NECEIVE) Kithias Co. CDS

100' RADIUS WELLHEAD BUFFER

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

N 88"37"32" E 79.46"

CALLOWER PEOH POINT ROAD
COUNTY PUBLIC RW

LOT 1

5.00 ACRES

LOT 2 6.96 ACRES

5 62"33"45" W 514.71"

INTERSTATE 90 (I-96) WSDOT PUBLIC RIW

20.31

100' VIEW CORRIDOR EASEMENT "B", HEREIN DEDICATED

CALCULATED, NOT VISITED

SP-18-00001 FSP-



VICINITY MAP - N.T.S.





SECTION CORNER, AS NOTED

FOUND 1/2" IRON ROD & CAP, LS 18092

LINE TABLE				
LINE#	DIRECTION	DISTANCE		
L1	8 1'55'47" W	58.75		
L2	5 41°49'42" W	86.53"		
1.3	8 86*10'28" E	237.05		
U	8 4'49'32' W	100.00°		
Ļ5	N 69"34"31" E	180.90*		
16	S 30*26'29" F	51 20'		

	CURVE	TABLE	
CURVE#	RADIUS	LENGTH	DELTA
C1	150.00	104.45	39"53"55"
CS	160.00	53.90	20"36"19"
C3	300.00	127.30	26"18"43"









AUDITOR'S (CERTIFICATE
-------------	-------------

FILED FOR RECORD THIS _____ DAY OF_____ 20__ AT ___ _ AT PAGE _____ AT THE REQUEST OF

Deputy County Auditor

Western Washington Division 165 NE juniper Street, Suite 201 • Issagush, WA 98027 • Phone: (425) 392-0250 Eastern Washington Division 407 Swiftwater Blvd. - Cle Elum, WA 98922 - Phone: (509) 574-7433

MILLER-JERKE FINAL SHORT PLAT
FREPARED FOR
TERRANCE IN THE SE WAS A STATE OF THE SE WAS

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

SURVEYOR'S CERTIFICATE

S 84°00'21" W 1.29'

APH BELGES SP-08-108 BOOK J OF BIGHT PLANS, PAGES (SR & 16)

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-ETIKE

IN AUGUST 20 19 DUSTIN L. PIERCE DATE CERTIFICATE NO. 45503



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 FSP-

PROPERTY OWNER:

TERRANCE E JERKE & PATRICIA A MALLER-JERKUE, AS CO-TRUSTEES OF THE TERRY AND PATRICIA JERKE FAMILY TRUST ZULDNER PEON POINT ROAD CLE ELIMI, WA 189022-8030

PROPERTY INFORMATION:

PARCEL NO.: 818534
MAP NO.: 19-16-06040-0005
ACREAGE: 1.71 ADRES (ASSESSOR) — 11.96 ACRES (SURVEYED)
LOTE: 2:
WATER SOURCE: SHARED WELL
SENER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: AG-5

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

THE SOUTHERLY 20 FEET, THEREOF;
 THAT PORTION OF THE SOUTHEAST OUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16
EAST, MLL, KITHTAS COURTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED
AS FILLIUMS.

AS FOLIONS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH OZ'35'16" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER; OS-RD FEET, MORE OR LESS, TO THE MORTHERLY ROBH-OF-WAY BOUNDARY LINE OF INTERSTATE MORNAY SO AND THE TRUE POINT OF BEDROMANG OF SAID LINE; THENCE SOUTH BESTATE MORNAY SOUTHERLY ROBH-OF-WAY BOUNDARY LINE, TASKS SOUTHERLY ROBH-OF-WAY BOUNDARY LINE, TASKS SAID SOUTHERLY ROBH-OF-WAY BOUNDARY LINE TO SAID SOUTHERLY ROBH-OF-WAY BOUNDARY LINE ROBH OF SAID SOUTHERLY ROBH-OF-WAY BOUNDARY LINE SOUTH BOUNDARY LINE SAID SOUTH BOUNDARY LINE SAID SOUTHERLY ROBH-OF-WAY BOUNDARY LINE SOUTH BOUNDARY LINE SAID SOUTH BOUNDARY LINE SAID SOUTH BOUNDARY LINE SAID SOUTH BOUNDARY LINE OF SAID SOUTHERLY ROBH-OF-SAID CHARTER, THENCE SOUTH BOUNDARY LINE OF SAID SOUTHERLY ROBH-OF-SAID CHARTER, THENCE SOUTH BOUNDARY LINE OF SAID SOUTHERLY ROBH-OF-SAID CHARTER, TOZO. 22 FEET, MORE OR LESS, TO THE TRUE POINT OF BERNINGH AND TENNESS OF SAID LINE.

