

SHORT PLAT NO. SP-??-?????  
 KITTITAS COUNTY, WASHINGTON

# BUNKHOUSE SHORT PLAT

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

RECORDING NO. \_\_\_\_\_ VOL./PAGE \_\_\_\_\_

**RECEIVED**  
 MAY 16 2011  
 KITTITAS COUNTY  
 CDS

OWNER: Development Services of America  
 P.O. BOX 25139  
 Scottsdale, Arizona 85255  
 EXISTING TAX PARCEL NUMBER 19-18-32000-0043  
 ORIGINAL PARCEL AREA: 25.93 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, SUBDIVIDE AND PLAT 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., 20\_\_\_\_  
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED DALE WOODSIDE, DEVELOPMENT SERVICES OF AMERICA, INC., A WASHINGTON CORPORATION, TO BE KNOWN AS THE COMPANY 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.

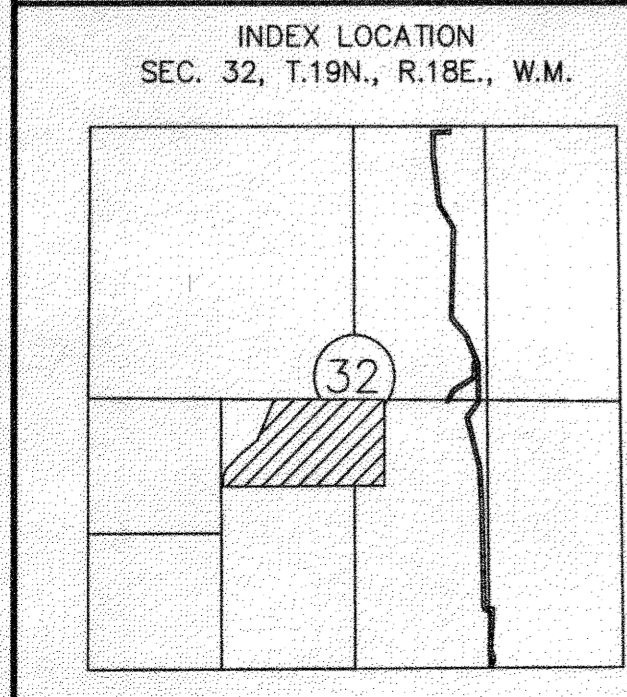
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT  
 AT \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

### RECORDER'S 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



EXISTING LEGAL DESCRIPTION	NEW LEGAL DESCRIPTIONS
<p>THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST 295.05 FEET OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN KITTITAS COUNTY, WASHINGTON;</p> <p>EXCEPT THE SOUTH 1778.67 FEET THEREOF;</p> <p>AND EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS THE TRUE POINT OF BEGINNING;          THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 00°07'35" EAST 1186.30 FEET;          THENCE NORTH 87°28'34" EAST 17.13 FEET;          THENCE NORTH 00°21'32" EAST 431.90 FEET;          THENCE NORTH 23°07'30" EAST 74.66 FEET;          THENCE NORTH 43°29'02" EAST 200.44 FEET;          THENCE NORTH 50°26'35" EAST 216.64 FEET;          THENCE NORTH 22°49'15" EAST 431.93 FEET TO THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;          THENCE NORTH 89°37'57" WEST 524.31 FEET TO THE TRUE POINT OF BEGINNING.</p>	<p><b>LOT 1:</b>          THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN KITTITAS COUNTY, WASHINGTON;</p> <p>EXCEPT THE SOUTH 1778.67 FEET THEREOF;</p> <p>EXCEPT THE EAST 222.97 FEET THEREOF;</p> <p>AND EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER WHICH IS THE TRUE POINT OF BEGINNING;          THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 00°07'35" EAST 1186.30 FEET;          THENCE NORTH 87°28'34" EAST 17.13 FEET;          THENCE NORTH 00°21'32" EAST 431.90 FEET;          THENCE NORTH 23°07'30" EAST 74.66 FEET;          THENCE NORTH 43°29'02" EAST 200.44 FEET;          THENCE NORTH 50°26'35" EAST 216.64 FEET;          THENCE NORTH 22°49'15" EAST 431.93 FEET TO THE NORTH BOUNDARY OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER;          THENCE NORTH 89°37'57" WEST 524.31 FEET TO THE TRUE POINT OF BEGINNING.</p> <p><b>LOT 2:</b>          THE EAST 222.97 FEET OF THE SOUTHWEST QUARTER AND THE WEST 295.05 FEET OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 18 EAST, W.M., IN KITTITAS COUNTY, WASHINGTON;</p> <p>EXCEPT THE SOUTH 1778.67 FEET THEREOF;</p>

