

APPROVALS

KITTITAS COUNTY SHORT PLAT 07-111

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 19, T. 20 N., R. 14 E., W.M.

ORIGINAL TRACT: 20-14-19040-0013

FUTURE PERMITS: THE APPROVAL OF THIS SHORT PLAT SUBDIVISION IS NO A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

NOTICE:

THE LAND CONTAINED WITHIN THIS SHORT PLAT SUBDIVISION MAY NOT BE FURTHER DIVIDED BY ANYONE WITHIN (5) YEARS OF THE RECORDING DATE OF THIS SHORT PLAT SUBDIVISION WITHOUT A FORMAL SUBDIVISION HAVING BEEN FILED WITH THE KITTITAS COUNTY AUDITOR.

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20____.

KITTITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "DAVIDSON" 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 DIRECTOR

KITTITAS COUNTY HEALTH DEPARTMENT

PRELIMINARY INSPECTIONS INDICATE SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL, BUILDING SITES WITHIN THIS SHORT PLAT SUBDIVISION. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRY AT THE TACOMA-PIERCE COUNTY HEALTH DEPARTMENT ABOUT THE ISSUANCE OF SEPTIC TANK PERMITS FOR SPECIFIC LOTS.

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 PLAT IS NOW TO BE FILED.

DATED THIS _____ DAY OF _____ A.D., 20____.

KITTITAS COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M., AT THE REQUEST OF _____ SURVEYOR'S NAME

COUNTY AUDITOR DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BEN DAVIDSON IN JUNE, 2007.

Thomas L. Kerth
THOMAS L. KERTH, PLS 19028
PACIFIC NORTHWEST LAND SURVEYOR'S, LLC
2606 EAST MAIN AVENUE
PUYALLUP, WASHINGTON 98372

ORIGINAL TRACT OWNER (NAME & ADDRESS)

BEN DAVIDSON, P.O. BOX 863,
CLE ELUM, WA. 98922 PHONE: (509)674-5009

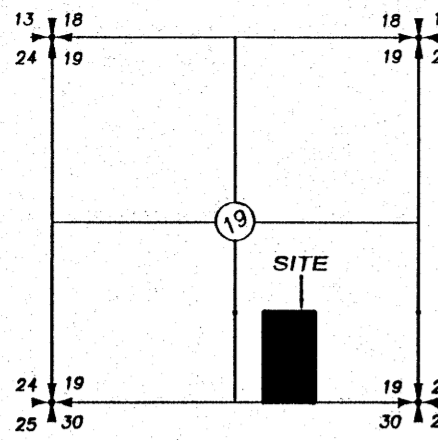
EXISTING ZONING: RURAL-5
SOURCE OF WATER: PRIVATE WELLS
SEWER SYSTEM: INDIVIDUAL SEPTIC
WIDTH AND TYPE OF ACCESS: PRIVATE ROAD
(60') TO NELSON SIDING ROAD. (CO.)
NO. OF SHORT PLAT LOTS: 4
SCALE: 1"=100'
JOB NO.: 07-499

Pacific Northwest Land Surveyors, LLC

2606 East Main Avenue
Puyallup, Washington 98372

Phone: (253)841-3953 Fax: (253)841-7249

INDEX LOCATION



WE, THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASERS OR OWNERS IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT SUBDIVISION, AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT SUBDIVISION. THIS SHORT PLAT SUBDIVISION IS MADE IN ACCORDANCE WITH OUR DESIRES.

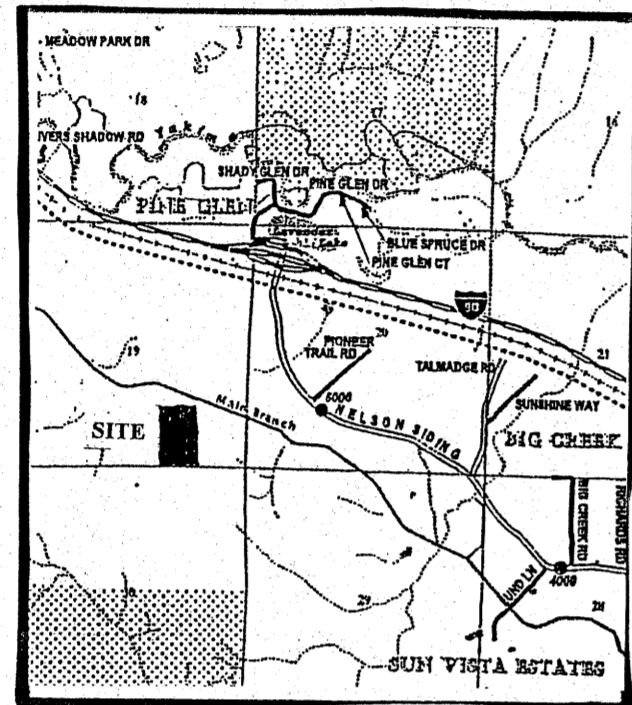
NOTARY SEAL

I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS _____ FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

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

VICINITY MAP N.T.S.