ADJACENT PROPERTY OWNERS:

IOTITIAS COUNTY PARCEL NO. 705436 CINDY E & JAMES F HEWIT 6918 1315T AVE SE BELLEVUE WA 98006-4036

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

KITHTAS COUNTY PARCEL NO. 828534 KITHTAS COUNTY PARCEL NO. 856534 RALPH L & PAULA K GRIFFIN 7020 LOWER PEON POINT ROAD CLE ELIM WA 98922

KITHTAS COUNTY PARCEL NO. 952678
KITHTAS COUNTY PARCEL NO. 952679
MICHAEL D & KANDIE BARCE
PO BOX 134
CLE ELJIM WA 98922-2134

IOTHITAS COUNTY PARCEL NO. 954396 MARK & KATHY BLAYLOCK PO BOX 247 CLE ELLIM WA 98922—0247

APPROVALS

KITTITAS	COUNTY	PUBLIC	WORK:
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EXAMINED	AND	APPROVED	THIS	 DA
OF		AD.,	20_	

STREET STREET AND LANGUAGE

COMMUNITY DEVELOPMENT SERVICES

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

DATED	THES	—	DAY	OF		_A.D.,	20
-------	------	---	-----	----	--	--------	----

RITHTAS COUNTY PLUNNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

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

DATED THIS ____ DAY OF ______ A.D., 20___

KITHIAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER I HEREBY CERTIFY THAT THE TAKES 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	0F	 A.D.,

ORIGINAL TAX PARCEL NO.: 816534 (19-16-05040-0005)

SURVEY NOTES:

- 1. THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN MEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 57, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAG 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, AFRE 199712170012
 BOOK I OF SHORT PLATS, PAGES 167 & 168, AFRE 200705110064
 BOOK J OF SHORT PLATS, PAGES 166 & 167, AFRE 200805080025

RECORDS OF KITTITAS 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 SOLYZI'10"W ALONG THE EASTERN BOUNDARY LINE OF THE PARCEL SHOWN HEREON AS SHOWN ON THAT SURVICY RECORDED UNDER BOOK I OF SHORT PLATS, PAGES 167 &

SHORT PLAT NOTES:

- A PUBLIC UTILITY EASEMENT 10 FEET IN WOTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTENSE PLAT BOUNDARY AND SHALL BE DIVIDED BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR INFRIGATION.
- PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXOUS EEDS. ACCORDINGLY, THE INTITIAS COUNTY NOXOUS WEED BOARD RECOMMENDS MANDDIATE RESEEDING OF AREAS STURRED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXOUS WEEDS.
- 3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS, SEE THE KITTITAS 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 WORKS WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- 5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- METERING SHALL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KYTHTAS 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 DESIRYDON (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THURPOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- 8. ALL WATER PROPOSED TO BE USED BUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF ROTHTAS COUNTY CODE 13.35.
- 9. ENVIRONMENTAL AND STATUTIORY RENEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND BUPPOWERINTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN SUBDIVISION ARE RESPONDEDE FOR COMPILANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REQUIATIONS IT IS INCLUMENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND ORTHIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PENNITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARDS OF THIS SUBDIVISION.
- 10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 11. THIS SHORT PLAY EXISTS IN AN AREA WITH TRAFFIC NOISE, DUE TO ITS PROXMITTY TO 1-90 IT SHOULD BE EXPECTED THAT TRAFFIC NOISE MAY CONTINUE TO GROW INTO THE FUTURE, AND 1-90 MAY NEED TO BE EXPANDED TO ACCOMMODATE FUTURE GROWN. IF THE REPORTY DIWINE IS CONCERNED WITH TRAFFIC NOISE AFFECTING THIS PROPERTY, IT IS THEIR RESPONSIBILITY TO DAMPEN OR DEFECT ANY TRAFFIC NOISE FOR IT.
- 12. THE SUBJECT PROPERTY IS ADJACENT TO INTERSTATE 90 (1-90), WHICH IS A FULLY-CONTROLLED LIMITED ACCESS FACILITY WITH A POSTED SPEED LIMIT OF 70 MILES PER HOUR. WISDOT HAS ACQUIRED ALL ACCESS RIGHTS TO 1-90, DIRECT ACCESS IS PONUMENTED.

