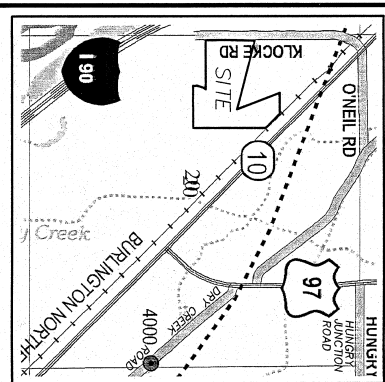


**CLAPPER SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-XX**  
**PORTION OF THE NW1/4, SEC. 20, T.18N., R.18E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**



VICINITY MAP  
N.T.S.

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Kittitas County Engineer \_\_\_\_\_

**COUNTY PLANNING DIRECTOR**

I hereby certify that the "CLAPPER 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**

Permittedly hereafter indicated soil conditions and conditions of use shall be a necessary means of sewage disposal for some, but not necessarily all building sites within this short plat. Prospective purchasers of lots are urged to consult with the health department about instances of septic tank permits for lots.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

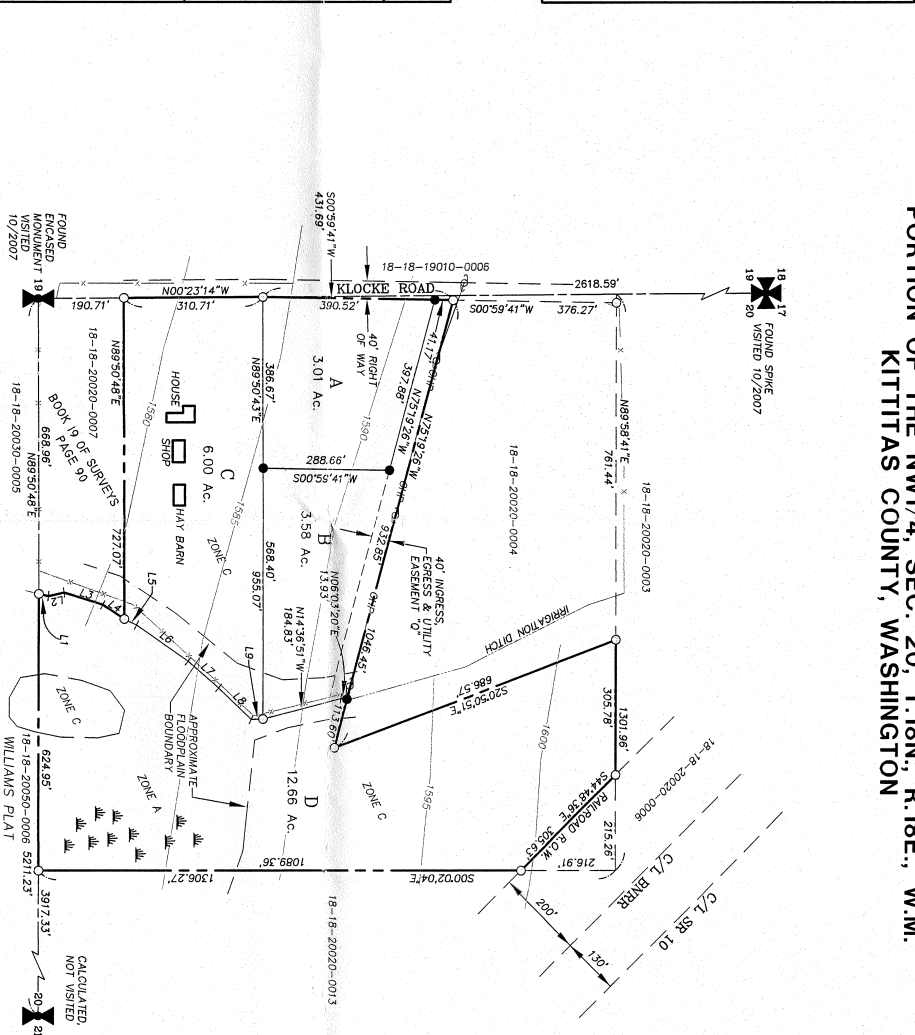
Kittitas County Health Officer \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

I hereby certify that the taxes and assessments levied on the above described land for the year in which the plat is now to be filed.

Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Kittitas County Treasurer \_\_\_\_\_



LINE	LENGTH	BEARING
L1	320.71	S103°17'28\"
L2	36.73	S127°13'12\"
L3	30.81	S17°58'51\"
L4	57.72	S33°37'46\"
L5	30.37	N26°29'52\"
L6	141.32	N45°22'02\"
L7	91.41	N41°17'29\"
L8	102.37	N44°11'12\"
L9	26.96	N02°15'15\"

**SURVEYOR'S CERTIFICATE**

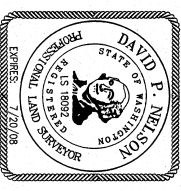
This map correctly represents a survey made by me or under my direction in conformance with the request of **DAVID P. NELSON & BONNIE CLAPPER** in \_\_\_\_\_ A.D., 2007.

DAVID P. NELSON  
 DATE 10/06/07  
 Certificate No. 18092

**RECORDER'S CERTIFICATE**

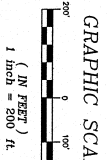
Filed for record this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ M. in book \_\_\_\_\_ of page \_\_\_\_\_ at the request of Surveyor's Name \_\_\_\_\_

County Auditor \_\_\_\_\_  
 Deputy County Auditor \_\_\_\_\_



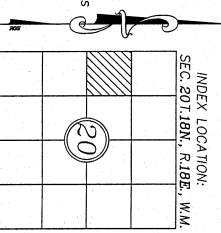
- LEGEND**
- ✦ SECTION CORNER COMMON TO FOUR SECTIONS.
  - ✖ QUARTER CORNER COMMON TO TWO SECTIONS.
  - PVD REBAR
  - SET 1/2" REBAR L# 18092
  - ⊖ POWER POLE
  - ⊘ FENCE
  - ⊞ APPROXIMATE WETLAND

**RECEIVED**  
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 Kittitas County  
 CDS



**NOTE:**  
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
 1-800-553-4344



<b>K.C.S.P. NO. 07-XX</b>			
Portion of the NW1/4, Sec. 20 T.18N., R.18E., W.M.			
Kittitas County, Washington			
DWN BY	DATE	JOB NO.	SHEET
T.R./G.W.	10/07	07195	1 OF 2
CHD BY	SCALE		
D. NELSON	1"=200'		

**Encompass**  
 ENGINEERING & SURVEYING

108 EAST 2ND STREET  
 CLE ELUM, WA 98922  
 PHONE: (509) 674-7433  
 FAX: (509) 674-7419

OWNER:

DONALD E. CLAPPER TRUSTEE & BONNIE R. ANDERSON-CLAPPER TRUSTEE  
ELENSBURG WA 99928

WATER SOURCE: INDIVIDUAL WELLS  
SEWER SOURCE: SEPTIC/DRAINFIELD  
DRAINAGE IMPROVEMENTS: NONE PLANNED  
EXISTING PARCEL # 18-19-20020-0008 (13402)  
EXISTING PARCEL AREA: 23.23 ACRES  
ZONE: AG-3

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DONALD E. CLAPPER, TRUSTEE UNDER THE CLAPPER LIVING TRUST DATED NOVEMBER 16, 2000, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

DONALD E. CLAPPER  
STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this day personally appeared before me \_\_\_\_\_

To me known to be the individual described in and who executed the within and from the information and knowledge that I have obtained from some of the free and voluntary act and deed, for the uses and purposes therein mentioned.

Notary Public in and for the State of \_\_\_\_\_  
My appointment expires \_\_\_\_\_

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, BONNIE R. ANDERSON-CLAPPER, TRUSTEE UNDER THE ANDERSON-CLAPPER LIVING TRUST DATED NOVEMBER 16, 2000, AND DONALD E. CLAPPER, TRUSTEE UNDER THE CLAPPER LIVING TRUST DATED NOVEMBER 16, 2000, EACH AS TO AN EQUAL AND SEVERAL PART, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 200\_\_.

BONNIE R. ANDERSON-CLAPPER

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) s.s.

On this day personally appeared before me \_\_\_\_\_  
to me known to be the individual described in and who executed the within and from the information and knowledge that I have obtained from some of the free and voluntary act and deed, for the uses and purposes therein mentioned.