### NOTES

- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 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.
- 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)
- 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 GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- METERING SHALL 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.
- 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.
- MAINTENANCE OF THE ACCESS IN THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 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.

### 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 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 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. \_\_\_\_\_

### REFERENCES

- RECORD OF SURVEY BY MICHAEL J. COKER RECORDED UNDER BOOK 14 OF SURVEYS, PAGE 65, RECORDS OF KITTITAS COUNTY.
- HOWARD'S END PLAT BY CHARLES A. CRUSE JR. RECORDED UNDER VOLUME 8 OF PLATS, PAGE 119, RECORDS OF KITTITAS COUNTY.
- RECORD OF SURVEY BY ROBERT R. RUMP RECORDED UNDER BOOK 4 OF SURVEYS, PAGES 10 THROUGH 14, RECORDS OF KITTITAS COUNTY.
- RECORD OF SURVEY BY JEFFERY T. MOOG RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 187-192, RECORDS OF KITTITAS COUNTY.
- RECORD OF SURVEY BY JEFFERY T. MOOG RECORDED UNDER BOOK 28 OF SURVEYS, PAGES 11 AND 12, RECORDS OF KITTITAS COUNTY.
- RECORD OF SURVEY BY LARRY A. HENKE RECORDED UNDER BOOK 30 OF SURVEYS, PAGE 75, RECORDS OF KITTITAS COUNTY.

### CLOSURE/PROCEDURAL STATEMENT

- THE RELATIVE POSITION OF THE SURVEY MONUMENTS SHOWN ON THIS DRAWING ARE BASED ON A CLOSED GPS OBSERVATION NETWORK.
- THIS SURVEY WAS PERFORMED WITH TRIMBLE 4600LS GPS RECEIVERS, TRIMBLE RTK SYSTEM WITH 5700 RECEIVERS, AND A TOPCON 211D 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.

### 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, 2010.

\_\_\_\_\_  
 Certificate No. 41038

## DUNCANSON

Company, Inc.  
 CIVIL ENGINEERING · SURVEYING · LAND PLANNING  
 145 S.W. 155th Street Ste. 102, Seattle, Washington 98166  
 Phone: (206) 244-4141 Fax: (206) 244-4455

