

**PROPERTY OWNER:**

MATT VEEDER  
P.O. BOX 77276  
SEATTLE, WA 98177

**PROPERTY INFORMATION:**

EXISTING TAX PARCEL NO.: 10153  
EXISTING MAP NO.: 19-15-05057-0003  
NUMBER OF LOTS: 3  
EXISTING ZONE: RURAL 3  
SOURCE OF WATER: GROUP B WATER SYSTEM  
SEWER SYSTEM: SEPTIC TANK & DRAINFIELD

**J.D.'S HAPPY HEIGHTS SHORT PLAT**  
A PORTION OF THE SW 1/4 OF SECTION 5,  
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON

SP-07-119  
SPF-

**LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 72156-47152004:**

LOT H-3, OF WEST SIDE HEIGHTS NO. 8 SHORT PLAT, KITITAS COUNTY SHORT PLAT NO. SP-94-24, AS RECORDED NOVEMBER 29, 1994, IN BOOK D OF SHORT PLATS, PAGES 188 AND 189, UNDER AUDITOR'S FILE NO. 577310, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

**SHORT PLAT NOTES:**

- 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.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
- 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.
- THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES 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.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 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.
- ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE 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.
- 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.

**ADJACENT OWNERS:**

19-15-05050-0003 HARRISON MEKEEL 3020 ISSAQUAH PINE LK RD #PMB261 SAMMAMISH, WA 98075	19-15-05057-0004 MARTIN R. MARLEY 8440 SE 47TH PL MERCER ISLAND, WA 98040
19-15-05050-0004 DANIEL R. MAHLEN 251 CHELAN LANE CLE ELUM, WA 98922	19-15-05064-0002 LARRY HARTMAN 400 CHELAN LN CLE ELUM, WA 98922
19-15-05051-0003 ROBERT McGINNIS 500 CHELAN LANE CLE ELUM, WA 98922	19-15-05065-0001 19-15-05065-0002 19-15-05065-0003 DEAN ROTH P.O. BOX 579 SUMNER, WA 98390
19-15-05056-0001 RICHARD A. SWANK 2917 QUEEN ANNE AVE N SEATTLE, WA 98109	19-15-05066-0004 RICK CALLAWAY 12310 334TH AVE NE CARNATION, WA 98014
19-15-05056-0005 WAYNE V. HOGAN 3222 E BAY DR NW GIG HARBOR, WA 98335	19-15-05067-0002 TRUSTEE OF DAVID LUMSDEN P.O. BOX 37 CLE ELUM, WA 98922

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, MATT VEEDER, A MARRIED MAN 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 \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

\_\_\_\_\_  
MATT VEEDER

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) s.s.

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

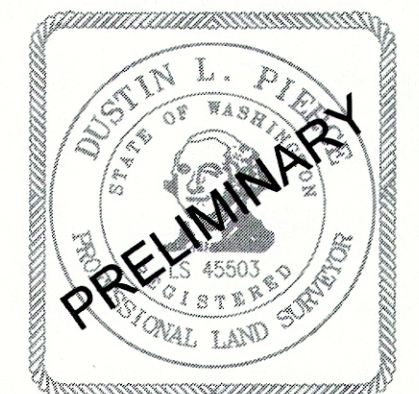
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS \_\_\_\_\_ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
MY APPOINTMENT EXPIRES \_\_\_\_\_

**SURVEY NOTES:**

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A SHORT PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A NIKON NPL 522 TOTAL STATION & A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 20 OF SURVEYS, PAGES 38 & 39, AFN: 570678
  - BOOK D OF SHORT PLATS, PAGES 188 & 189, AFN: 577310
- ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- THE MONUMENTS FOR THE PARCELS TO BE CREATED BY THIS SHORT PLAT WERE PLACED BY DAVID P. NELSON IN JUNE OF 2007. SAID MONUMENTS WERE LOCATED, CHECKED AND ACCEPTED AS THE LOT CORNERS FOR THIS SHORT PLAT.



**AUDITOR'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

**Encompass**   
ENGINEERING & SURVEYING

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

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

J.D.'S HAPPY HEIGHTS SHORT PLAT PREPARED FOR MATT VEEDER A PORTION OF THE SW 1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M. KITITAS COUNTY WASHINGTON		
DWN BY T.R./G.W.	DATE 08/2020	JOB NO. 07102
CHKD BY D.N./D.L.P.	SCALE N/A	SHEET 2 OF 2