF WASHINGTON

SP-18-00001
SPF-19-00003

PROPERTY OWNER:

TERRANCE E. JERKE & PATRICIA A. MILLER-JERKE,
AS CO-TRUSTEES OF THE TERRY AND PATRICIA JERKE FAMILY TRUST
7432 LOWER PEON POINT ROAD
CLE ELUM, WA 98922-8930

PROPERTY INFORMATION:

PARCEL NO.: 816534
MAP NO.: 19-16-05040-0005
ACRES: 11.71 ACRES (ASSESSOR) - 11.95 ACRES (SURVEYED)
LOTS: 2
WATER SOURCE: SHARED WELL
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: AG-5

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-46305939:

THE EAST 519 FEET OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF LOWER PEON POINT ROAD AND NORTHERLY OF THE NORTHERLY BOUNDARY LINE OF INTERSTATE HIGHWAY NO. 90;

EXCEPT:

- 1. THE SOUTHERLY 20 FEET, THEREOF;
- 2. THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 02°35'19" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER, 604.60 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF INTERSTATE HIGHWAY 90 AND THE TRUE POINT OF BEGINNING OF SAID LINE, THENCE SOUTH 02°35'45" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY LINE, 10.59 FEET; THENCE NORTH 01°21'10" EAST 1021.53 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF LOWER PEON POINT ROAD, THENCE SOUTH 88°48'20" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE, 32.47 FEET, MORE OR LESS, TO SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 02°35'19" WEST, ALONG SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER, 1020.22 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ADJACENT PROPERTY OWNERS:

KITITAS COUNTY PARCEL NO. 705436
CINDY E & JAMES F HEWITT
6916 131ST AVE SE
BELLEVUE WA 98006-4036

KITITAS COUNTY PARCEL NO. 715436
GREGORY A NORTHCUTT
7341 LOWER PEON POINT ROAD
CLE ELUM WA 98922-8928

KITITAS COUNTY PARCEL NO. 826534
KITITAS COUNTY PARCEL NO. 856534
RALPH L & PAULA K GRIFFIN
7020 LOWER PEON POINT ROAD
CLE ELUM WA 98922

KITITAS COUNTY PARCEL NO. 952678
KITITAS COUNTY PARCEL NO. 952679
MICHAEL D & KANDIE BAKER
PO BOX 1134
CLE ELUM WA 98922-2104

KITITAS COUNTY PARCEL NO. 954396
MARK & KATHY BLAYLOCK
PO BOX 247
CLE ELUM WA 98922-0247

SURVEY NOTES:

- 1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DEFINE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A FINAL SHORT PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY UNDER APPLICATION NO. SPF-19-00003.
- 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 23 OF SURVEYS, PAGES 40 & 41, AFN: 199712170012
 - BOOK I OF SHORT PLATS, PAGES 167 & 168, AFN: 200705110064
 - BOOK J OF SHORT PLATS, PAGES 166 & 167, AFN: 200805080025RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- 5. THE FIELD WORK FOR THIS PROJECT WAS PERFORMED DURING DECEMBER 2017. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
- 6. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED IN DECEMBER 2017 UNLESS OTHERWISE NOTED.
- 7. THE BASIS OF BEARINGS FOR THIS PROJECT IS S02°35'19"W ALONG THE WESTERN BOUNDARY LINE OF THE PARCEL SHOWN HEREON PER THE SURVEY RECORDED UNDER BOOK I OF SHORT PLATS, PAGES 167 & 168.

SHORT PLAT 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 BY 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 KITITAS 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 THE KITITAS 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. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 6. METERING SHALL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 7. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER 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.
- 8. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITAS COUNTY CODE 13.35.
- 9. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REGULATIONS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 11. THIS SHORT PLAT EXISTS IN AN AREA WITH TRAFFIC NOISE. DUE TO ITS PROXIMITY TO I-90 IT SHOULD BE EXPECTED THAT TRAFFIC NOISE MAY CONTINUE TO GROW INTO THE FUTURE, AND THERE MAY NEED TO BE EXPANDED TO ACCOMMODATE FUTURE GROWTH. IF THE PROPERTY OWNER IS CONCERNED WITH TRAFFIC NOISE AFFECTING THIS PROPERTY, IT IS THEIR RESPONSIBILITY TO DAMPEN OR DEFLECT ANY TRAFFIC NOISE FOR IT.
- 12. THE SUBJECT PROPERTY IS ADJACENT TO INTERSTATE 90 (I-90), WHICH IS A FULLY-CONTROLLED LIMITED ACCESS FACILITY WITH A POSTED SPEED LIMIT OF 70 MILES PER HOUR. WSDOT HAS ACQUIRED ALL ACCESS RIGHTS TO I-90, DIRECT ACCESS IS PROHIBITED.

