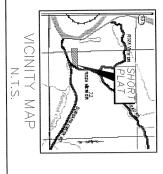
SP-08-XX

O. SIEBER SHORT PLAT
PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 21 AND A

PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M. KITTITAS COUNTY, WASHINGTON



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____day of

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the Q. SIEBER Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittlas County Planning ... Commission. Dated this day of A.D., 20_

Kittitas County Planning Director

KITTITAS COUNTY HEALTH DEPARTMENT

Preliminary inspection indicated sell conditions may allow used of explict note as a temporary manual of the series of explored y means of sense plant for some, but not measured partially indicates within this short measurement of the control of

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

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. CERTIFICATE OF COUNTY TREASURER

Dated this ____ day of

A.D., 20___

NOTE:

NOTE:

PERSTMG UTUTES AS SHOWN
ARE ONLY APPROXIMATE AND ARE
BASED ON THE BEST AND ARE
CONTRACTORY RESPONSEBUT OF
AND APPROXIMATE AND APPROXIMATE AND APPROXIMATION APPROXIMATION

ORIGINAL TAX LOT NO. 15-19-22000-0014 (084133) 15-19-21000-0015 (234133) Kittitas County Treasure

Call Before You Dig 1-800-553-4344

RECORDER'S CERTIFICATE

Filed for record this.....in book....of..... DAVID P. NELSON Surveyor's Nameday ofat page... . 20.....at......M .at the request of

Deputy County Auditor

County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey mode by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of JUIN_SHERE.

Certificate No....18092 DAVID P. NELSON DATE

<u>L33</u>

L30

ACCESS ESMT "H"

INDEX LOCATION: INDEX LOCATION: SEC. 21 T. 15N. R. 19E. W.M. SEC. 22 T. 15N. R. 19E. W.M.

50.00' ESMT HAMMERHEAD ESMT "H"
TO BE CREATED BY A
SEPARATE IOCUMENT

ncompass =

O. SREBER SHORT PLAT
PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 21 AND
A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 22,
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.
KITTITAS COUNTY, WASHINGTON 11/2008 08123

15-19-21000-214133 FND N82'21'15 FROM CALC'D 5.01 AC. PARCEL 50.00 200603310103 ROAD "D" PER AFN 450140 N89'50'23"E 650.62 SEE DETAIL SHEET PARCEL 15-19-22000-0014 084133

FROM CALC'D POSITION S89'55'21"E LOT 3 5.02 AC. 234133 LOT 2 7,59 AC. 189.57'29"E FROM CALC'D POSITION 15-19-22000-0031 737436 DRAINFIELD EASEMENT PER AFN 200603310103

CALCO PER AFY 444907.
21 NOT VISITED
28

N89'35'26"E

2642.08

CALC'D PER ANN 444807, 22 NOT VISITED 227

0 100 2

(IN FEET) 1 inch = 200 ft.

GRAPHIC SCALE

BURBANK CREEK RD

ARROWNEAD AD

ROAD "C" (ARROWHEAD RD) PER AFN 450140

28 427 CALC'D PER AFN 444807, NOT VISITED

LEGEND

SECTION CORNER □○□ QTR SECTION CORNER FOUND REBAR WITH CAP SET 1/2" REBAR LS# 18092

DETAIL 'L' SCALE: 1" = 50'

