WHEELER SHORT PLAT

A PORTION OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M. KITTITAS COUNTY, WASHINGTON

17-18-06010-0001

C/L HANSON ROAD S8812'51"E

- 16TH LINE

17-18-07010-0005

LOT A

15.01 acres

APPROXIMATE NORTH -

BOUNDARY OF FLOODPLAIN

60' R.O.W.

ASSIGNED BASIS OF BEARINGS

60' EASEMENT AFN 200205170071-

17-18-07010-0009

40' INGRESS,

ESMT. "Q"

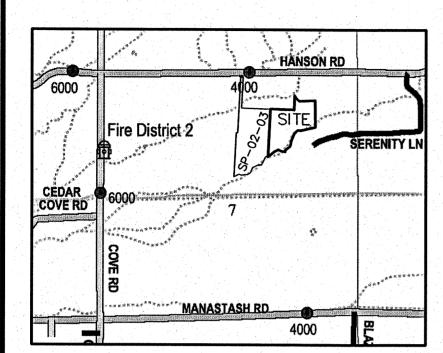
LEGRESS & UTILITY

S88'12'51"E

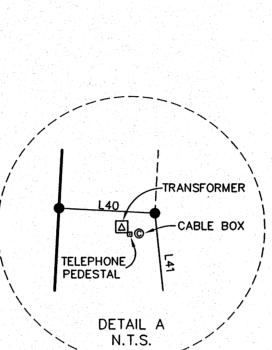
549.76

EXISTING

DRIVEWAY

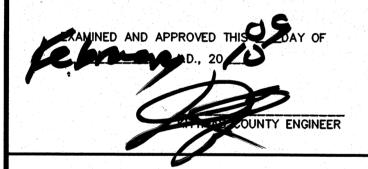


VICINITY MAP N.T.S.



APPROVALS

KITTITAS COUNTY PUBLIC WORKS



COUNTY PLANNING DIRECTOR

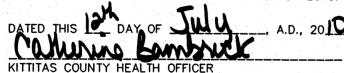
I HEREBY CERTIFY THAT THE "WHEELER" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION

DATED THIS 19 DAY OF A.D., 2010.

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.



CERTIFICATE OF COUNTY TREASURER

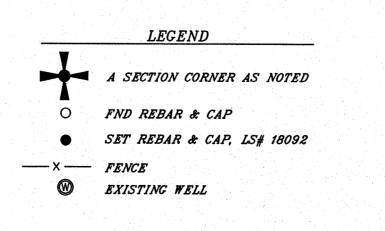
J. HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS
ARE PAID FOR THE PRECEDING YEARS AND FOR THIS
YEAR IN WHICH THE PLAT IS NOW TO BE FILED.

DATED THIS 30th DAY OF December A.D., 2009.

ORIGINAL TAX LOT NO. 17-18-07055-0002 (17628)

films vit	LINE TABLE	
LINE	BEARING	DISTANCE
L19	S33'33'40"E	74.51
L20	S3916'41"E	43.21
L21	S53'36'38"E	53.60
L22	N89'35'54"W	33.23
L23	N85*56'11"W	42.13
L24	S59°49'05"W	32.62
L25	S35'21'24"W	32.14
L26	S49'49'52"W	28.96
L27	S29'45'35"W	47.19
L28	S21°30'35"W	148.34
L29	S09°24'11"W	107.00
L30	S27°13'37"W	47.34
L31	S55'40'24"W	86.97
L32	S40°51'49"W	45.67
L33	S04°03'09"W	35.00
L34	N80°07'46"W	86.13
L35	N64°58'02"W	71.60
L36	N86'09'20"W	21.72
L37	S61'32'24"W	93.43
L38	S49*31'42"W	188.66
L39	S68*29'13"W	6.12
L40	N87'03'04"W	40.00
L41	N05°54'55"W	65.72
L42	S83*55'13"W	112.89
L43	N68'06'09"W	19.94
L44	N88'26'25"W	144.03
L45	S89°05'24"W	129.11
L46	S35°03'16"E	139.18

SEE DETAIL A	BUFFER L39	
TEMPORARY L24 OFFSET POWER L25 BEE DETAIL B 20' OFFSET HOUSE 60.33'	576'42'37"W 339.45' 24' OFFSET	17-18-07050-0003
DRAINFIELD, 4.99 acres 100' RADIUS WELLHEAD PROTECTION BUFFER L36 L37 L37 L38 L34 L33 L33 L34 L33 L33 L34 L33	17-18-07010-0007 (S) SEPTIC LIDS LIDS TANK S)	17-18-07010-0003
	DETAIL B N.T.S.	17-18-07010-0008





SP-94-57

-35' OFFSET

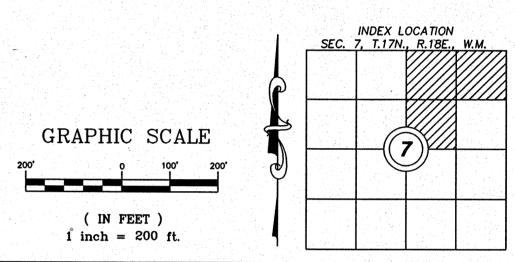
SP-09-00007

SURVEY NOTES:

1. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER A SURVEY FILED IN BOOK F OF SHORT PLATS, PAGES 244 & 245, UNDER AUDITOR'S FILE NUMBER 200205170071, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.

2. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK F OF SHORT PLATS, PAGES 244 & 245 UNDER AUDITOR'S FILE NUMBER 200205170071, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON INTO THE CONFIGURATION SHOWN HEREON.

3. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



RECORDER'S CERTIFICATE

COUNTY AUDITOR

DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

IN...AP.R.IL....20.09

DAVID P. NELSON DATE
CERTIFICATE NO. 18092

K.C.S.P. NO. 09-00007 PTN. OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M.

KITTITAS COUNTY, WASHINGTON

DWN BY T.R./G.W.	DATE 12/09	JOB NO. 09023
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:

COUNTY OF _

MARCUS E. MENZEL CHARLEE C. MENZEL 3642 HANSON ROAD ELLENSBURG, WA 98926

PARCEL #17-18-07055-0002 (17628)
ACREAGE: 20.00
2 LOTS
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
ZONE: AG-20

AND WIFE, AS THEIR SEPARATE ESTAT	THAT, MARCUS E. MENZEL & CHARLEE C. MENZ E, OWNERS IN FEE SIMPLE OF THE HEREIN DES DIVIDE AND PLAT AS HEREIN DESCRIBED.	'EL, HUSBAND CRIBED REAL
IN WITNESS WHEREOF, WE HAVE SET C	DUR HANDS THIS DAY OF	, A.D., 200
MARCUS E. MENZEL	CHARLEE C. MENZEL	
ACKNOWLEDGEMENT	기존 전 그리 회사를 가는 어떻게 되었다.	

DEDICATION

ON THIS DAY PERSONALLY APPEARED BEFORE ME	
O ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND OREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SIGNED THE SAME AS REE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.	
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF, 200	
NOTARY PUBLIC IN AND FOR THE STATE OF	

MY APPOINTMENT EXPIRES __

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ROLAND E. "SANDY" WHEELER & DIANNA G. WHEELER, HUSBAND AND WIFE, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN	WITNESS	WHEREOF,	WE HAVE	SET O	UR HANDS	THIS DA	Y OF	 A.D.,	200
1.4									

DIANNA G. WHEELER

AOKNO	\\\ E	OF145	
ACKNO	WLEL	JUEME	:NI

STATE OF WASHINGTON)

ROLAND E. "SANDY" WHEELER

COUNTY OF	
ON THIS DAY PERSONALLY APPEARED BEFORE ME	
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AN FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT	
FREE AND VOLUNTARY ACT AND DEED FOR THE LISTS A	

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 200_.

	NOTARY	 	AND FOR	

WASHINGTON, RESIDING AT

MY APPOINTMENT EXPIRES

WHEELER SHORT PLAT

A PORTION OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M. KITTITAS COUNTY. WASHINGTON

EXISTING LEGAL DESCRIPTION:

LOT 2 OF HOLMAN SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. #02-03, AS RECORDED MAY 17, 2002, IN BOOK F OF SHORT PLATS, PAGES 244 AND 245, UNDER AUDITOR'S FILE NO. 200205170071, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTH HALF OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

- 1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES 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. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 8. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 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, 9/6/05 EDITION, 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. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
- 12. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE TIME SPLIT PROVISION ALLOWED PER KITTITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.
- 13. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG—TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
- 14. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.

KRD NOTES:

- 1. ACCORDING TO KITTITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT A HAS 12.00 IRRIGABLE ACRES AND LOT B HAS 4.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
- 2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
- 3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
- 4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
- 5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.



SP-09-00007

ADJACENT PROPERTY OWNERS:

17-18-06010-0001 17-18-07010-0001 HARRELL & SONS FARMS LLC 3121 HANSON ROAD ELLENSBURG, WA 98926

17-18-07010-0005 MARY M. PAGE 3640 HANSON ROAD ELLENSBURG, WA 98926

17-18-07050-0004 17-18-07050-0002 THOMAS W. PRATT III ETUX 3470 HANSON ROAD ELLENSBURG, WA 98926

17-18-07010-0003 ROBERT FORBES ETUX 18525 BUTTERNUT ROAD LYNNWOOD, WA 98037

17–18–07055–0001 CRAIG T. RONNING ETUX 4130 HANSON ROAD ELLENSBURG, WA 98926

17-18-07010-0009 ESTHER S. MANSHIP PO BOX 961 ISSAQUAH, WA 98027 17-18-07050-0001 JENNIFER A. HACKETT ETVIR 3520 HANSON ROAD ELLENSBURG, WA 98926

17-18-07050-0003 JAMES MORIN ETUX 3502 HANSON ROAD ELLENSBURG, WA 98926

17-18-07010-0007 17-18-07010-0008 MICHAEL P. BOYLE ETUX 2104 E. HIGHLAND DRIVE SEATTLE, WA 98112

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 DJg 1-800-553-4344

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FIL	ED FOR BOOK	RECORD OF	THISA	.DAY OF T PAGE	AT	20 THE R	AT REQUEST	I OF
		VID P. NE						
	SI	IRVEYOR'S	NAME	•••••		医骨折隔 医水溶液		

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 AT THE REQUEST OF....SANDY. WHEELER IN..APRIL....20.09

DAVID P. NELSON DATE
CERTIFICATE NO. 18092

K.C.S.P. NO. 09-00007
PTN. OF THE NE 1/4 OF SEC. 7, T.17N., R.18E., W.M. KITTITAS COUNTY, WASHINGTON

DWN BY T.R./G.W.	DATE 12/09	JOB NO. 09023
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2



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