VICINITY MAP - N.T.S.

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 "RARDEN" 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 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.,

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 415436

PROPERTY OWNER:

HAILEY ANN RARDEN JUSTIN TIMOTHY RARDEN 50 PIONEER TRAIL CLE ELUM, WA 98922-8523

PROPERTY INFORMATION:

PARCEL NO.: 415436
MAP NO.: 20-14-20010-0003
4 LOTS
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC

ADJACENT PARCEL OWNERS: (ASSESSOR'S PARCEL NUMBER)

APN 957097 PATRICIA D STRONG PO BOX 651 EASTON, WA 98925

ZONE: AG-5

APN 120334 DONG BYONG & MI-YOUNG PARK 551 PIONEER TRAIL CLE ELUM. WA 98922

APN 858736 BNSF RAILWAY CO PO BOX 961089 FORT WORTH, TX 76161-0089

APN 750434 APN 800434 BRENT HARTMAN PO BOX 524 CLE ELUM, WA 98922-0524

APN 957098 NELSON VIEW LLC 800 PIONEER TRAIL CLE ELUM, WA 98922-8086

RARDEN SHORT PLAT

A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT HAILEY A. RARDEN AND JUSTIN T. RARDEN, A MARRIED COUPLE, 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 ______, 20_____.

HAILEY A. RARDEN JUSTIN T. RARDEN

ACKNOWLEDGMENT

STATE OF WASHINGTON)

UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HAILEY A. RARDEN AND JUSTIN T. RARDEN, A MARRIED COUPLE, 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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MORTGATE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CROSSCOUNTRY MORTGATE, LLC., THE UNDERSIGNED SECURED PARTY FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF ______, 20_____.

MORTGATE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CROSSCOUNTRY MORTGATE, LLC.

BY:____

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF _______)Ss

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF ______, 20_____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED ______, OF MORTGATE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CROSSCOUNTRY MORTGATE, LLC., 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

LEGAL DESCRIPTION:

LOT 1-A OF BOUNDARY LINE ADJUSTMENT BL-23-00009 AS RECORDED SEPTEMBER 8, 2023 IN BOOK 45 OF SURVEYS AT PAGES 212 THROUGH 214, UNDER AUDITOR'S FILE NUMBER 202309080037, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

SP-23-XXX

SPF-23-XXXXX

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A SHORT PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- 2. THIS SURVEY WAS PERFORMED USING 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, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 11 OF SURVEYS, PAGE 76, AFN: 471416
 - BOOK 16 OF SURVEYS, PAGES 83 & 84, AFN: 524747
- BOOK 26 OF SURVEYS, PAGES 51-58, AFN: 200104250007
- BOOK 28 OF SURVEYS, PAGE 123, AFN: 200212110039
- BOOK 37 OF SURVEYS, PAGES 7-9, AFN: 201004130016
 BOOK 39 OF SURVEYS, PAGE 89, AFN: 201410130022
- BOOK 45 OF SURVEYS, PAGES 212-214, AFN: 202309080037
- ROAD PLANS ON FILE AT KITTITAS COUNTY PUBLIC WORKS,

PLAT OF DIENER-ADAMS ROAD (TALMADGE ROAD), SEPT. 6, 1911

AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

- 5. ACCESS TO LOT 1-A IS VIA PRIVATE EASEMENT, PER DEED, OFF OF PIONEER TRAIL ROAD.
- 6. THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EPOCH 2010, SOUTH ZONE, DERIVED FROM RTK GPS OBSERVATIONS FROM THE WSRN USING THE FOLLOWING STATION:

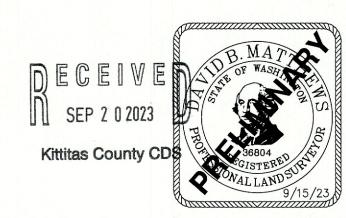
STATION

DESIGNATION LATITUDE

LONGITUDE

CLEM N 47° 12' 17.72020" W 120° 58' 11.21394"