KRD NOTES:

- According to nithtas reclamation district (IRRD) records, Lot 1 has 4.00 irrigable acres and Lot 2 has no irrigable acres. IRRD Water May only be applied to irrigable acres.
- 2. FULL PAYMENT OF ANNUAL KIRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE DIWINER.
- 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 RESPOND WATER USE RECORDS FOR EACH LOT. WITO WILL ONLY BE RESPONSIBLE FOR RECEIVING RECORDS ON THE TOTAL WATER ORDERED AT THE ROO TURNOUT.
- KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROMISERED.
- KRD IS ONLY RESPONSIBLE FOR DELIVERY OF BOXER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURBOUT. THE MOD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, ENAPORATION, ETC.) BELLOW THE DESIGNATED TURBOUT.

FILED FOR RECORD THIS _____ DAY OF.____ 20___ AT __ IN BOOK____ OF _____ AT PAGE ____ AT THE REQUEST OF

SURVEYOR'S NAME

AUDITOR'S CERTIFICATE _

	County Auditor	Deputy County Auditor
	Enco	mpass /
AN L. Pr	165 NE Juniper Street, Suite 201 • b Eastern Vi	Mashington Division ssaquah, WA 98027 = Phone: (425) 392-0250 Pashington Division a, WA 98922 = Phone: (509) 674-7433
COPAN)	PRE TERRANCE JERKE	FINAL SHORT PLAT PARED FOR & PATRICIA MILLER-JERKE OF THE SE 1/4 OF SECTION 5.



KITTITAS COUNTY - WASHINGTON					
OWN BY	DATE	JOB NO).		
G. WEISER	8/2019		1719	5	
CHKD BY	SCALE	SHEET			
M.K.K./D.L.P.	N/A	2	OF	3	

