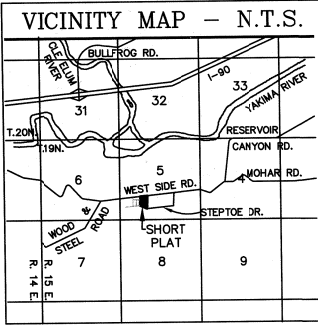


4204

11/02/2020 11:13:40 AM V: L P: 204 20201102048
 DISTIN L. PIERCE
 COUNTY ENGINEER



APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 20 DAY
 OF October A.D., 2020

 KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "J.D.'S HAPPY HEIGHTS" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
 DATED THIS 20 DAY OF November A.D., 2020

 KITITAS COUNTY PLANNING OFFICIAL

KITITAS COUNTY HEALTH DEPARTMENT

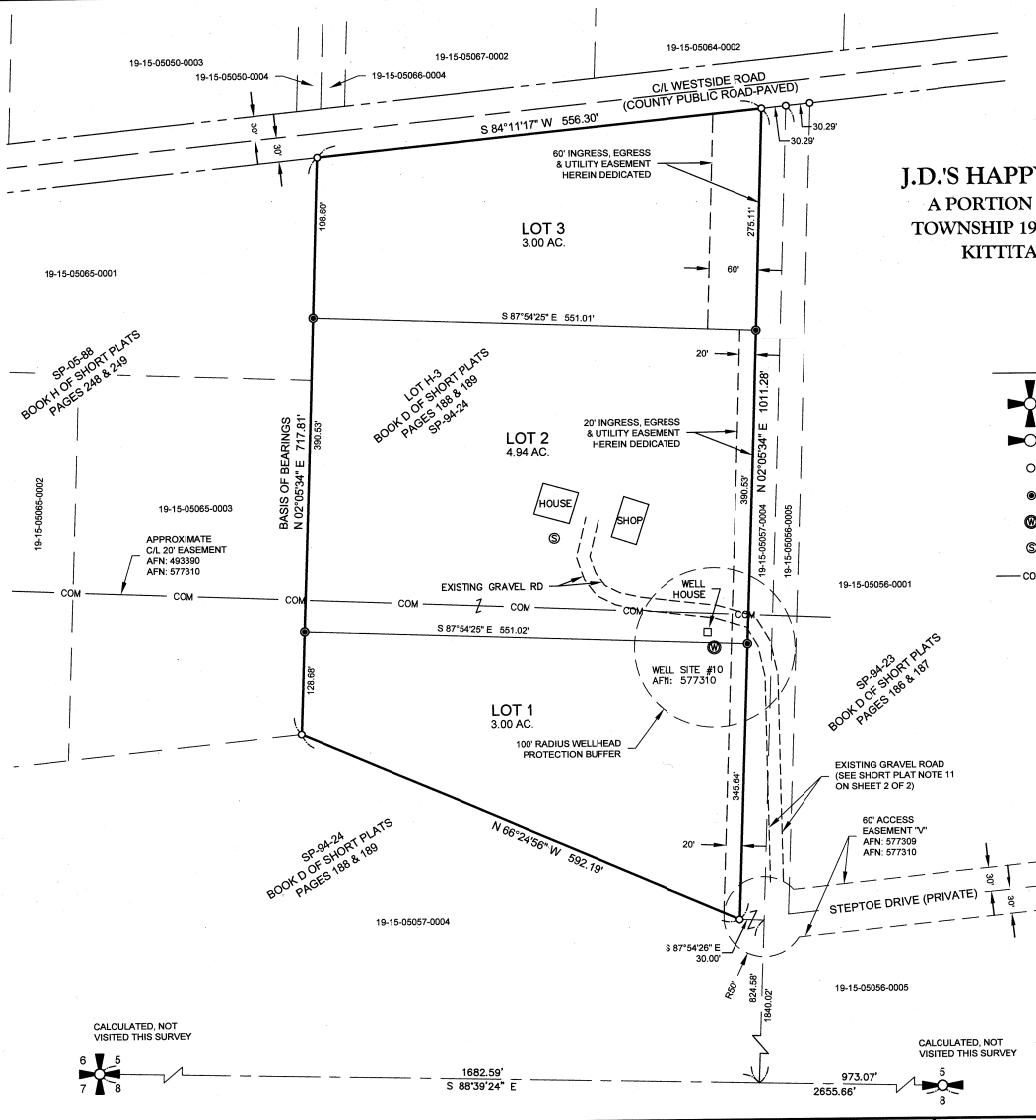
I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
 DATED THIS 28 DAY OF Oct A.D., 2020

 HEALTH DEPARTMENT 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 2 DAY OF November A.D., 2020

