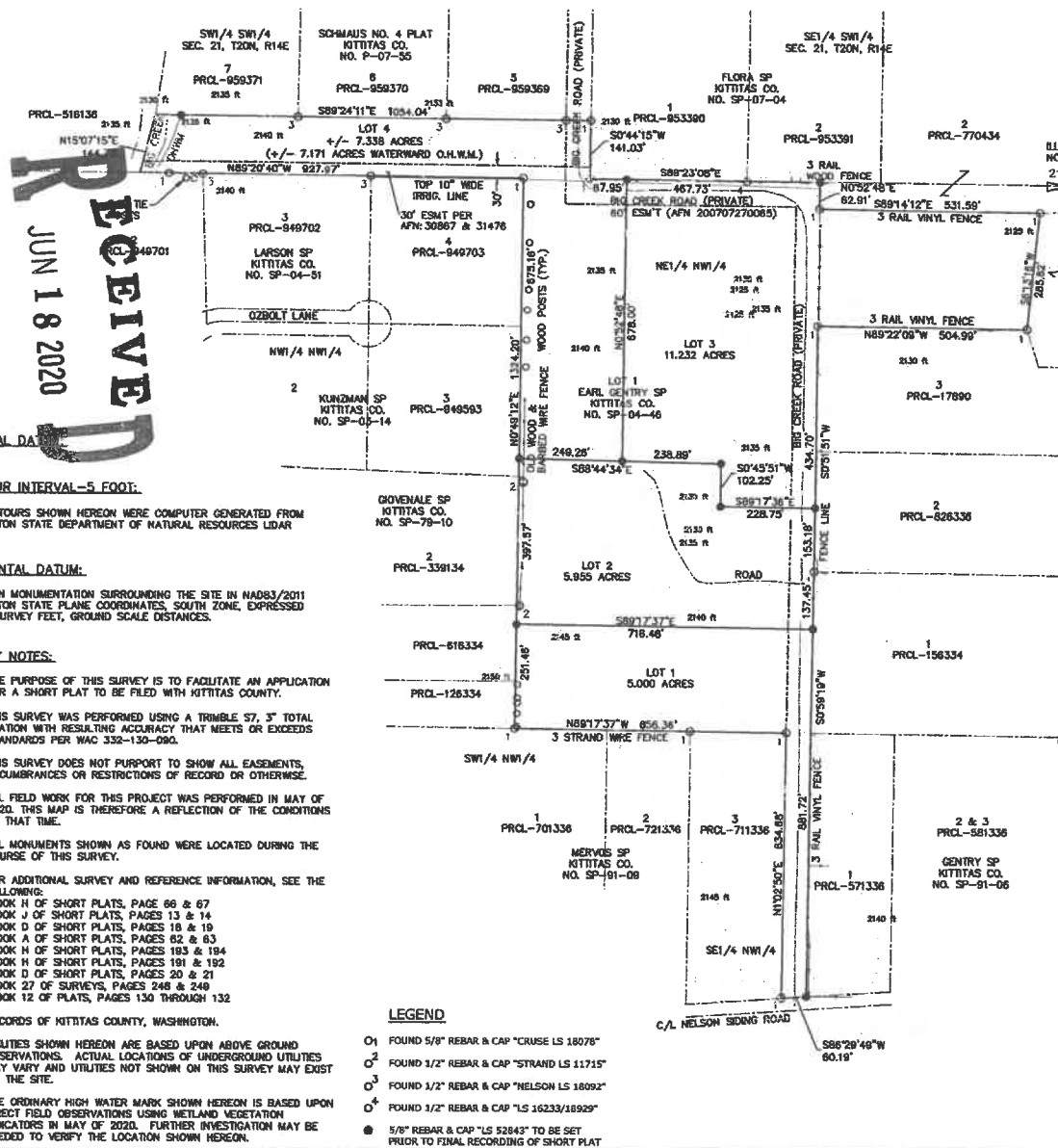


ZIPPERER SHORT PLAT, SP-20-XXXX

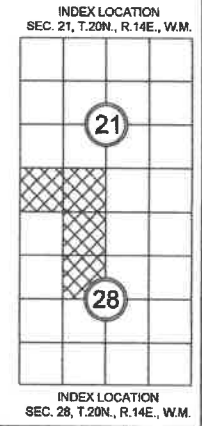
A PORTION OF SECTIONS 21 & 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

Kittitas County CD



ILLUSTRATED, NOT VISITED

KITTITAS CO. SP. NO. SP-93-17



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 PRECEDING 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: 15148

RECEIVED
 JUN 18 2020

VERTICAL DATUM: NAVD 88
 CONTOUR INTERVAL - 5 FOOT:
 THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES LIDAR DATA.