DWN. BY	KJW	DATE	04/27/11	JOB NO.	00731.034
CHKD. BY	JMB	SCALE	VARIES	SHEET	1 OF 3

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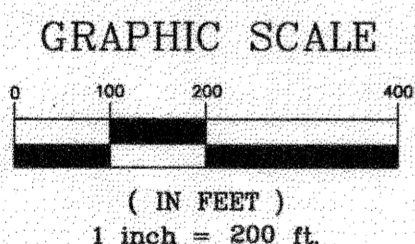
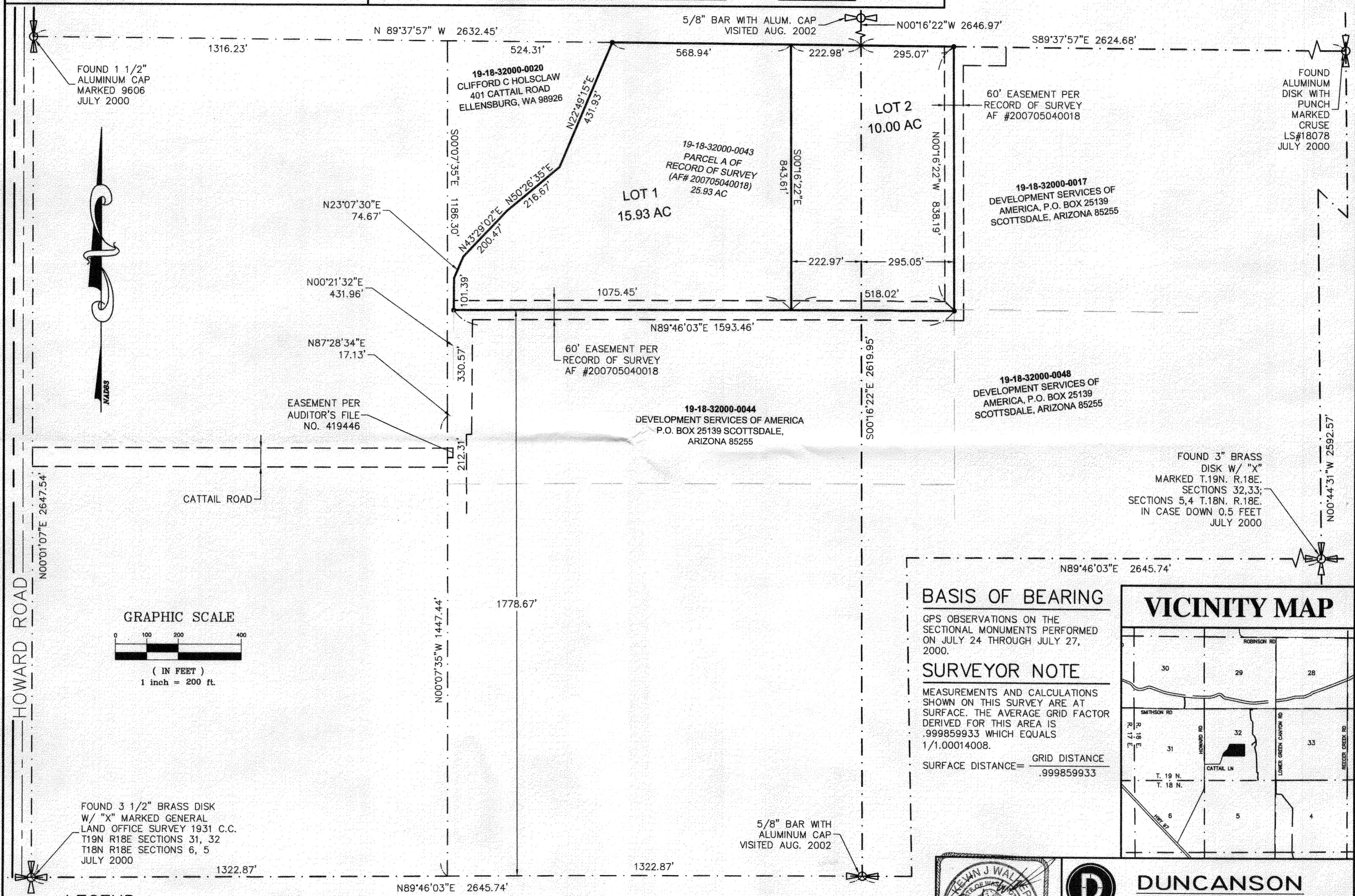
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SECTION **32** T. **19** N., R. **18** E., W.M.