MILLER-JERKE FINAL SHORT PLAT

RECEIVED Kittitas Co. CDS

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 FSP-

DEDICATION	DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, TERRANCE JERRIE AND PATRICIA MILLER—JERRIE, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEBBEN DESCRIBED REAL PROPERTY, DO HERCEN DECLARE, SUBONNE AND PLAT SHEREIN DESCRIBED.	KNOW ALL MEN BY THESE PRESENTS THAT, TERRANCE E. JERKE AND PATRICIA A. MULLER-JERKE, AS CO-TRUSTEES OF THE TERRY AND PATRICIA JERKE FAMILY TRUST, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREN DECROBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF, A.D., 20	IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF A.D., 20
TERRANCE JERKE PATRICIA MILLER-JERKE	TERRANCE E. JERKE PATRICIA A. MILLER-JERKE
ACKNOWLEDGEMENT STATE OF WASHINGTON)	ACKNOWLEDGEMENT STATE OF WASHINGTON)
COUNTY OF	COUNTY OF
ON THIS DAY PERSONALLY APPEARED BEFORE ME	ON THIS DAY PERSONALLY APPEARED BEFORE ME
TO ME KHOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND PROCEOUS INSTRUMENT, AND ACKNOWLEDGED THAT SOMED THE SAME AS THE SAME AS THE AND ACKNOWLEDGED THAT OF THE USES AND PURPOSES THE SAME AS THE AND THE THE AND THE SAME AS THE AND THE SAME AS THE	TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT IS SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES TRIERCIA MENTIONED.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF 20	GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF 20
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT MY APPOINTMENT EXPIRES	NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT MY APPOINTMENT EXPIRES
DEDICATION (MODY ALL MEN BY THESE PRESENTS THAT THE MODIFICATION CREDISTRATION SYSTEMS, INC. (MODS), SOLELY AS MOMINEE FOR UMPOUL BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DOES HEREBY DECLARE, SUBDINACE AND PLAY AS HEREIN DESCRIBED. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS	
YALE TILE	
ACKNOWLEDGEMENT	, particular 11 11 11 11 11 11 11 11 11 11 11 11 11
STATE OF S.S.	The state of the s
PUBLIC IN THIS DAY OF 20. BEFORE ME. THE UNDOFSCHEED, A MOTARY APPEARS IN AND FOR THE STATE OF AND DULY COMMISSIONED AND SWORM, PERSONALLY APPEARS IN AND FOR THE STATE OF AND ADDITIONAL THE STATE OF THE CORPORATION THAT EXECUTED THE FORECOME INSTRUMENT, AND ADDITIONAL PORT THE USE AND PUBLISHED AND ADDITIONAL PORT THE USES AND PUBLISHED AND ADDITIONAL AND ON CART AT THE CORPORATION, FOR THE USES AND PUBLISHED AND PUBLISHED, AND ON CART STATED THAT	1553 g
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.	AUDITOR'S CERTIFICATE
NOTARY PUBLIC BY AND FOR THE STATE OF RESIDING AT MY APPORTMENT EXPRES	FILED FOR RECORD THIS DAY OF 20 AT M. IN BOOK OF AT PAGE AT THE REQUEST OF
	DUSTIN L. PIERCE
	SURVEYOR'S NAME JERULD V. PETITI
	County Auditor Deputy County Auditor
	Encompace

IN BOOK OF AT PAGE AT THE REQUEST OF				
	IN L. PIERCE YOR'S NAME			
JERALD V. PE				
County Audi	tor Deputy Co	unty Auditor		
Encompass ENGINEERING & SPREYING Western Washington Division 165 NE Juviper Street, Suffe 201 * Issacquah. WA 98027 * Plnone: (425) 392-0250 Extra Washington Division 407 Swiftwater Blvd. * Cle Dam, WA 98022 * Plnone: (509) 674-7433				
MILLER-JERKE FINAL SHORT PLAT PREPARED FOR TERRANCE JERKE & PATRICA MILLER-JERKE A PTN OF THE E 12 OF THE SE 14 OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 16 EAST, WM. 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	3 OF 3		

CALLOWER PEOH POINT ROAD
COUNTY PUBLIC RW
PAVED

LOT 1

5.00 ACRES

LOT 2 6.96 ACRES

INTERSTATE 90 (I-90) WSDOT PUBLIC R/W

S 89*06'22" E 71.09'

A≈15°16'14" L≈339.02' R≈1272.00'

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

32 33 CALCULATED.

S 62*33'45" W 11,04"

SP-18-00001 FSP-



VICINITY MAP - N.T.S.



100' RADIUS WELLHEAD BUFFER





FOUND 1/2" IRON ROD 8 CAP, LS 18092

SET 5/8" IRON ROD & CAP, LS 45503

ASSESSOR'S PARCEL NUMBER

	LINE TABL	E
LINE# DIRECTION		DISTANCE
L1	S 1"55'47" W	68.75
L2	541"49"42" W	86.63
L3	8 85°10'28" E	237.05
L4	S 4*49'32" W	100.00
LS	N 59"34"31"E	150.90*
L6	8 30"25"29" E	51.29

	CURVE	TABLE	
CURVE #	RADIUS	LENGTH	DELTA
C1	180.00	104,45	39"63"55"
C2	150.00'	53.90"	20°35"19"
C3	300.00	127.30	24"18'43"







SEC.	5 T. 19 N.R.	10 C. 95.0
	(5)	- W
		**

AUDIT	OR'S	CERTIF	TCATE

FILED FOR RECORD THIS _____ DAY OF_____ 20___ AT _ _ AT PAGE ____ AT THE REQUEST OF

SURVEYOR'S NAME

Deputy County Auditor

Western Washington Division alte 201 • Issaquah, WA 98027 • Phone: (425) 392-0250

Eastern Washington Division
407 Swiftwater Blvd. • Cie Elum, WA 98922 = Phone: (509) 674-7433

MILLER-JERKE FINAL SHORT PLAT
PREPARED FOR
TERRANCE JERKE & PATRICIA MILLER-JERKE
A PTN OF THE B 1/2 OF THE SE 1/4 OF SECTION S,
TOWNISHIN 19 MORTH, RANGE 16 EAST, WM.
KITTITAS COUNTY - WASHINGTON P.

