





**SHORT PLAT NO. ????**  
**KITTITAS COUNTY, WASHINGTON**

OWNER: Development Services of America  
 P.O. BOX 25139  
 Scottsdale, Arizona 85255  
 EXISTING TAX PARCEL NUMBER 19-18-32000-0031  
 ORIGINAL PARCEL AREA 20.00 AC  
 EXISTING ZONING: AGRICULTURAL-20

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT DEVELOPMENT SERVICES OF AMERICA, INC., A WASHINGTON CORPORATION, OWNERS FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBSCRIBE AND PLED AS HEREIN DESCRIBED, AND DEDICATE TO THE USE OF PUBLIC FOREVER ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY IS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF A.D. 20 \_\_\_\_

DEVELOPMENT SERVICES OF AMERICA, INC.  
 RICHARD WILSON

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON ) S.S.  
 COUNTY OF KING )  
 THIS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 2008, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED WOODSIDE DEVELOPMENT SERVICES OF AMERICA, INC., A WASHINGTON CORPORATION, THE BEING 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 \_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_

**RECORDERS CERTIFICATE**

Filed for record this \_\_\_\_ day of \_\_\_\_ 20 \_\_\_\_ at \_\_\_\_ M in book \_\_\_\_ of \_\_\_\_ at pages \_\_\_\_ at the request of Kevin J. Walker.

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

**REFERENCES**

- 1.) RECORD OF SURVEY BY MICHAEL J. COKER RECORDED UNDER BOOK 14 OF SURVEYS, PAGE 65, RECORDS OF KITTITAS COUNTY.
- 2.) HOWARD'S END PLAT BY CHARLES A. CRUSE, JR. RECORDED UNDER VOLUME 8 OF PLATS, PAGE 119, RECORDS OF KITTITAS COUNTY.
- 3.) RECORD OF SURVEY BY ROBERT R. RUMP RECORDED UNDER BOOK 4 OF SURVEYS, PAGES 10 THROUGH 14, RECORDS OF KITTITAS COUNTY.
- 4.) RECORD OF SURVEY BY JEFFERY T. MOOG RECORDED UNDER BOOK 2 OF SURVEYS, PAGES 197-192, RECORDS OF KITTITAS COUNTY.
- 5.) RECORD OF SURVEY BY JEFFERY T. MOOG RECORDED UNDER BOOK 28 OF SURVEYS, PAGES 11 AND 12, RECORDS OF KITTITAS COUNTY.
- 6.) RECORD OF SURVEY BY LARRY A. HENKE RECORDED UNDER BOOK 30 OF SURVEYS, PAGE 75, RECORDS OF KITTITAS COUNTY.

**GROVE SHORT PLAT**

PORTION OF SECTIONS 32 T. 19 N., R. 18 E., W.M.

**EXISTING LEGAL DESCRIPTION**

LOT 7 OF THAT CERTAIN SURVEY RECORDED JUNE 9, 2004, IN BOOK 30 OF SURVEYS, PAGE 75, UNDER AUDITOR'S FILE NO. 2004-0609023 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

**NEW LEGAL DESCRIPTIONS**

**LOT 1:**  
 THE EAST 644.42 FEET OF THE NORTH 675.89 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON.

EXCEPT RIGHT-OF-WAY FOR LOWER GREEN CANYON ROAD ALONG THE EAST LINE THEREOF.

**LOT 2:**

THE NORTH 675.89 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON; EXCEPT THE EAST 644.42 FEET THEREOF.

**CLOSURE /PROCEDURAL STATEMENT**

1. THE RELATIVE POSITION OF THE SURVEY MONUMENTS SHOWN ON THIS DRAWING ARE BASED ON A CLOSED GPS OBSERVATION NETWORK.
2. THIS SURVEY WAS PERFORMED WITH TRIMBLE 4800S GPS RECEIVERS, TRIMBLE R1K SYSTEM WITH 5700 RECEIVERS, AND A TOPCON 21HD ELECTRONIC THEODOLITE READING DIRECT TO 5 SECONDS OF ARC AND MEASURING DISTANCE ±(3MM+(2PPMxD)). NGS BASELINE COMPARED JULY 2002 AND NOVEMBER 2005. THIS SURVEY MEETS THE MINIMUM STANDARDS SET FORTH IN WAC 332-130.

**NOTES**

1. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT AND COMMERCIAL NATURAL RESOURCE ACTIVITIES (SEPP(20)1) ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.
2. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS, OR PERFORMING ANY WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
3. ACCESS TO ALL LOTS MUST BE CONSTRUCTED PRIOR TO ISSUANCE OF BUILDING PERMIT. BUILDING PERMIT REFERS TO NEW RESIDENTIAL AND COMMERCIAL BUILDINGS, DOES NOT APPLY TO NON-RESIDENTIAL STRUCTURES APPURTENANT TO CONTINUED RESOURCE ACTIVITIES APPROPRIATE ZONES OR BUILDING PERMITS RELATED TO RESIDENTIAL STRUCTURES. A MINIMUM OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL UTILITIES AND THE PORTABLE WATER EXISTING. 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.
5. WATER SUPPLY WILL BE BY INDIVIDUAL OR SHARED WELL.
6. SEWAGE DISPOSAL WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.

**SURVEYOR NOTES**

1. MEASUREMENTS AND CALCULATIONS SHOWN ON THIS SURVEY ARE AT SURFACE. THE AVERAGE GRID FACTOR DERIVED FOR THIS AREA IS .999859933 WHICH EQUALS 1/.00014008.

SURFACE DISTANCE = GRID DISTANCE  
 .999859933

RECORDING NO.

VOL./PAGE

**APPROVALS**

**KITTITAS COUNTY PUBLIC WORKS**

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

Public Works Director

**COUNTY PLANNING DIRECTOR**

I hereby certify that the Short Plat has been examined by me and find that it conforms to the comprehensive plan of Kittitas County Planning Commission.

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 the 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 \_\_\_\_

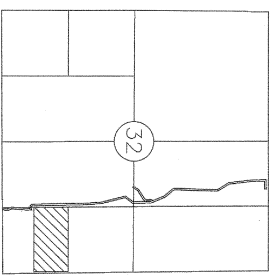
Kittitas County Treasurer

ORIGINAL TAX LOT NO.

**BASIS OF BEARING**

GPS OBSERVATIONS ON THE SECTIONAL MONUMENTS PERFORMED ON JULY 24 THROUGH JULY 27, 2000.

INDEX LOCATION  
 SEC. 32, T.19N., R.18E., W.M.



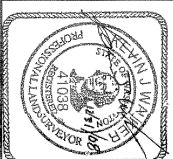
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**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Development Services of America in January, 2007.

Kevin J. Walker  
 Surveyor

Certificate No. 41038



**DUNCANSON**

Company, Inc.

CIVIL ENGINEERING - SURVEYING - LAND PLANNING  
 145 SW 25th Street, Ste. 102, Astoria, Washington 97103  
 Phone: (509) 325-4141 Fax: (509) 325-4253

DWN. BY	KJW	DATE	12/30/08	JOB NO.	00731.032
CHKD. BY	JMB	SCALE	VARIABLES	SHEET	1 OF 2