LEGAL DESCRIPTION

LOT 2B OF THAT CERTAIN BOUNDARY LINE ADJUSTMENT SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200607280058 IN BOOK 33 OF SURVEYS AT PAGE 1, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

BEING A PORTION OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

SITUATE IN KITTITAS COUNTY, WASHINGTON.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS AND/OR RESERVATION OF RECORD.

SURVEYOR'S NOTES

1. DATE VISITED SITE AND MONUMENTS: JULY, 2007.
2. SURVEY INSTRUMENT USED: NIKON DTM-521, TOTAL STATION ALLEGRO DATA COLLECTOR.
3. FIELD METHOD USED: FIELD TRAVERSE.
4. THIS SURVEY MEETS OR EXCEEDS PRECISION REQUIREMENTS AS SET FORTH IN W.A.C. 332-130-090.
5. THE BOUNDARY LINE POSITIONING AS SHOWN WAS CALCULATED BY P.N.L.S., LLC FROM RECORD DATA AND FIELD LOCATIONS.
6. INTERIOR ROADS LOCATED BY G.P.S ON 4/06
7. INTERIOR ROAD EASEMENT ORIGINAL LOT 1A, REVISED LOTS 2A,3A,4A AND LOTS 1B,2B,3B, AND 4B. ARE SUBJECT TO AND TOGETHER WITH AN EASEMENT 60 FEET IN WIDTH CENTER ALONG THE EXISTING ROADS AS SHOWN RUNNING THRU SAID LOTS FOR THE PURPOSE OF INGRESS, EGRESS AND UTILITIES.

REFERENCE MATERIALS

1. KITTITAS COUNTY ASSESSOR MAP FOR SECTION 19-20-14.
2. STATUTORY WARRANTY DEED UNDER A.F.N. 200106210045
3. STEWART TITLE OF ELLENSBURG (2ND REPORT) TITLE COMMITMENT UNDER ORDER NO. 21094 DATED AUG. 16, 2006
4. THE FOLLOWING DOCUMENTS ARE RECORDS OF THE KITTITAS COUNTY AUDITOR'S OFFICE:
STATUTORY WARRANTY DEED A.F.N. 20010621004
LAND SEGREGATION R.O.S., A.F.N. 587960
B.L.A. AFN 887960, B.L.A. AFN 200607280058
R.O.S. 566130 BOOK 19 PAGE 192

PUBLIC WORKS NOTES

1. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY STANDARDS PRIOR TO THE ISSUANCE OF BUILDING PERMIT FOR THIS PLAT.
2. 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.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ASSESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT OF WAY.
5. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
6. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LONG 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.
7. 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 ROADS STANDARDS. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