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

SURVEYOR'S CERTIFICATE

S 84°00'21" W APM \$54300 \$5-06-T08 500X J OF SHORT PLATS, PAGES 166 & 367 ____ \$ 50°33'45 W 514.71'

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 20 19

> DUSTIN L. PIERCE CERTIFICATE NO. 45503

DECEIVER AUG 01 2019

Kittitas Co. CDs

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 FSP-

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 98822-8930

PROPERTY INFORMATION:

PARCEL NO.: 816534
MAP NO.: 19-16-05040-0005
ACREACE: 1.17 ACRES (ASSESSOR) - 11.96 ACRES (SURVEYED)
LOTE: 2:
WATER SOURCE: SHARED WELL
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: AO-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, WM., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF LOWER PECH POINT ROAD AND NORTHERLY OF THE NORTHERLY BOUNDARY LINE OF INTERSTATE HIGHWAY NO, 90;

The Southerly 20 Feet, Thereof;
 That Portion of the Southeast quarter of Section 5, Township 19 North, Range 16
 Last, Ma., Kittas County, State of Washington, Which is Bounded by a line described as Follows:

COMMENGING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH DZZSY9° EAST, ALONG THE EAST BUNDARY LINE OF SAID SOUTHEAST QUARTER, BOAGO FEET, MORE OR LESS, TO THE NORTHERN FROM-FO-MAY BOUNDARY LINE OF INTERSTATE INCHMAY OF AND THE TRUE FORM OF BECRINORY OF SAID LINE; THENCE SOUTH BEZISTATS, LICKIC SAID MORTHEAVE, RIGHT-OF-WAY BOUNDARY LINE, LIGH FIRST, THENCE NORTH DIZTOT: EAST LOCALS FEET, MORE OR LESS, TO THE SOUTHEAVE WHITE OF BOUNDARY LINE OF LINES FROM THE SOUTHEAVE OWNER FEOT HOME OR LESS, TO SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH BY SOUTH BEZISTOT EAST. ALONG SAID SOUTHEAVE POWER FEOT HOME OR LESS, TO SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH BY SOUTH OZES OF LESS, TO SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH BY SOUTH OZES OF WEST, ALONG SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH BY SOUTH OZES OF MEST SOUTH SAID SOUTHEAST QUARTER; THENCE SOUTH OZES OF WEST, ALONG SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH OZES OF 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:

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

KITITIAS COUNTY PARCEL NO. 715438 GREGORY A NORTHCUTT 7341 LOWER PEOH POINT ROAD CLE ELUM WA 98922-8928

KITHTAS COUNTY PARCEL NO. 828534 KITHTAS COUNTY PARCEL NO. 858534 RALPH L & PAULA K GRIFFIN 7020 LOWER PEON POINT ROAD CLE ELIM WA 98922

KITHTAS COUNTY PARCEL NO. 952878 KITHTAS COUNTY PARCEL NO. 952879 MICHAEL D & KANDE BAKER PO BOX 1134 CLE ELUM WA 98922-2134

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

APPROVALS

KITTITAS COUNTY PUBLIC WORKS EXAMINED AND APPROVED THIS DAY
0FAD., 20
RITHTAS COUNTY ENGINEER
COMMUNITY DEVELOPMENT SERVICES
I HEREBY CERTIFY THAT THE "MILLER—JERKE" SHORT PLAT HAS BEED EVANIMED BY ME AND FIND THAT IT COMPORTIS TO THE COMPREHENSIVE PLAN OF THE KITITIAS COUNTY PLANNING COMMISSION.
DATED THIS DAY OFAD., 20
KITHTAS COUNTY PLANNING OFFICIAL
KITTITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITHTAS COUNTY CODE CHAPTER 13.
DATED THIS DAY OF A.D., 20
KITHIAS COUNTY HEALTH OFFICER
CERTIFICATE OF COUNTY TREASURER I HEREBY CERTIFY THAT THE TAKES AND ASSESSMENTS ARE PAUD FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.
DATED THIS DAY OF A.D.,

