

EXPIRES:

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____day of _____A.D., 20____.

COUNTY PLANNING DIRECTOR

I hereby certify that the "SCHALLER" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas

Dated this ____day of _______A.D., 20____.

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated 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. Prospective purchasers of lots are urged to make inquiries at the County Health Department about issuance of septic tank permits for lots.

Dated this ____ day of _____, A.D., 20___

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___.

ORIGINAL TAX LOT No. 19-17-09050-0005 & 19-17-09050-0030

in book......of......at page.....at the request of

Deputy County Auditor

SURVEYOR'S CERTIFICATE

DAVID P. NELSON

Certificate No...18092......

K.C.S.P. NO. 07-

PRTN OF THE W. 1/2 OF SEC. 9, T.19N., R.17E., W.M. Kittitas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	10/2007	07187
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2



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

LAWSON SCHALLER ALEXANDER AVENUE LOS OSOS, CA 93402 509-674-4341

EXISTING TAX PARCEL No. 19-17-09050-0005 & 19-17-09050-0030

ORIGINAL PARCEL AREA: 50.16 ACRES
EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELL
SEWER SYSTEM: SEPTIC TANK & DRAINFIELD
WIDTH AND TYPE OF ACCESS: 60.00 FOOT INGRESS AND
EGRESS, ACCESS AND UTILITY EASEMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ANNE M. NORMENT AND LAWSON SCHALLER, WIFE AND HUSBAND, AS THEIR SEPARATE ESTATE, 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., 2007.

ANNE M. NORMENT

LAWSON SCHALLER

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S. COUNTY OF KITTITAS)

THIS TO CERTIFY THAT ON THIS _____ DAY OF ______, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ANNE M. NORMENT AND LAWSON SCHALLER, WIFE AND HUSBAND, TO BE 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 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 RESIDENT AT _______

SCHALLER SHORT PLAT

PORTIONS OF THE WEST HALF OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON.

ORIGINAL LEGAL DESCRIPTION:

PARCELS 1 AND 2 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 25, 2004, IN BOOK 30 OF SURVEYS, PAGE 171, UNDER AUDITOR'S FILE No. 200410250001, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- 1. THE PURPOSE OF THIS SHORT PLAT IS TO DELINEATE THE BOUNDARY LINES OF TAX PARCEL No. 19-17-09050-0005 AND TAX PARCEL No. 19-17-09050-0030 AND TO SHORT PLAT SAID TAX PARCELS INTO THE CONFIGURATION AS SHOWN HEREON.
- 2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- 3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
- 4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 30 OF SURVEYS, PAGE 171, UNDER AUDITOR'S FILE No. 200410250001 AND BOOK 26 OF SURVEYS AT PAGES 160, UNDER AUDITOR'S FILE NUMBER (AFN) 200108100038 AND BOOK 28 OF SURVEYS AT PAGE 57, UNDER AFN 200210290015 AND BOOK 5 OF SURVEYS AT PAGES 68—70, UNDER AFN 430602, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS IS THE SAME AS SAID SURVEY RECORDED IN BOOK 30 AT PAGE 171.
- 5. 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.
- 6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- 11. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
- 12. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
- 13. 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.
- 14. 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.

SP-07-??

ADJOINERS

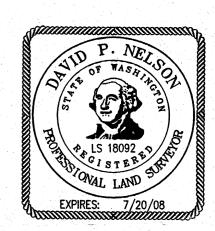
407734 SLIM JORGENSEN 11410 NE 124TH ST PMB 6348 KIRKLAND, WA 98034-4305 577634 ROBERT BISNETT 19855 10TH AVE. NW

SEATTLE, WA 98177
267634
SWAUK VALLEY RANCH LLC
% ALEX CORDAS
PO BOX 24567
SEATTLE, WA 98124

16550 ARDEN SAFFORD 13732 59TH AVE. SE EVERETT, WA 98208-9404 387734
NELSON CREEK VISIONS LLC
391 NELSON CREEK RD
CLE ELUM, WA 98922
467734 & 477734 & 487734 &
497734
MARTIN RAND & ROBERT SCHALL

MARTIN RAND & ROBERT SCHALLER 2009 166TH PL NE BELLEVUE, WA 98008

417734 GREGORY COGAN 4970 AIRPORT RD CLE ELUM, WA 98922



R	CORDER'S CERTIFICATE
in	d for record thisday of
re re	SURVEYOR'S CERTIFICATE This map correctly represents a survey made by a correctly represents a correctly represents a survey made by a correctly represents a correctly represen

Certificate No...18092

K.C.S.P. NO. 07-

PRTN OF THE W. 1/2 OF SEC. 9, T.19N., R.17E., W.M.
Kittitas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	10/2007	07187
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	2 OF 2



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