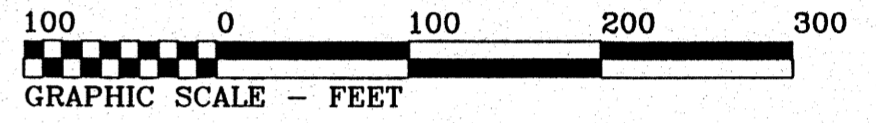
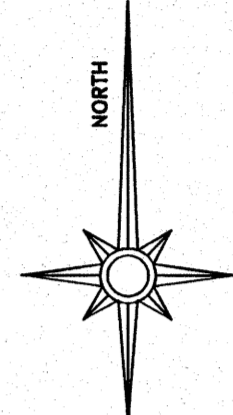
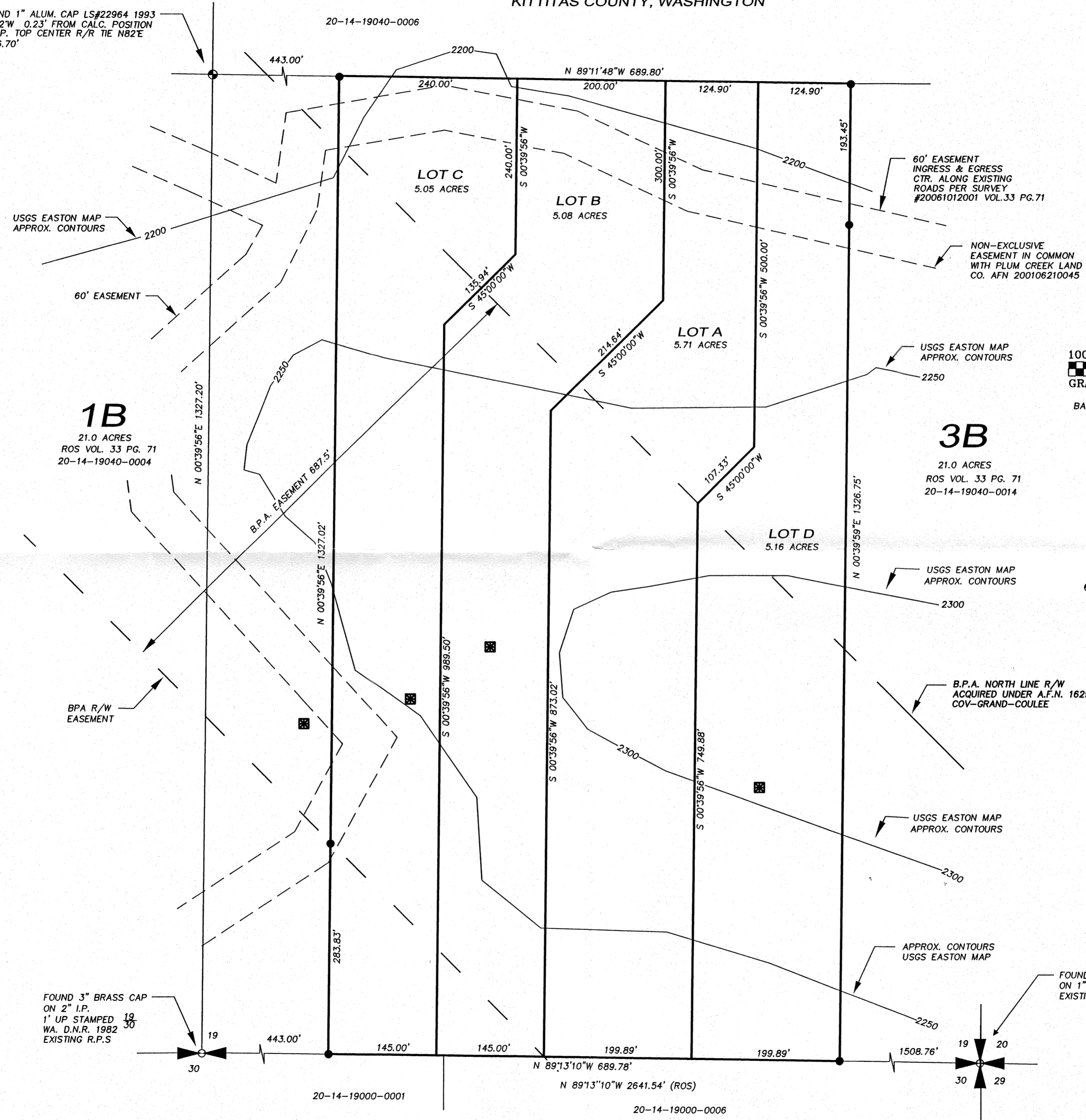
AUG 27 2007



BEN DAVIDSON REVISED 4 LOT SHORT PLAT

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 20 NORTH, RANGE 14 EAST OF THE W.M. KITTITAS COUNTY, WASHINGTON

FND 1" ALUM. CAP LS#22964 1993
N2°W 0.23' FROM CALC. POSITION
R.P. TOP CENTER R/R TIE N82°E
36.70'



BASIS OF BEARING: IDENTICAL TO R.O.S. UNDER A.F.N. 587960.

LEGEND

- ⊕ FOUND SUBDIVISION CORNER, AS DESCRIBED.
- FOUND CORNER, AS DESCRIBED.
- SET 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "LS 19628/LS 35476". ALONG SIDE 6" STEEL "T" POST
- (ROS) BEARINGS, DISTANCES & SUBDIVISIONAL COR. DESCRIPTIONS PER ROS 587960
- ⊠ B.P.A. TOWERS



FOUND 1 1/2" ALUM. CAP (ROS)
ON 1" I.P. STAMPED 19/20
EXISTING R.P.S 30/29

SHEET 2 OF 2

Revised Lot Layout 08/14/07
Revised BPA esm't 08/09/07

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