ORIGINAL TAX PARCEL NO.: 816534 (19-18-05040-0005)

KITHINAS CORRINA DEPASTREES

THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH MITTITAS COUNTY.

THIS SURVEY WAS PERFORMED USING A TRIMBLE ST, 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: 189712170012
 BOOK I OF SHORT PLATS, PAGES 167 & 168, AFN: 200705110064
 BOOK J OF SHORT PLATS, PAGES 166 & 167, AFN: 20080508002

RECORDS OF KITTITAS 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 SOI'21'10"W ALONG THE EASTERN BOUNDARY LINE OF THE PARCEL SHOWN MEREON AS SHOWN ON THAT SURVEY RECORDED UNDER BOOK I OF SHORT PLATS, PAGES 167 & 188

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 EXTENDE PLAT BOUNDARY AND SHALL BE DIVIDED BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR RINGATION.

2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITIAS COUNTY NOXIOUS WEED BOARD RECOMMERDIS MURICIATE RESEDING OF AREAS DESTRIRED BY OPELICIPATED TO PRECIDED 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 INTITIAS 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 RICHT-OF-WAY.

5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

6. MÉTERING SHALL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A WANNER CONSISTENT WITH KITHITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

7. THE APPROVAL OF THIS DIMISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXCHIPTION (RCM 90.44.050) FOR THIS FLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF EXOLOGY OR A COURT OF LAW.

B. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITHITAS COUNTY CODE 13.35.

9. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND BUPROVEMENTS, THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS, IT IS INCLIMENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATA REGION OF THE REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR SUPROVEMENTS THAT OCCUR WITHIN THE BOUNDAINES 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 PROMMITY TO 1-90 IT SHOULD BE EXPECTED THAT TRAFFIC NOISE MAY CONTINUE TO GROW WITO THE PUTURE, AND 1-90 MAY NEED TO BE EXPANDED TO ACCOMMODATE PUTURE GROWTH. IF THE PROPERTY OWNER IS CONCERNED WITH TRAFFIC NOISE AFFECTING THIS PROPERTY, IT IS THEIR RESPONSIBILITY TO DAMPEN OR DETECT MAY TRAFFIC NOISE FOR IT.

12. THE SUBJECT PROPERTY IS ADJACENT TO INTERSTATE 90 (1-90), WHICH IS A FULLY-CONTROLLED LIMITED ACCESS FACILITY WITH A POSTED SPEED LAMT OF 70 MILES PER HOUR. WISDOT HAS ACQUIRED ALL ACCESS RIGHTS TO 1-90; DRECT ACCESS IS PROHIBITED.

ACCORDING TO KITHTAS RECLAMATION DISTRICT (KRD) RECORDS, LDT 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 OF NON-USE OF WATER BY

3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SMALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER MILL 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. KRO IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 180 ACRE UNIT OR DESIGNATED TURNOUT. THE KRO IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

FILED FOR RECORD THIS _____ DAY OF_____ 20__ AT _

___ AT THE REQUEST OF

AUDITOR'S CERTIFICATE

	IN BOOK OF	AT PAGE AT	THE REQUEST OF
	SURVEYOR'S NAME JERALD V. PETITI County Auditor Deputy County Auditor		
	165 NE Juniper Street	COMD INEERING & SURV Western Washington Division Suite 201 * Issaquah, WA 98027 v Extern Washington Division	Phone: (425) 392-0250
4500 A	407 Swiftwater Elod. • Cit Elam, 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 18 EAST, W.M. KUTITIAS COUNTY: V-WAS-HINGTON		
ORIL LAND SE	DWN BY G. WEISER	8/2019	JOB NO. 17195
	CHKD BY	SCALE	SHEET
	I M.K.K./D.L.P.	I N/A	1 2 OF 3 I