HORIZONTAL DATUM:
 BASED ON MONUMENTATION SURROUNDING THE SITE IN NAD83/2011 WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, EXPRESSED IN U.S. SURVEY FEET, GROUND SCALE DISTANCES.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 5" 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. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MAY OF 2020. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
5. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
6. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 BOOK H OF SHORT PLATS, PAGE 66 & 67
 BOOK J OF SHORT PLATS, PAGES 13 & 14
 BOOK D OF SHORT PLATS, PAGES 18 & 19
 BOOK A OF SHORT PLATS, PAGES 82 & 83
 BOOK H OF SHORT PLATS, PAGES 193 & 194
 BOOK H OF SHORT PLATS, PAGES 191 & 192
 BOOK D OF SHORT PLATS, PAGES 20 & 21
 BOOK 27 OF SURVEYS, PAGES 248 & 249
 BOOK 12 OF PLATS, PAGES 130 THROUGH 132
 RECORDS OF KITTITAS COUNTY, WASHINGTON.
7. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.
8. THE ORDINARY HIGH WATER MARK SHOWN HEREON IS BASED UPON DIRECT FIELD OBSERVATIONS USING WETLAND VEGETATION INDICATORS IN MAY OF 2020. FURTHER INVESTIGATION MAY BE NEEDED TO VERIFY THE LOCATION SHOWN HEREON.

LEGEND

- 01 FOUND 5/8" REBAR & CAP "CRUISE LS 18076"
- 02 FOUND 1/2" REBAR & CAP "STRAND LS 11715"
- 03 FOUND 1/2" REBAR & CAP "NELSON LS 16092"
- 04 FOUND 1/2" REBAR & CAP "LS 16233/16929"
- 5/8" REBAR & CAP "LS 52843" TO BE SET PRIOR TO FINAL RECORDING OF SHORT PLAT

AUDITOR'S CERTIFICATE
 FILED FOR RECORD, THIS _____ DAY OF _____, 2020,
 AT _____ M., IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF APS SURVEY & MAPPING, INC.

 JERALD V. PETIT
 COUNTY AUDITOR

 DEPUTY AUDITOR



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JUSTIN & STEPHANIE ZIPPERER, IN MAY OF 2020.

 JAMUEL R. WARD, PLS
 DATE _____
 STATE OF WASHINGTON CERTIFICATE NO. 52843

ZIPPERER SHORT PLAT
 SP-20-XXXX
 FOR
 JUSTIN C. & STEPHANIE N. ZIPPERER
 SW1/4 OF SECTION 21 AND NW1/4 OF SECTION 28, T20N, R14E. W.M.

SURVEYED BY: JC DRAWN BY: MAGG CHECKED BY: VW APPROVED BY: SRW
 DATE: JUNE 2020 APSSM JOB NO.: 1819002 ACAD NAME: 1819002SP (2018)

APS
 SURVEY & MAPPING

1321 S.E. 28TH STREET, SUITE A, BELLEVUE, WA 98005
 TEL: (425) 746-2020 WWW.APSSM.COM

SHEET
1
OF
2

ZIPPERER SHORT PLAT, SP-20-XXXXX
A PORTION OF SECTIONS 21 & 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, JUSTIN C. ZIPPERER AND STEPHANIE N. ZIPPERER, 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 _____ DAY OF _____ A.D., 20____.

JUSTIN C. ZIPPERER _____ STEPHANIE N. ZIPPERER _____

ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF _____ } ss.

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 PERSON(S) 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: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT _____ THE UNDERSIGNED SECURED PARTY FOR 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____.

UNDERSIGNED SECURED PARTY

NAME _____ NAME _____
 TITLE _____ TITLE _____

ACKNOWLEDGMENT

STATE OF WASHINGTON }
 COUNTY OF _____ } ss.

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 _____ AND _____ BANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH 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:

JUSTIN C. ZIPPERER AND STEPHANIE N. ZIPPERER
 XXX BIG CREEK ROAD
 P.O. BOX 971
 CLE ELLUM, WA 98922-0871

PROPERTY INFORMATION:

PARCEL NUMBER: 15148
 MAP NUMBER: 20-14-28059-0001
 ACREAGE: 29.525 ACRES
 LOTS: 4
 WATER SOURCE: INDIVIDUAL AND/OR SHARED WELL
 SEWER SOURCE: ON-SITE SEPTIC SYSTEM
 DRAINAGE IMPROVEMENTS: NONE PLANNED
 ZONE: AG-5

EXISTING LEGAL DESCRIPTION:

(PER ALTA OWNER'S POLICY, UNDER POLICY NUMBER OF 35-OR1002-5420723)

LOT 1 OF EARL GENTRY SHORT PLAT, SP-04-045, RECORDED IN BOOK H OF SHORT PLATS AT PAGES 68 AND 67 UNDER RECORDING NUMBER 20050600000, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON.