### BASIS OF BEARING

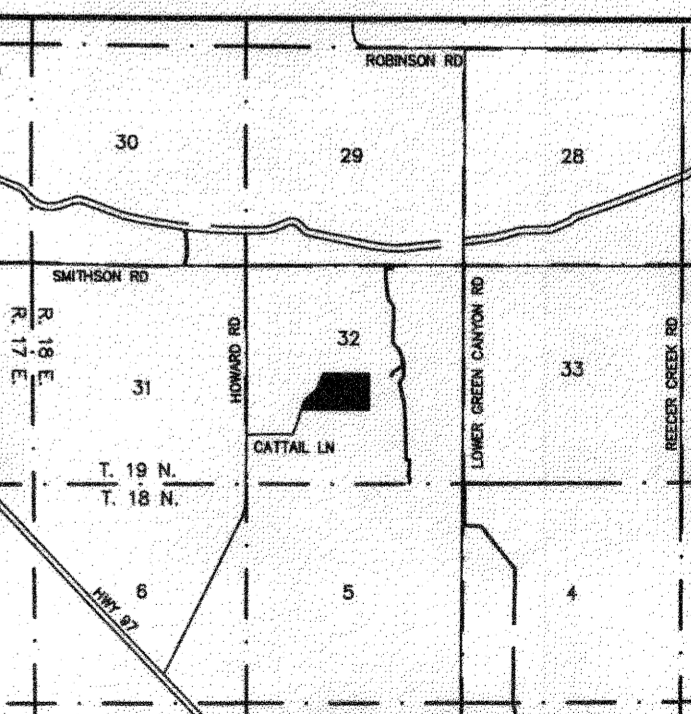
GPS OBSERVATIONS ON THE SECTIONAL MONUMENTS PERFORMED ON JULY 24 THROUGH JULY 27, 2000.

### SURVEYOR NOTE

MEASUREMENTS AND CALCULATIONS SHOWN ON THIS SURVEY ARE AT SURFACE. THE AVERAGE GRID FACTOR DERIVED FOR THIS AREA IS .999859933 WHICH EQUALS 1/1.00014008.

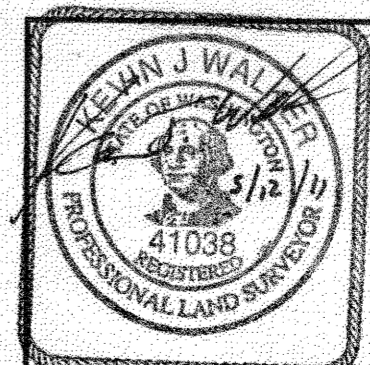
SURFACE DISTANCE =  $\frac{\text{GRID DISTANCE}}{.999859933}$

### VICINITY MAP



### LEGEND

- SET REBAR AND CAP, L.S. #41038
- FOUND #5 REBAR AND CAP, L.S. #38975
- ⊕ FOUND SECTION CORNER, AS NOTED
- △ CALCULATED POSITION NOT SET
- ⊕ FOUND SECTIONAL QUARTER CORNER, AS NOTED



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DWN. BY	KJW	DATE	04/27/11	JOB NO.	00731.034
CHKD. BY	JMB	SCALE	1" = 200'	SHEET	2 OF 3