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 FSP-

_____ A.D., 20__

PERIORITION	DEDICATION.	
DEDICATION	DEDICATION	
KNOW ALL MEN BY THESE PRESENTS THAT, TERRANCE JERKE AND PATRICIA MILLER—JERKE, NUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEIGHD DESCRIBED REAL PROPERTY, OD HERCEY DECLARE, SUBDIME AND PLAT AS MERCHN DESCRIBED.	KNOW ALL MEN BY THESE PRESENTS THAT, TERRANCE E. JERRE AND PATRICIA A. MILLER-J AS CO-TRUSTEES OF THE TERRY AND PATRICIA JERRIC FAMILY TRUST, COES HEREBY DECLA SUBDIVICE AND PLAY AS MERCIN DESCRIBED.	erke, Re,
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF A.D., 20	IN WITHESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF	A.D.
TERRANCE JERKE PATRICIA MILLER-JERKE	TERRANCE E. JERKE PATRICIA A. MILLER-JERKE	
ACKNOWLEDGEMENT	ACKNOWLEDGEMENT	
STATE OF WASHINGTON) a.s.	STATE OF WASHINGTON_)	
COUNTY OF	COUNTY OF	
ON THIS DAY PERSONALLY APPEARED BEFORE ME	ON THIS DAY PERSONALLY APPEARED BEFORE ME	
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND POREGOING INSTRUMENT, AND ACKNOWLEDGED THAT I SCARED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREM MENTIONED.	TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FORECOME DISTRUMENT, AND ACKNOWLEDGED THAT SKRIED 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	GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF 20	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIONS AT MY APPOINTMENT EXPIRES	NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT MY APPOINTMENT EXPRES	
DEDICATION		
KNOW ALL MEN BY THESE PRESENTS THAT THE MORTICAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS MOMINEE FOR UMPQUA BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DOES MEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.		
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF A.D., 20		
NAME NAME TITLE TITLE		
ACKNOWLEDGEMENT		
STATE OF S.S.	A SELVE	P
ON THIS DAY OF 20. BEFORE ME, THE UNDERSIONED, A NOTARY APPEARED AND FOR THE STATE OF AND THE STATE OF AND THE STATE OF AND THE STATE OF AND THE CORPORATION THAT EXECUTED THE FORESONCE HISTORIAMENT, 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 OATM STATED THAT AUTHORIZED TO DISCOUTE THE SAID INSTRUMENT.	The same of the sa	15502 1257 12670
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.	(A) Not a company	27.00
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.	AUDITOR'S CERTIFICATE	_
DATE DATE DATE OF THE AND DESCRIPTION OF		_
MOTARY PUBLIC IN AND FOR THE STATE OF PESIDING AT MY APPOINTMENT EXPIRES	FILED FOR RECORD THIS DAY OF 20 AT	M.
m: APPENDIMENT EXPIRES	IN BOOK OF AT PAGE AT THE REQUES	T OF



FILED FOR RECORD THIS DAY OF 20 ATM. IN BOOK OF AT PAGE AT THE REQUEST OF					
	DUSTIN L. PIERCE. SURVEYOR'S NAME				
County Auditor Deputy County Auditor					
Encompass ENGINEERING SURVEYING Western Washington Division 165 NE jumper Street, Sulte 201 + Issagarit, WA 98027 - Phone: (425) 392-0250 Enclared Washington Division 407 Swithwater Bhd. + Cle Blun, WA 98922 + Phone: (509) 674-7433					
MILLER-JERKE FINAL SHORT PLAT PREPARED FOR TERRANCE JERKE & PATRICIA MILLER-JERKE A PIN OF THE E 1/2 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 16 EAST, WM. KITTITAS COLUMY, WASHINGTON					
DWN BY	DATE	JOB NO.			
G. WEISER	8/2019	17195			
CHKD BY	SCALE	SHEET			
M.K.K./D.L.P.	N/A	3 OF 3			