ADJOINING PROPERTY OWNERS:

KITTITAS COUNTY PARCEL NUMBER 518130
 ROBERT L. KALLIO
 17358 NORMANDY TERRACE SW
 NORMANDY PARK, WA 98166

LOT 7
 SCHMAUS NO 4 PLAT P-07-55
 KITTITAS COUNTY PARCEL NUMBER 959371
 MICHAEL F. & VICKI OSBORNE
 5623 146TH PL SW
 EDMONDS, WA 98026

LOT 6
 SCHMAUS NO 4 PLAT P-07-55
 KITTITAS COUNTY PARCEL NUMBER 959370
 MICHAEL J. & TAMARA L. KULP
 P.O. BOX 188
 SOUTHWORTH, WA 98336

LOT 5
 SCHMAUS NO 4 PLAT P-07-55
 KITTITAS COUNTY PARCEL NUMBER 959369
 JERRY W. & CHERI HARRELL
 951 BIG CREEK RD.
 CLE ELLUM, WA 98922

LOT 1
 FLORA SP-07-04
 KITTITAS COUNTY PARCEL NUMBER 953350
 DIXIE M. & MARK G. SMITH
 800 BIG CREEK RD.
 CLE ELLUM, WA 98922

LOT 2
 FLORA SP-07-04
 KITTITAS COUNTY PARCEL NUMBER 953351
 RICK A. & ALLISON COLEMAN
 800 BIG CREEK RD.
 CLE ELLUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 770434
 DANIEL B. & DONNA L. CROWE
 5000 BIG CREEK RD.
 CLE ELLUM, WA 98922

LOT 2
 LARSON SP-04-51
 KITTITAS COUNTY PARCEL NUMBER 949701
 CATHERINE E. & FREDERICK B. KUNZMANN
 2524 N. ASTOR CT.
 EAST WENATCHEE, WA 98802

LOT 3
 LARSON SP-04-51
 KITTITAS COUNTY PARCEL NUMBER 949702
 CATHERINE E. & FREDERICK B. KUNZMANN
 2524 N. ASTOR CT.
 EAST WENATCHEE, WA 98802

LOT 4
 LARSON SP-04-51
 KITTITAS COUNTY PARCEL NUMBER 949703
 KELSEY NOEL MUELLER
 560 STRANGE ROAD
 ELLENBURG, WA 98526

LOT 3
 KUNZMANN SP-03-14
 KITTITAS COUNTY PARCEL NUMBER 946939
 MADINE P. & PAUL LARSON
 9208 N. AUSTIN RD.
 SPOKANE, WA 99208

LOT 2
 GIOVENALE SP-78-10
 KITTITAS COUNTY PARCEL NUMBER 339134
 MORGAN FAMILY HOLDING TRUST
 BILLY D. & SUSAN E. MORGAN
 4391 NELSON SIDING RD.
 CLE ELLUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 616334
 JAN M. CAVELLA
 4341 NELSON SIDING RD.
 CLE ELLUM 98922

KITTITAS COUNTY PARCEL NUMBER 126034
 JAN M. CAVELLA
 4341 NELSON SIDING RD.
 CLE ELLUM 98922

KITTITAS COUNTY PARCEL NUMBER 701336
 ALFRED V. & KATHLEEN L. MONTGOMERY
 4291 NELSON SIDING RD.
 CLE ELLUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 721336
 ALFRED V. & KATHLEEN L. MONTGOMERY
 4291 NELSON SIDING RD.
 CLE ELLUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 711336
 RONALD T. TROMBELEY, JR.
 P.O. BOX 872
 CLE ELLUM, WA 98922

LOT 1
 KITTITAS COUNTY PARCEL NUMBER 571336
 COREY J. & LISA A. REEL
 501 BIG CREEK RD.
 CLE ELLUM, WA 98922

LOT 1
 KITTITAS COUNTY PARCEL NUMBER 159334
 STEPHANIE L. HUBER
 250 BIG CREEK RD.
 CLE ELLUM, WA 98922

LOT 2
 KITTITAS COUNTY PARCEL NUMBER 829336
 BRIAN WASS ETUX
 P.O. BOX 1130
 RENTON, WA 98057

LOT 3
 KITTITAS COUNTY PARCEL NUMBER 17860
 KENT & KELLY CHRISTENSEN
 480 BIG CREEK RD.
 CLE ELLUM, WA 98922

LOT 2
 KITTITAS COUNTY PARCEL NUMBER 21053
 KEVIN R. & VIVIAN MORRISON
 2218 ARBOR FOREST TRAIL SW
 MARBETTA, GEORGIA 30064

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 MAY ALSO BE USED FOR IRRIGATION.
2. 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, REQUIREMENTS, 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.
3. KITTITAS 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 AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
4. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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.

AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS _____ DAY OF _____, 2020,
 AT _____ M., IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF APS SURVEY & MAPPING, INC.

 JERALD V. PETTIT
 COUNTY AUDITOR

 DEPUTY AUDITOR



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JUSTIN & STEPHANIE ZIPPERER, IN MAY OF 2020.

 SAMUEL R. WARD, PLS DATE _____
 STATE OF WASHINGTON CERTIFICATE NO. 52843

ZIPPERER SHORT PLAT

SP-20-XXXXX

FOR

JUSTIN C. & STEPHANIE N. ZIPPERER

SW1/4 OF SECTION 21 AND NW1/4 OF SECTION 28, T20N, R14E, W.M.

SURVEYED BY: JC	DRAWN BY: MAGG	CHECKED BY: VW	APPROVED BY: SRW
DATE: JUNE 2020	APSSM JOB NO.: 1819002	ACAD NAME: 1819002SP (2018)	



13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
 TEL: (206) 748-3200 WWW.APSM.COM

SHEET

2
 OF
 2