

BIG CREEK II SHORT PLAT

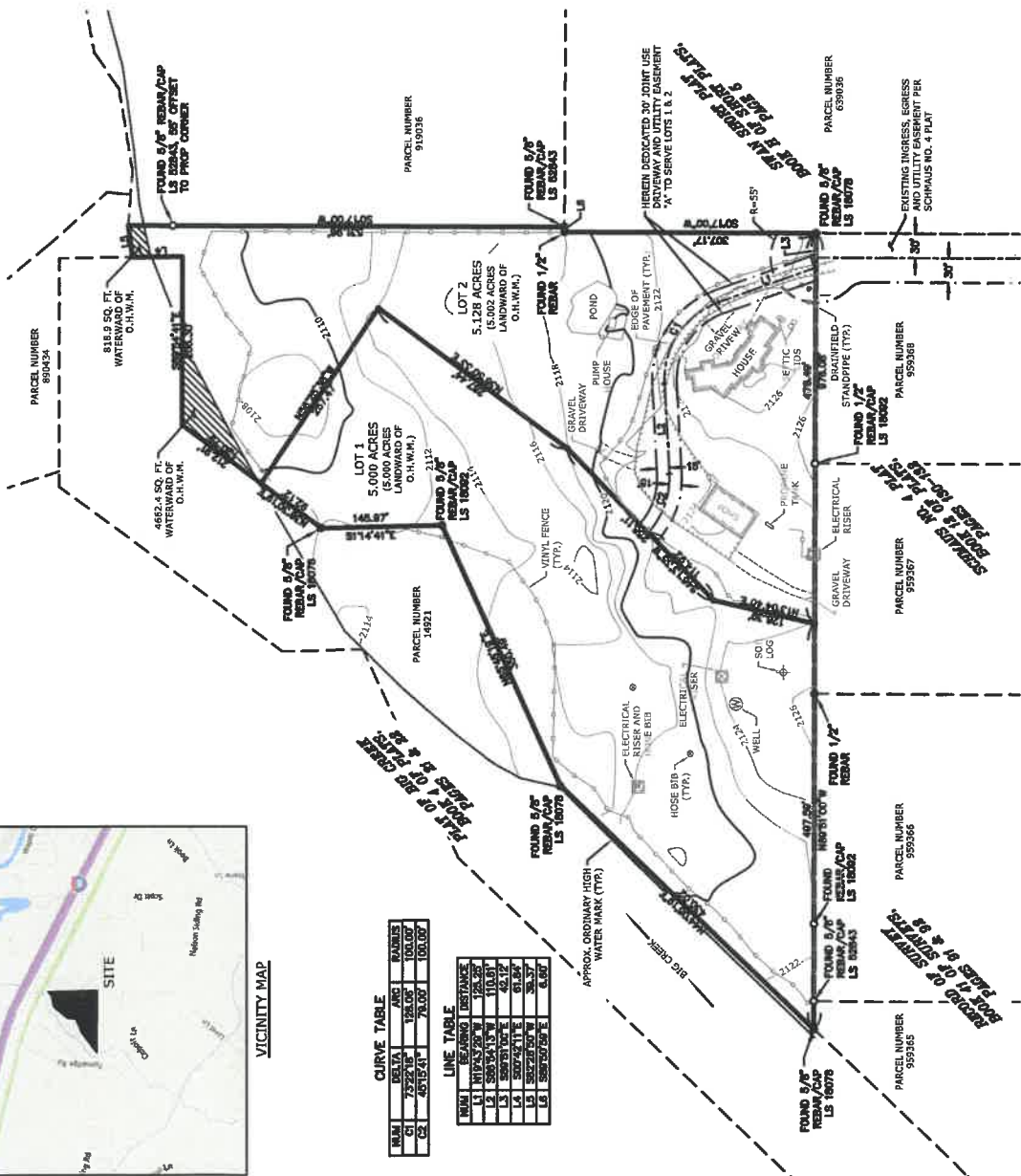
A PORTION OF THE SW1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

RECEIVED
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Kittitas Co. CDS



VICINITY MAP



CURVE TABLE

CH	BEARING	ARC	RADIUS	CHORD	ANGLE
C1	72°52'14"	128.00'	100.00'	100.00'	100.00'
C2	45°18'41"	74.00'	100.00'	100.00'	100.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°54'25"W	128.00'
L2	S89°54'15"W	100.00'
L3	S89°54'15"W	100.00'
L4	S89°54'15"W	100.00'
L5	S89°54'15"W	100.00'
L6	S89°54'15"W	100.00'

NOTES:

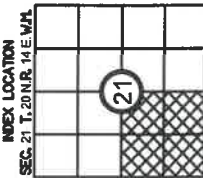
- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH THE COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S5, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 33-130-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED BETWEEN JULY OF 2018 AND JUNE 2019. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
- ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
-BOOK 1 OF PLATS, PAGES 21 & 22
-BOOK 2 OF PLATS, PAGES 107 & 108
-BOOK 13 OF PLATS, PAGES 104 & 102
-BOOK 15 OF SURVEYS, PAGE 14
-BOOK 17 OF SURVEYS, PAGE 18
-BOOK 28 OF SURVEYS, PAGE 11
-BOOK 42 OF SURVEYS, PAGES 94 & 92
-BOOK 42 OF SURVEYS, PAGES 94 & 97
-BOOK 1 OF SHORT PLATS, PAGE 5
- RECORDS OF KITTITAS COUNTY, WASHINGTON.
THE BASIS OF BEARINGS SHOWN HEREON IS N89°51'00"W ALONG THE SOUTHERN BOUNDARY LINE AS SHOWN ON THAT SURVEY AS RECORDED IN BOOK 17 OF SURVEYS, PAGE 16.