- DISTANCES ON THIS SURVEY ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999876351. MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCES.
- 8. THE BASIS OF BEARINGS FOR THE PARENT LOT 9 IS NORTH 00°33'55" EAST, ALONG THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 20, PER BOOK 37 OF SURVEYS PAGES 7-9 WITH THE EXCESS OR DEFICIENCY IN DISTANCES NOTED HEREON BASED ON MONUMENTS HELD FOR THIS SURVEY.
- 9. THE BASIS OF BEARINGS FOR PARENT LOT 1 AND PARCEL B IS ESTABLISHED HOLDING THE HISTORIC POSITION OF THE EAST QUARTER CORNER OF SECTION 20 AND THE BEARING OF OF NORTH 89° 30'10" WEST ALONG THE NORTH BOUNDARY OF THE SOUTH EAST QUARTER PER BOOK 37 OF SURVEYS, PAGES 7-9.
- 10. THE RIGHT OF WAY BOUNDARIES FOR TALMADGE COUNTY ROAD WERE CALCULATED FROM ROAD PLAN ON FILE WITH KITTITAS COUNTY PUBLIC WORKS, PLAT OF DIENER-ADAMS ROAD (TALMADGE ROAD), SEPT. 6, 1911.



20 N.R. 14	4 E. W.M.
20	

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 <u>HAILEY A. & JUSTIN T. RARDEN</u> IN <u>SEP.</u> 20.23.

DAVID B. MATTHEWS	DATE
CERTIFICATE NO36804	

AUDITOR'S CERTIFICATE				
FILED FOR RECORD THIS	DAY OF	_ 20_	AT _	М.
IN BOOK OF	AT PAGE _		AT THE	REQUEST OF
DAVID B. MATTHEWS				
SURVEYOR'S NAME				
BRYAN ELLIOTT				
County Auditor	Depu	ty Co	unty Au	ditor

Encompass &

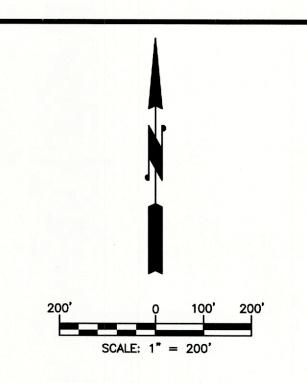
Western Washington Division
165 NE Juniper Street, Suite 201 = Issaquah, WA 98027 = Phone: (425) 392-0250

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

RARDEN SHORT PLAT

PREPARED FOR
HALEY ANN RARDEN & JUSTIN TIMOTHY RARDEN
A PORTION OF THE EAST HALF OF SECTION 20
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
D.L.P./G.W.	9/15/23	230163
CHKD BY	SCALE	SHEET
D.L.P./D.B.M.	N/A	1 OF 2