ENGINEERING & SURVEYING

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

DWII BY SFT

AB ONTO D. NELSON

1"=200" 읶

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C	
15	

KNOW ALL MEN BY THESE PRESENTS THAT CENTRAL VALLEY BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

A.D., 200_

Filed for record thisday of	RECORDER'S CERTIFICATE	Natary Public in and for the State of Washington, residing at Washington, residing at My appointment expires	foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned. GIVEN under my hand and official seal this day of 200_	On this day personally appeared before me	STATE OF WASHINGTON) COUNTY OF	ACKNOWLEDGEMENT	OTTO SIEBER	N WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS DAY OF	KNOW ALL MEN BY THESE PRESENTS THAT, OTTO SIEBER, AS HIS SEPARATE ESTATE, OWNER IN REE SMPJE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.	DEDICA TION			Notary Public in and for the State of Washington, residing at	Witness my hand and official seal hereto affixed the day and year first above written. $% \label{eq:continuous}$	volunitry to act and dead of said corporation, for the uses and purposes theelin mentioned act and dead of said corporation. The theorem is a said instrument and that the seal affixed (if any) is the corporate seal of said corporation.		On this	STATE OF WASHINGTON) COUNTY OF	ACKNOWLEDGEMENT	NAME NAME TITLE	
This map correctly me or under my directly requirements of the Surrequest ofQ.T.T.OSIFRF inJULX2008.	SURVEYOR'S							, A.D., 200	E, OWNER IN SUBDIVIDE AND					60010000000000000000000000000000000000	ite the	President and vely, of	before				
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 requirest of MINIO. SIERER. DAVID P. NELSON DATE ON THE SON DATE OF THE SON DATE OF THE SON DATE OF THE SON DATE OF THE SON DATE.	OR'S CERTIFICATE	RESULTS SHALL BE RECORDED WASHINGTON STATE DEPARTMEN	GROUND WATER EXEMPTION (RC THEREOF WILL NOT BE SUGJECT A COURT OF LAW. 10. METERING WILL BE REQUIRED ON	9. THE APPROVAL OF THIS DIVISIO LEGAL RIGHT TO WITHDRAW GRO OF THIS DIVISION OF LAND PRO	8. KITTITAS COUNTY WILL NOT ACC STREETS OR ROADS UNTIL SUCH CONFORMANCE WITH CURRENT INCLUDE THE HARD SURFACE PI WITH GRAVEL.	7. ENTIRE PRIVATE ROAD SHALL A AND CERTIFIED BY A LICENSED THAT THE ROAD MEETS CURREN ISSUANCE OF A BUILDING PERM	MAINTENANCE OF THE ACCESS ITS USE.	THIS SURVEY DOES NOT PURPO OTHERWISE.	STANDARDS. 4. AN APPROVED ACCESS PERMIT WORKS PRIOR TO CREATING AN THE COUNTY ROAD RIGHT-DF-V	BOARD RECOMMENDS IMMEDIATE PRECLUDE THE PROLIFERATION of 3. ANY FURTHER SUBDIVISION OR I RESULT IN FURTHER ACCESS RE	DIVIDED 5 FEET ON EACH SIDE BE USED FOR IRRIGATION. 2. PER RCW 17.10.140 LANDOWNER THE SPREAD OF NOXIOUS WEED	NOTES: 1. A PUBLIC UTILITY EASEMENT 10 THE 10 FOOT EASEMENT SHALL	KITHTAS, WA 98934	15-19-22000-0033 026236 VERHEUL, GEORGE E ETUX PO ROX 1192	70 ROZA VIEW DR YAKIMA, WA 98901 15-19-21000-0014 224133	15-19-21000-0011 214133 MAHRE, PHILLIP F ETUX	737431 WALSH, MARGARET M PO BOX 756 YAKIMA, WA 98907	351 BURBANK CR RD YAKIMA, WA 98901 15-19-22000-0031	15-19-22000-0010 064133 SCHRIER, JOHN A ETUX	ADJACENI OWNERS:	

O. SEIBER SHORT PLAT
PORTION OF THE E 1/2 OF THE E 1/2 OF SECTION 21 AND PORTION OF THE W 1/2 OF THE W 1/2 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M. KITTITAS COUNTY, WASHINGTON

SP-08-XX

15-19-22000-0031 737431 WALSH, MARGARET M PO BOX 756 YAKIMA, WA 98907 15-19-22000-0010 064133 SCHRIER, JOHN A ETUX 351 BURBANK CR RD YAKIMA, WA 98901 ADJACENT OWNERS: OTTO SIEBER 470 ROZA VIEW DR. YAKIMA, WA 98901 OWNER:

WATER SOURCE: INDIVIDUAL WELLS SEWER SOURCE: SEPTIC & DRAINFIELD ACREAGE: TAX PARCELS: 15-19-21000-0015 (234133) ACREAGE: 6.44 AC 15-19-22000-0014 (084133) 11.18 AC.