Notary Public in and for the State of \_\_\_\_\_  
My appointment expires \_\_\_\_\_

**CLAPPER SHORT PLAT**  
**KITTITAS COUNTY SHORT PLAT NO. 07-XX**  
**PORTION OF THE NW1/4, SEC. 20, T.18N., R.18E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

**EXISTING LEGAL DESCRIPTION:**

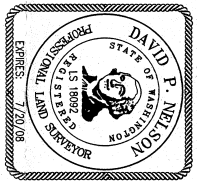
**TRACT 1:**  
PARCEL 2 OF THAT CERTAIN SURVEY AS RECORDED JUNE 16, 2003, IN BOOK 29 OF SURVEYS, PAGE 98, UNDER AUDITOR'S FILE NO. 20000909026, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.  
EXCEPT PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 9, 2000, IN BOOK 25 OF SURVEYS, PAGE 98, UNDER AUDITOR'S FILE NO. 20000909026, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.  
**TRACT 2:**  
PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 9, 2000, IN BOOK 25 OF SURVEYS, PAGE 98, UNDER AUDITOR'S FILE NO. 20000909026, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**NOTES:**

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION. THE CONTROLLING POINT WAS THE CORNER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. ADJUSTMENT FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER 4240 FEET OF ADJUSTMENT.
2. A BARGE UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES, THE 10 FOOT EASEMENT SHALL ABUT THE EXISTING PLAN BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
3. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE USE OF THE UTILITY EASEMENT. THE UTILITY EASEMENT SHALL BE MAINTAINED AND PROTECTION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. ANY APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO OBTAINING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. ENTIRE PRIVATE ROAD SHALL ACHIEVE 9&S COMPACTION AND SHALL BE 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.
11. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY BY EASTSIDE CONSULTANTS, INC. AS FILED IN BOOK 29 OF SURVEYS AT PAGE 8, UNDER AUDITOR'S FILE NUMBER 20000909026 AND THE SURVEY'S REFERENCED THEREON.
12. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF SURVEY BOOK 29, PAGE 8 TO THE CONFIGURATION SHOWN.
13. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SURVEY OF POISSABLE WATER EXISTS WITHIN THE SECTION 20, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M. DIVISION. THAT THERE IS A LEAK RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.

**ADJACENT PROPERTY OWNERS:**

- 18-19-20020-0003
- NEIL OWEN WILKES
- ELLENSBURG WA 99926
- 18-19-20020-0006
- PO BOX 961089
- FORT WORTH TEXAS 76161-0089
- 18-19-19010-0006
- KITTITAS COUNTY ROAD DEPT
- 411 N RUBY WA 98926
- 18-19-20020-0004
- VICTOR S DAVIS ETUX
- ELLENSBURG WA 98926
- 18-19-20020-0007
- JAMES D. CLAPPER ETUX
- 800 KLOOKE ROAD
- ELLENSBURG WA 98926
- 18-19-20020-0013
- PATRICK J HAND
- 580 MCANAWAY ROAD
- ELLENSBURG WA 98926
- 18-19-20030-0005
- ELLENSBURG WA 98926
- 18-19-20020-0005
- 840 KLOOKE ROAD
- ELLENSBURG WA 98926
- 18-19-20050-0006
- MICHAEL A WILLIAMS
- 860 KLOOKE ROAD
- ELLENSBURG WA 98926



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OCT 08 2007  
Kittitas County  
CDS

**RECORDER'S CERTIFICATE**

Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M  
In book \_\_\_\_\_ of \_\_\_\_\_ at the request of  
DAVID P. NELSON  
Surveyor's Name  
\_\_\_\_\_  
County Auditor Deputy 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 of the request of **DONALD E. CLAPPER & BONNIE R. ANDERSON-CLAPPER** in A.G.S. 2007.  
DAVID P. NELSON  
Certificate No. 18922

**K.C.S.P. NO. 07-XX**  
**Portion of the NW1/4, Sec. 20 T.18N., R.18E., W.M.**  
**Kittitas County, Washington**

DWN BY	DATE	JOB NO.
T.R./G.W.	10/07	07195
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2

**Encompass**  
ENGINEERING & SURVEYING  
108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

SP-07-XX

RECEIVING NO. \_\_\_\_\_