 MICHAEL DINE
 KITITAS COUNTY TREASURER
 ORIGINAL TAX PARCEL NO.: 10153 (19-15-05057-0003)



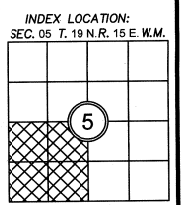
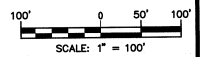
J.D.'S HAPPY HEIGHTS SHORT PLAT

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-20-00003

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND 5/8" IRON ROD & CAP, LSN# 18078
- FOUND 1/2" IRON ROD & CAP, LSN# 18092
- EXISTING WELL
- SEPTIC LID
- UNDERGROUND COMMUNICATION LINE



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 MATT VEEDER
 IN OCT. 2020
 DUSTIN L. PIERCE
 CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE 202011020048

FILED FOR RECORD THIS 2nd DAY OF NOV 2020 AT 11:12 A.M.
 IN BOOK L OF Short Plat AT PAGE 204 AT THE REQUEST OF
 SURVEYOR'S NAME DUSTIN L. PIERCE
 COUNTY AUDITOR JERALD V. PETTIT
 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 Swiltwater 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	DATE	JOB NO.
DWN BY T.R./G.W.	10/2020	07102
CHKD BY D.N./D.L.P.	SCALE 1" = 100'	SHEET 1 OF 2

1/209

11/09/2020 11:13:40 AM V. L. P. 205 202011020048
KITTITAS COUNTY AUDITOR
Page 2 of 2



PROPERTY OWNER:

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

PROPERTY INFORMATION:

EXISTING TAX PARCEL NO.: 10153
EXISTING MAP NO.: 19-15-05057-0203
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-20-00003

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.

ADJACENT OWNERS:

19-15-05050-0003
HARRISON MEKEL
3020 ISSAQUAH PINE LK RD
#RMB251
SAMMAMISH, WA 98075
19-15-05050-0004
DANIEL R. MAHLEN
251 CHELAN LANE
CLE ELLUM, WA 98922
19-15-05051-0003
ROBERT MCGINNIS
500 CHELAN LANE
CLE ELLUM, WA 98922
19-15-05056-0001
RICHARD A. SWANK
2917 QUEEN ANNE AVE N
SEATTLE, WA 98109
19-15-05056-0005
WYNNE V. HOGAN
3222 E BAY DR NW
GIG HARBOR, WA 98335
19-15-05057-0004
MARTIN R. MARLEY
8440 SE 47TH PL
MERCER ISLAND, WA 98040
19-15-05064-0002
LARRY HARTMAN
400 CHELAN, N
CLE ELLUM, WA 98922
19-15-05065-0001
19-15-05065-0002
19-15-05065-0003
DEAN ROTH
P.O. BOX 579
SUMNER, WA 98390
19-15-05066-0004
RICK CALLAWAY
12310 334TH AVE NE
CARNATION, WA 98014
19-15-05067-0002
TRUSTEE OF DAVID LUMSDEN
P.O. BOX 37
CLE ELLUM, WA 98922

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.
- METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- 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.
- 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 THE 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.
- THE EXISTING GRAVEL DRIVEWAY SHOWN ON SHEET 1 IS RECOGNIZED BY KITITAS COUNTY PUBLIC WORKS AS THE HISTORICALLY UTILIZED ACCESS WHICH CROSSES MULTIPLE ADJACENT PARCELS. PRESCRIPTIVE RIGHTS MAY EXIST WITH REGARD TO SAID ACCESS.

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 6th DAY OF October, A.D. 2020

Matt Veeder
MATT VEEDER

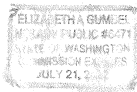
ACKNOWLEDGEMENT

STATE OF WA) S.S.
COUNTY OF King

ON THIS DAY PERSONALLY APPEARED BEFORE ME Matt Veeder

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6th DAY OF Oct, 2020



Elizabeth A. Gumbel
NOTARY PUBLIC IN AND FOR THE STATE OF
WA RESIDING AT Shoreline
MY APPOINTMENT EXPIRES July 21, 2022

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 57, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAAC 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: 577310ALL 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 202011020048
FILED FOR RECORD THIS 2nd DAY OF Nov, 2020 AT 11:13 AM.
IN BOOK L OF Short Plat AT PAGE 209 AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
JERALD V. PETTIT
County Auditor
Jerald V. Pettit
Deputy County Auditor

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J.D.'S HAPPY HEIGHTS S-HORT 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	DATE	JOB NO.
T.R./G.W.	10/2020	07102
CHKD BY	SCALE	SHEET
D.N./D.L.P.	N/A	2 OF 2