LEGEND:

- FOUND IRON ROD W/CAP, AS NOTED
- FOUND 1/2" IRON ROD
- SET 5/8" IRON ROD W/CAP, LS 52843

VERTICAL DATUM:

NAVD '88



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2019, AT _____ M., IN BOOK _____ OF SHORT PLATS, AT PAGE _____ AT THE REQUEST OF DIRECT SURVEYING.

COUNTY AUDITOR

DEPUTY 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 MICK SANTA, IN JULY 2019.

STATE OF WASHINGTON CERTIFICATE NO. 22443

DATE



DIRECT SURVEYING
13221 10TH ST, SUITE A
SEASIDE, WA 98138
(206) 825-8749

BIG CREEK II SHORT PLAT

PREPARED FOR
MICK SANTA
SW1/4 OF SEC. 21, T.20N., R.14E., W.M.

KITTITAS COUNTY	JOB NO.	WASHINGTON
DRAWN BY	DATE	
S. WARD	11/2019	18-024
CHECKED BY	SCALE	SHEET
SW/WW	1"=100'	1 OF 2

BIG CREEK II SHORT PLAT
A PORTION OF THE SW1/4 OF SECTION 21, TOWNSHIP 20 NORTH,
RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

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 BIG CREEK II 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

I HEREBY CERTIFY THAT THE BIG CREEK II SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

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 PROCEEDING 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 NUMBER: 64036

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICK C. SANTA, AN UNMARRIED MAN, OWNER IN FEE SIMPLE OF THE HEREBY DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

MICK C. SANTA _____

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss.

COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D. 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MICK C. SANTA, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE VALLEY BANK, THE UNDERSIGNED SECURED PARTY FOR THE HEREBY 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____

CASHMERE VALLEY BANK

NAME _____

TITLE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON) ss.

COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D. 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF CASHMERE VALLEY BANK, AND THAT THE PARTIES MENTIONED, AND ON EACH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

MY COMMISSION EXPIRES: _____

PROPERTY OWNER

MICK C. SANTA
 1091 BIG CREEK RD.
 GLE ELUM, WA 98822

PROPERTY INFORMATION

PARCEL NUMBER: 64036
 MAP NUMBER: 20-14-21035-006
 LOT SIZE: 10.08 ACRES
 WATER SOURCE: SHARED WELL
 SEWER SOURCE: ON SITE SEWAGE SYSTEMS
 IMPROVEMENTS: NONE PLAT ZONE: AG-5

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY, UNDER POLICY NUMBER 72169-4670789)
 PARCEL 1 OF THAT CERTAIN SURVEY RECORDED NOVEMBER 13, 1990, IN BOOK 17 OF SURVEYS, PAGE 18, UNDER AUDITORS MICK C. SANTA, AS PART OF THE WESTERLY QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON,
 AND
 THE WEST 80 FEET OF PARCEL 1 OF THAT CERTAIN SURVEY RECORDED MARCH 21, 1991, IN BOOK 15 OF SURVEYS, PAGE 141, UNDER AUDITORS MICK C. SANTA, AS PART OF THE WESTERLY QUARTER OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ADJOINING PROPERTY OWNERS

KITTITAS COUNTY PARCEL NUMBER 819038
 JAY & KATHLEEN AFLERBAUGH
 PUYALLUP, WA 98374

KITTITAS COUNTY PARCEL NUMBER 639059
 PHILLIP & REBECCA HEDMANN
 1000 N VISTA RD.
 ELLensburg, WA 98828

KITTITAS COUNTY PARCEL NUMBER 653907 & 652688
 MICK SANTA
 1091 BIG CREEK RD.
 GLE ELUM, WA 98822

KITTITAS COUNTY PARCEL NUMBER 892888
 CASHMERE VALLEY BANK
 PO BOX 923
 ROSLYN, WA 98841

KITTITAS COUNTY PARCEL NUMBER 653665
 MONTE DEBOER
 5475 NE 200TH PL
 LAKE FOREST PARK, WA 98155

KITTITAS COUNTY PARCEL NUMBER 14821
 BIG CREEK PLAT OWNERS

KITTITAS COUNTY PARCEL NUMBER 68454
 ALBERT & KRISTINE LEE
 8659 30TH AVE. W
 SPOKANE, WA 99209-4031

SHORT PLAT NOTES

- A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR SHORT PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES, SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER ROW 17.10.40 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF WEEDS AND INVASIVE SPECIES. COUNTY PUBLIC WORKS WILL BE REQUIRED TO RECOMMEND IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROGRESSION OF WEEDS AND INVASIVE SPECIES. SEE KITTITAS COUNTY ROAD STANDARDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.



AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____
 2019, AT _____ M. IN BOOK _____ OF SHORT PLATS. AT PAGE _____
 AT THE REQUEST OF DIRECT SURVEYING.
 JERALD V. PETTIT _____ DEPUTY AUDITOR
 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 MICK SANTA, IN JULY 2019.
 SAMUEL R. WARD, PLS _____ DATE _____
 STATE OF WASHINGTON CERTIFICATE NO. 82843
 STATE OF WASHINGTON CERTIFICATE NO. 82843



BIG CREEK II SHORT PLAT
 PREPARED FOR
 MICK SANTA
 SW1/4 OF SEC. 21, T.20N., R.14E., W.M.
 KITTITAS COUNTY
 DRAWN BY _____ DATE 11/2019 JOB NO. _____
 S. WARD
 CHECK BY _____ SCALE N/A SHEET 18-074
 SW/WV _____ N/A 2 OF 2