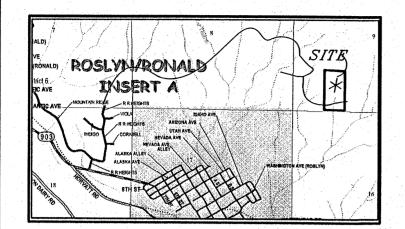
# STAR VIEW SHORT PLAT PORTION OF THE SW 1/4, SEC. 09, T.20N., R.15E., W.M.



VICINITY MAP N.T.S.

LEGEND



SECTION CORNER, AS NOTED

FND REBAR & CAP

• SET REBAR & CAP LS# 18092

### **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 "STAR VIEW" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning

Dated this \_\_\_\_day of \_\_\_\_\_\_A.D., 20\_\_\_\_

Kittitas County Planning Director

#### 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\_\_\_

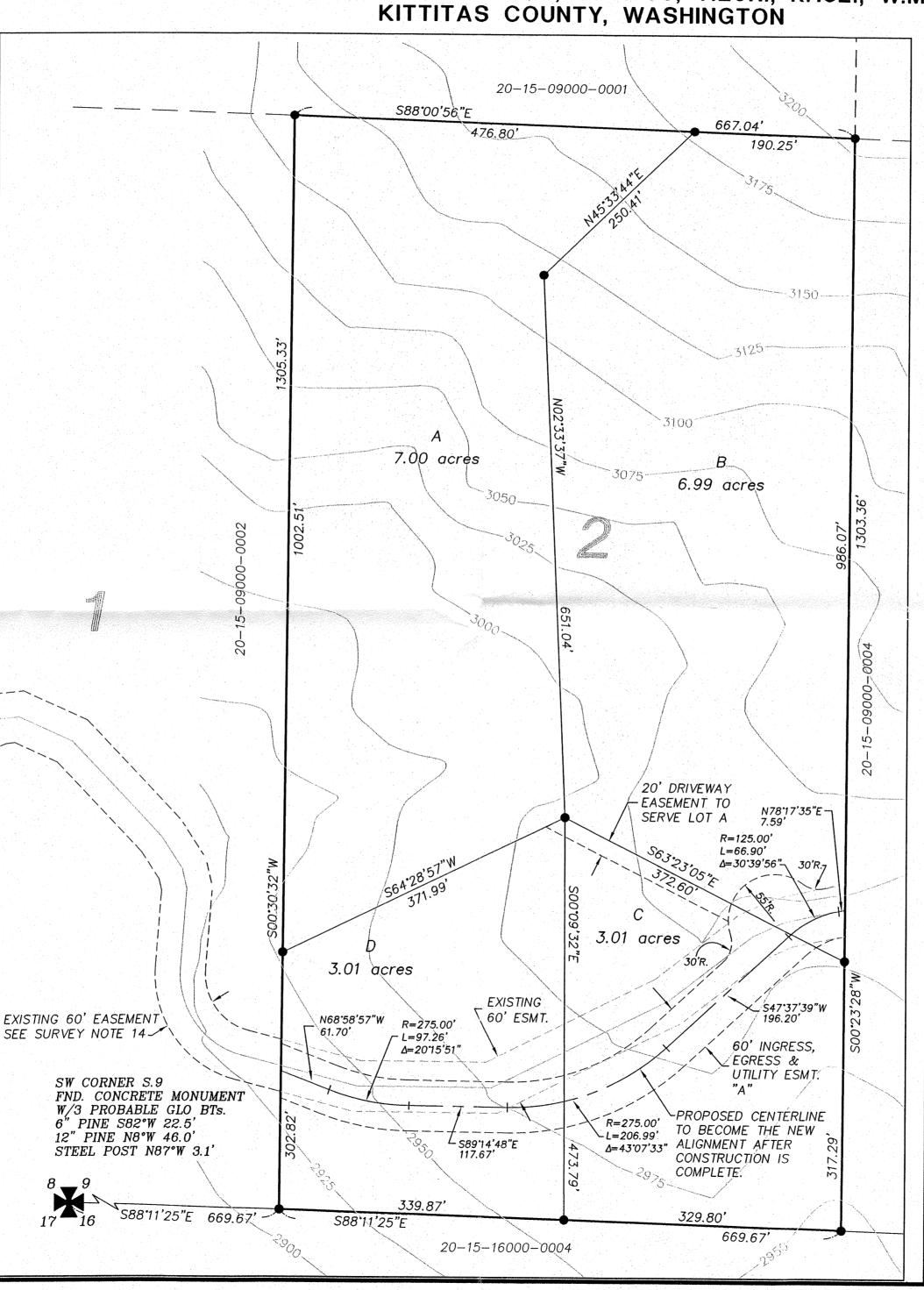
Kittitas County Health Officer

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\_\_\_.

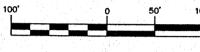
Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-15-09000-0003 (13520)

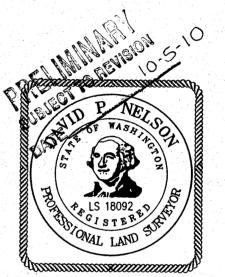


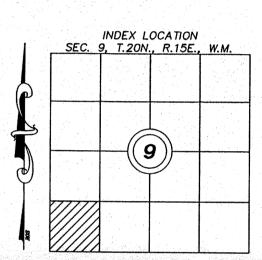
SP-08-00039

GRAPHIC SCALE



( IN FEET ) 1 inch = 100 ft.





RECORDER'S CERTIFICATE.