KRD NOTES:

- 1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 4.00 IRRIGABLE ACRES AND LOT 2 HAS NO 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 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 21st DAY
OF August A.D., 2019
Mark Weiser
KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "MILLER-JERKE" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS 26 DAY OF August A.D., 2019
Christy M. Stuart
KITITAS COUNTY PLANNING OFFICIAL

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.

DATED THIS 26 DAY OF Aug A.D., 2019
Allyson M. D.
KITITAS COUNTY HEALTH OFFICIAL

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 10 DAY OF August A.D., 2019
Kelly M. Smith
KITITAS COUNTY TREASURER
ORIGINAL TAX PARCEL NO.: 816534 (19-16-05040-0005)

AUDITOR'S CERTIFICATE 201909100084

FILED FOR RECORD THIS 10 DAY OF Sept 2019 AT 3:54 P.M.
IN BOOK L OF Short Plat AT PAGE 185 AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor Deputy County Auditor



Western Washington Division
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MILLER-JERKE FINAL SHORT PLAT
PREPARED FOR
TERRANCE JERKE & PATRICIA MILLER-JERKE
A PTN OF THE E 1/2 OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
KITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	8/2019	17195
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	2 OF 3



8/23/2019

L 186

MILLER-JERKE FINAL SHORT PLAT

A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 5,
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KITITITAS COUNTY, STATE OF WASHINGTON

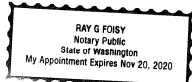
SP-18-00001
SPF-19-00003

DEDICATION

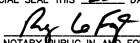
KNOW ALL MEN BY THESE PRESENTS THAT, TERRANCE JERKE AND PATRICIA MILLER-JERKE, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 23 DAY OF August, A.D., 2019
 
TERRANCE JERKE PATRICIA MILLER-JERKE

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

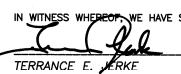
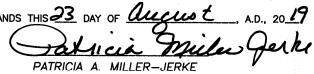


ON THIS DAY PERSONALLY APPEARED BEFORE ME Terrance Jerke and Patricia Miller-Jerke
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT they SIGNED THE SAME AS their FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF Aug, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ch. Elum, MY APPOINTMENT EXPIRES 11/20/20

DEDICATION

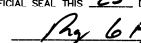
KNOW ALL MEN BY THESE PRESENTS THAT, TERRANCE E. JERKE AND PATRICIA A. MILLER-JERKE, AS CO-TRUSTEES OF THE TERRY AND PATRICIA JERKE FAMILY TRUST, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 23 DAY OF August, A.D., 2019
 
TERRANCE E. JERKE PATRICIA A. MILLER-JERKE

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

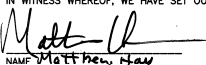


ON THIS DAY PERSONALLY APPEARED BEFORE ME Terrance Jerke and Patricia Miller-Jerke
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT they SIGNED THE SAME AS their FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF Aug, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Ch. Elum, MY APPOINTMENT EXPIRES 11/20/20

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR UMPQUA BANK, 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 20th DAY OF August, A.D., 2019

NAME Matthew Ray TITLE Assistant Secretary, MERS

ACKNOWLEDGEMENT

STATE OF Oregon) s.s.
COUNTY OF Washington)

ON THIS 30th DAY OF August, 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF Oregon, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Matthew Ray AND Asst. Secretary TO ME KNOWN TO BE THE Asst. Secretary AND Asst. Secretary RESPECTIVELY OF MERS THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE 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 AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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




NOTARY PUBLIC IN AND FOR THE STATE OF Oregon, RESIDING AT Tillamook, OR, MY APPOINTMENT EXPIRES 07-29-22



8/23/2019

AUDITOR'S CERTIFICATE 201909100084
FILED FOR RECORD THIS 10 DAY OF Sept 2019 AT 3:54 PM
IN BOOK L OF Short Plat AT PAGE 186 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
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