ZONE: AG-5

- A PUBLIC UTILITY EASEMENT 10 FEET IN WOTH IS RESERVED ALONG ALL LOT LINES.
 THE 10 FOOT EASEMENT SHALL ABUT THE EXTENOR PLAT BOUNDARY AND SHALL BE DWIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- 2 PER RGW 17.10.140 LANDOWRERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITISE COUNTY NOXIOUS WEED BOARD RECOMMENUS MANETURE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITTITAS COUNTY ROAD STANDARDS.
- 4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO GEEATING ANY NEW DRIVEWAY ACCESS OR PERFORMING WORK MITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- $\mathbf{6}.$ MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
- ENTRE PRIVATE ROAD SHALL ACHEVE 95% COMPACTION AND SHALL BE INSPECTED
 AND CERTIFED BY A LICENSED ENGNEER IN THE STATE OF WASHINGTON SPECIFYING
 THAT THE ROAD MEETS CHRENT KITTIMS COUNTY ROAD STANDARDS PRIOR TO THE
 ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT FLAT.
- B. KITITAS COUNTY MILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS LANE LAND STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE MITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT MILL NICLIDE THE HARD SURFACE PAYING OF ANY STREET OR ROAD SURFACED ORIGINALLY MITH CRAFEL. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO CAMPAGNITE THAT THERE IS A LEGAL RIGHT TO MITHORAW GROUNDWATER WITHIN THE LAND DIVISION, THE APPROVAL OF THIS DIVISION OF LAND PROVICES NO CAMPAGNITE THAT USE OF MICHEN UNDER THE GROUND WAITER EXEMPTION (Fixe World AL 40,50) FOR THIS PLAT OR ANY PORTION THEREOF MILL NOT BE SIGNECT TO CHRIAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAND.
- METERNIG WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITIAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

SURVEY NOTES:

- THE PURPOSE OF THIS SHORT PLAT IS TO RECONFIGURE THE BOUNDARY OF TAX PARCEL No. 5-19-21000-0015, AND 15-19-22000-0014, KITITITAS COUNTY, STATE OF WASHINGTON INTO THREE SEPARATE TAX PARCELS PER THE CONFIGURATION SHOWN HEREON.
- THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WARE LOCATED, STAKED MOD CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
- FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, AND BASIS OF BEARING, SEE BOOK 7 OF SURVEYS AT PAGE 65, UNDER AUDITIR'S FILE NO. 444807, RECORDS OF KITTINAS COUNTY, STATE OF WASHINGTON, AND THE SURVEYS REFERENCED THEREON.

EXISTING LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST CHAPTER OF SECTION 22, AND THAT PORTION OF THE EAST HALF OF THE CORTHEAST CHAPTER OF THE SOUTHEAST CHAPTER OF THE COUNTY OF KITITIAS, STATE OF WASHINGTON, DESCRIBED AS TOLLWES.

BECONNIO, AT HE WEST ONE-CUMPRED CORNER OF SAID SECTION 22: "HENCE NORTHBRYSHE EAST, ALONG THE NORTH LINE OF THE SOUTHMEST OUTMARTER OF SAID SECTION 22:
1,209.48 FEET; THENCE SOUTH 4978-90 WEST, "32.77 FEET; THENCE SOUTH 4798-42" WEST,
251.08 FEET; THENCE SOUTH 1478-90 EAST, 415.52 FEET TO THE TIME FORM OF BECHNING,
THENCE SOUTH 7978-46" WEST, 32.55 FEET, TO THE SOUTHEAST CORNER OF THE EAST,
THENCE SOUTH 7978-46" WEST, 32.55 FEET, TO THE SOUTHEAST CORNER OF THE EAST HALD OF THE NORTH-LIST CORNER OF THE CONTH-LINE
GUARTERS OF SAID SCTION 21; THENCE NORTH 8935-27" WEST ALONG THE SOUTH LINE OF
SAID SUBDIVISION 44.97 FEET TO THE SOUTH-MEST CORNER OF THE DOWN THE POINT OF BECONNING. THENCE NORTH 8943-71"
EAST, 1,510.03 FEET TO THE POINT OF BECONNING. (ALSO KNOWN AS LOT 3 OF TRACT 1)

EXCEPT

THAT PORTION OF PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 28, 1980 IN 800K 7 OF SURVEYS AT PAGE 85, UNDER AUDITOR'S FILE NO. 444807, RECORDS OF KITTING COUNTY, STATE OF VASHINGTON, WHICH LES WITHIN SECTION 21, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN TIE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL 2:

THAT PORTION OF PROCEL 3 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 28, 1980 IN THAT CERTAIN SURVEY AT PAGE 65, UNDER AUDTOR'S FILE NO. 444807, RECORDS OF KITHIAS COUNTY, STATE OF VASHINGTON, MICHOL LES WITHIAS ESCIOLO 21, TOWNSHIP 15 NORTH, RANGE 19 EAST, MM, IN THE COUNTY OF KITHIAS, STATE OF WASHINGTON.



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

DAVID P. NELSON DATE Certificate No....18092

County Auditor

Deputy County Auditor

O. SIEBER SHORT PLAT

PORTION OF THE E 1/2 OF THE E 1/2 OF SECTION 21 AND
A PORTION OF THE W 1/2 OF THE W 1/2 OF SECTION 22,
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.

KITTITAS COUNTY, WASHIN 11/2008 AOP 08123

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