RECEIVED  
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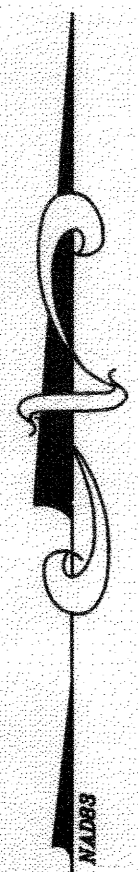
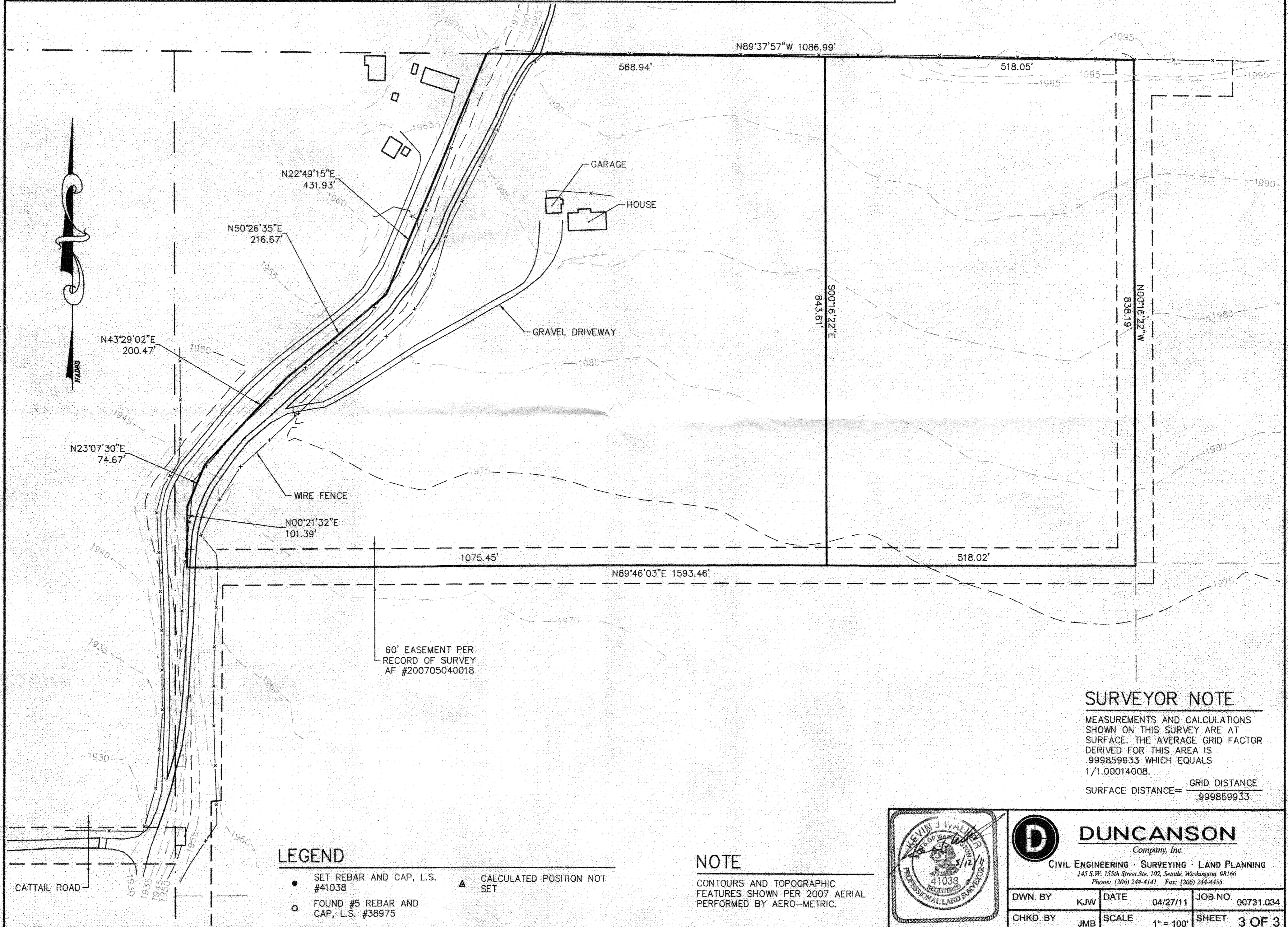
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## SURVEYOR NOTE

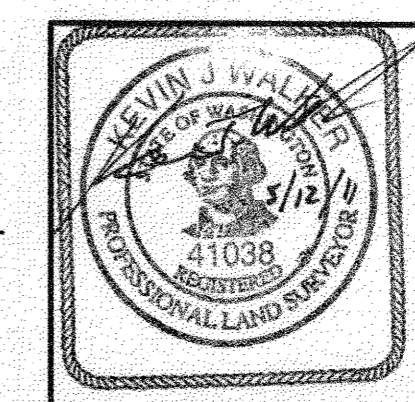
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## LEGEND

- SET REBAR AND CAP, L.S. #41038      ▲ CALCULATED POSITION NOT SET
- FOUND #5 REBAR AND CAP, L.S. #38975

## NOTE

CONTOURS AND TOPOGRAPHIC FEATURES SHOWN PER 2007 AERIAL PERFORMED BY AERO-METRIC.



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DWN. BY	KJW	DATE	04/27/11	JOB NO.	00731.034
CHKD. BY	JMB	SCALE	1" = 100'	SHEET	3 OF 3