County Auditor

Deputy County Auditor

SURVEYOR'S CERTIFICATE

DAVID P. NELSON DATE
Certificate No. 18092

K.C.S.P. NO. 08-00039
Ptn. of the SW 1/4, Sec. 09 T.20N., R.15E., W.M.
Kittitas County, Washington

DWN BY  G. WEISER	DATE 10/2010	JOB NO. <b>07006</b>
CHKD BY <b>D. NELSON</b>	SCALE 1"=100'	SHEET 1 OF 2



Western Washington Division

165 NE Juniper Street, Suite 201 \* Issaquah, WA 98027 \* Phone: (425) 392-0250 \* Fax: (425) 391-3055

Eastern Washington Division

108 East 2nd Street \* Cle Elum, WA 98922 \* Phone: (509) 674-7433 \* Fax: (509) 674-7419

OWNER:
ANNE MARIE T. WATANABE
LYNN G. HATCHER
5791 RED BRIDGE ROAD
CLE ELUM WA 98922

PARCEL #20-15-09000-0003 (13520) ACREAGE: 20.01 LOTS: 4 WATER SOURCE: INDIVIDUAL WELLS SEWER SOURCE: SEPTIC/DRAINFIELD ZONE: R-3

# STAR VIEW SHORT PLAT PORTION OF THE SW 1/4, SEC. 09, T.20N., R.15E., W.M. KITTITAS COUNTY, WASHINGTON

SP-08-00039

HUSBAND AND WIFE. AS THEI	ESENTS THAT, LYNN G. HATCHER & ANNE MARIE T. WATANAE R SEPARATE ESTATE, OWNERS IN FEE SIMPLE OF THE HEREIN	
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N WITNESS WHEREOF, WE HA	VE SET OUR HANDS THIS DAY OF	, A.D., 20
LYNN G. HATCHER	ANNE MARIE T. WATANABE	
ACKNOWLEDGEMENT  STATE OF) S.S.  COUNTY OF		
ON THIS DAY PERSONALI	LY APPEARED BEFORE ME	
FOREGOING INSTRUMENT, AND	ACKNOWLEDGED THAT SIGNED THE SAME AS ND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.	
GIVEN UNDER MY HAND	AND OFFICIAL SEAL THIS DAY OF, 20	
	NOTARY PUBLIC IN AND FOR THE STATE OF  RESIDING AT MY APPOINTMENT EXPIRES	
	DEDICATION	
IOW ALL MEN BY THESE PRES	SENTS THAT CENTRAL VALLEY BANK, N.A., THE UNDERSIGNED	
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WITNESS WHEREOF, WE HAVE  AME TILE  COUNTY OF	DAY OF	A.D., 20 EFORE AND THE

#### EXISTING LEGAL DESCRIPTION:

PARCEL A:

LOT 2 OF SURVEY FILED IN BOOK 23 OF SURVEYS, PAGE 85, AND RECORDED MARCH 6, 1998, UNDER AUDITOR'S FILE NO. 199803060014, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING THAT PORTION OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.

#### PARCEL B:

TOGETHER WITH EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AS RESERVED IN THOSE CERTAIN INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 200012270003, 200106210052, 200108170040, 200304210068 RERECORDED UNDER 200406230023 AND 200304210069, RECORDS OF KITTITAS COUNTY, WASHINGTON.

#### NOTES:

- 1. 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.
- 2. 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.
- 3. 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.
- 4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 5. 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.
- 6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- 7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS 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 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 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. 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.
- 12. THE PURPOSE OF THIS DOCUMENT IS TO PLAT LOT 2 OF THAT CERTAIN SURVEY AS RECORDED BY EASTSIDE CONSULTANTS, INC. IN BOOK 23 OF SURVEYS, PAGE 85 UNDER AUDITOR'S FILE NUMBER 199803060014.
- 13. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER BOOK 23 OF SURVEYS, PAGE 85 UNDER AUDITOR'S FILE NUMBER 199803060014, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- 14. LEGAL ACCESS TO PROPERTY IS THROUGH THE EXISTING AUDITOR'S FILE NUMBERS: 200304230037, 200012270003, 200106210052, 200108170040, 200304210068, 200406230023 & 200304210069.

#### ADJACENT PROPERTY OWNERS:

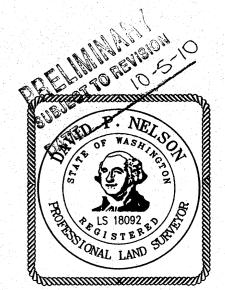
20-15-09000-0001 20-15-09000-0004 PLUM CREEK TIMBER CO LP PO BOX 1990 COLUMBIA FALLS MT 59912

20-15-09000-0002 FOREST D BAMBRICK ETUX ROCK KELLER ETUX 609 S MATTHEWS RD ELLENSBURG WA 98926

20-15-16000-0004 ROXANNE F REEVE 3010 S EDMUNDS ST SEATTLE WA 98108

#### NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.



#### Call Before You DIg 1-800-553-4344

	REC	ORDER'S	CERTIFI	CATE		
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in book....of......at page.....at the request of

DAVID P. NELSON

Surveyor's Name

County Auditor

Deputy County Auditor

#### SURVEYOR'S CERTIFICATE

DAVID P. NELSON DATE

Certificate No...18092.....

K.C.S.P. NO. 08-00039

Ptn. of the SW 1/4, Sec. 09 T.20N., R.15E., W.M.

Kittitas County, Washington

DWN BY	DATE	JOB NO.
G. WEISER	10/2010	07006
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2

# Encompass A SURVEYING

Western Washington Division

165 NE Juniper Street, Suite 201 • Issaouah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division

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