LEGEND

QUARTER CORNER, AS NOTED

20

SECTION CENTER, AS NOTED

FOUND 5/8" IRON ROD & CAP. LS 18092 **UNLESS OTHERWISE NOTED**

FOUND 1/2" IRON ROD, NO CAP

AUDITOR'S FILE NUMBER

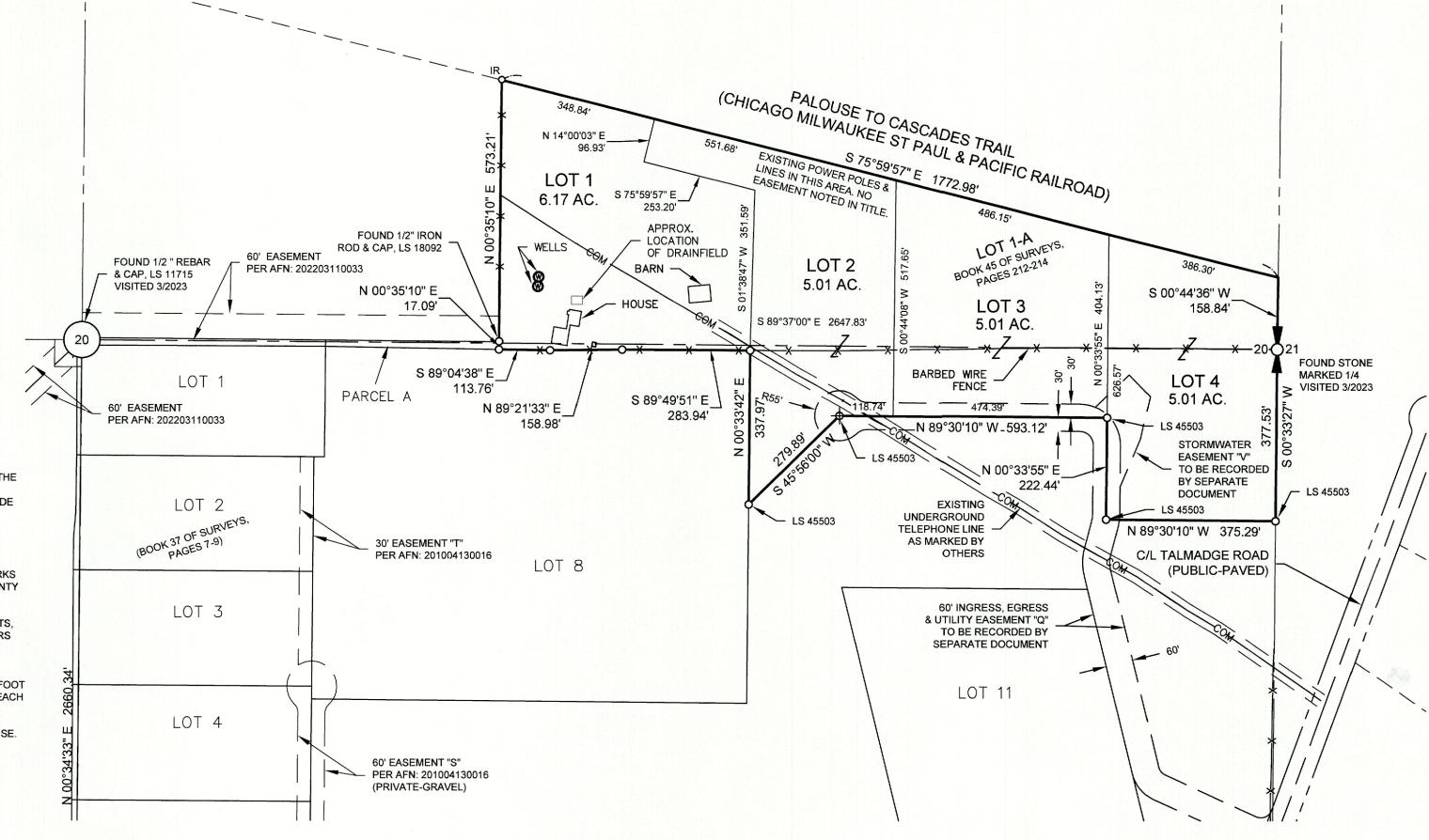
SHORT PLAT NOTES:

- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- 2. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 3. 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
- 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.
- 6. 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 KITTITAS 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.
- 9. 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 KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- 10. 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. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

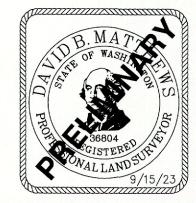
RARDEN SHORT PLAT

A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

SP-23-XXX SPF-23-XXXXX



Kittitas County CDS



AUDITOR'S CERTIFICATE FILED FOR RECORD THIS _____ DAY OF_____ 20___ AT __ AT PAGE _____ AT THE REQUEST OF DAVID B. MATTHEWS SURVEYOR'S NAME BRYAN ELLIOTT

County Auditor

Deputy County Auditor

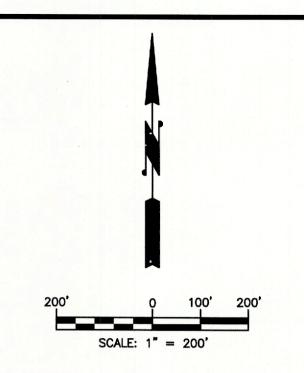
Encompass & SURVEYING

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

RARDEN SHORT PLAT
PREPARED FOR
HALEY ANN RARDEN & JUSTIN TIMOTHY RARDEN A PORTION OF THE EAST HALF OF SECTION 20 TOMNSHID 20 NODTH DANGE 14 EAST MM

TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.		
KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
D.L.P./G.W.	9/15/23	230163
CHKD BY	SCALE	SHEET
D.L.P./D.B.M.	1''=200'	2 OF 2



LEGEND

QUARTER CORNER, AS NOTED

(20)

SECTION CENTER, AS NOTED

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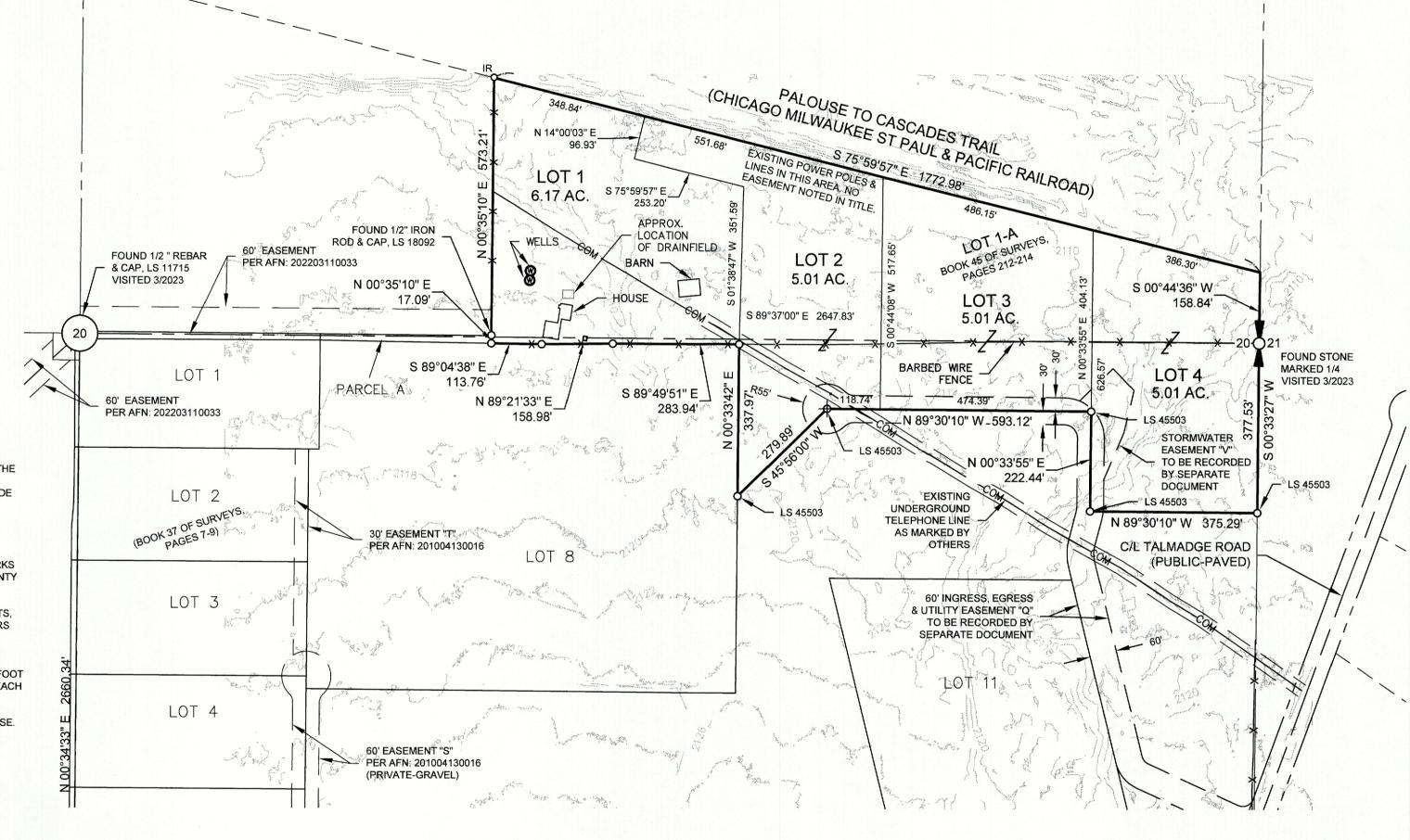
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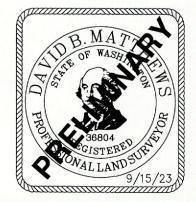
RARDEN SHORT PLAT

A PORTION OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON SP-23-XXX SPF-23-XXXXX





Kittitas County CDS



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF_____ 20___ AT _____M.

IN BOOK____ OF ____ AT PAGE ____ AT THE REQUEST OF _____ DAVID B. MATTHEWS

SURVEYOR'S NAME

BRYAN ELLIOTT

County Auditor Deputy County Auditor

Encompass &

Western Washington Division

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RARDEN SHORT PLAT PREPARED FOR

HALEY ANN RARDEN & JUSTIN TIMOTHY RARDEN A PORTION OF THE EAST HALF OF SECTION 20 TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

KITTITAS COUNTY WASHIN		
DWN BY	DATE	JOB NO.
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