

VICINITY MAP-N.T.S.

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY OF _____ A.D., 20__

KITITAS COUNTY ENGINEER

COUNTY PLANNING OFFICIAL

I HEREBY CERTIFY THAT THE "O'KEEFE NO. 2" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 20__

KITITAS COUNTY PLANNING OFFICIAL

KITITAS 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__

KITITAS 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__

KITITAS COUNTY TREASURER

ORIGINAL TAX LOT NO. 18-18-10000-0003 (046033)

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DAVID P. NELSON

SURVEYOR'S NAME

JERALD V. PETTIT

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 DAVID O'KEEFE

IN OCT, 2012

DAVID P. NELSON

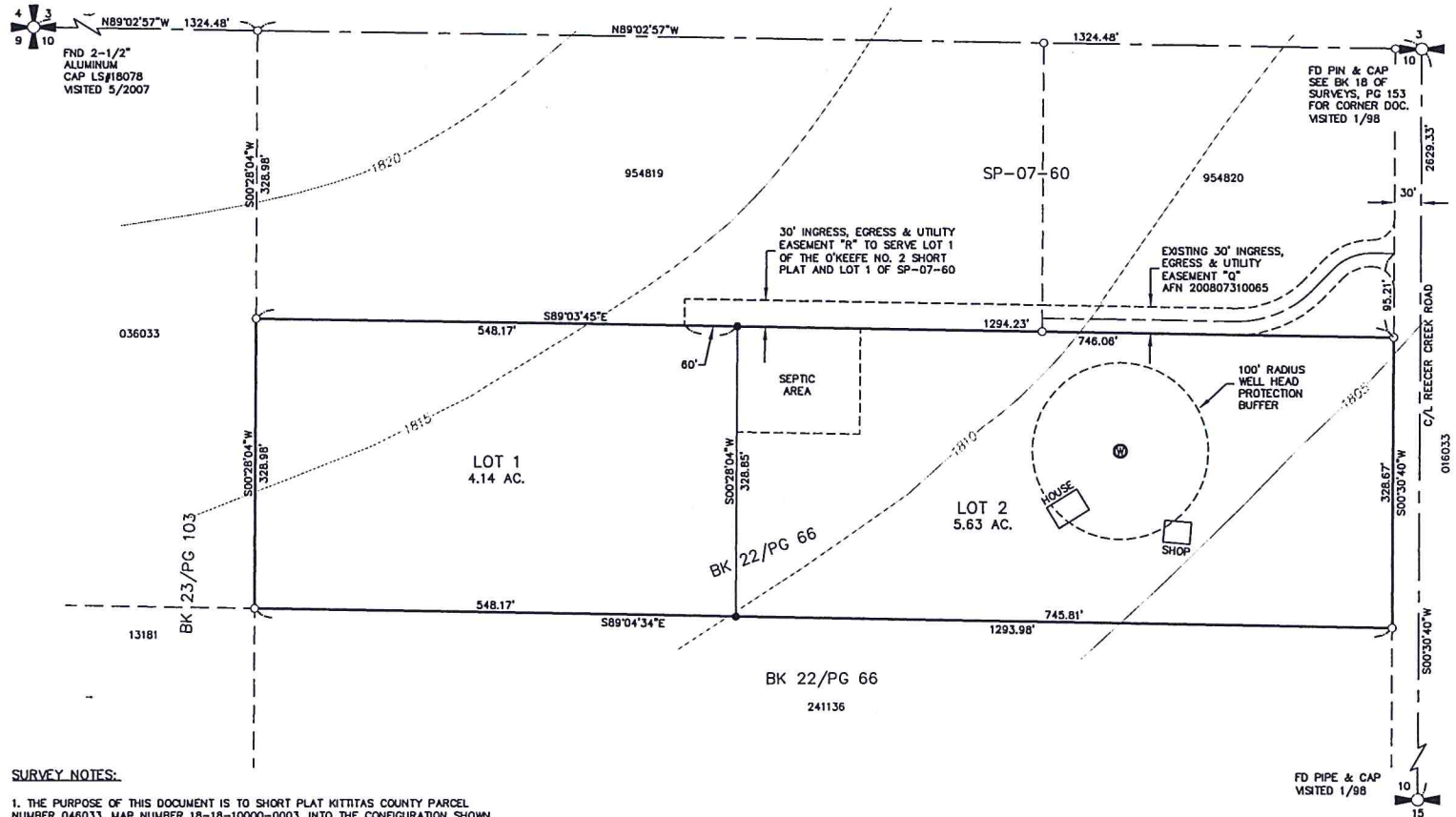
DATE

CERTIFICATE NO. 18092

O'KEEFE NO. 2 SHORT PLAT

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10,
TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

SP-12-XXXX

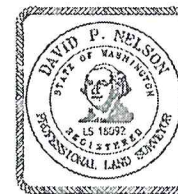


SURVEY NOTES:

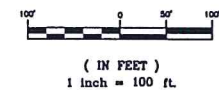
1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT KITITAS COUNTY PARCEL NUMBER 046033, MAP NUMBER 18-18-10000-0003, INTO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. FOR ADDITIONAL SURVEY INFORMATION, SEE THE FOLLOWING:
 - BOOK 22 OF SURVEYS, PAGE 66, AFN: 199808270048
 - BOOK 23 OF SURVEYS, PAGE 103, AFN: 199803160023
 - BOOK J OF SHORT PLATS, PAGES 209-210 AFN: 200807310065
4. THE BASIS OF BEARINGS IS THE SAME AS THE SURVEY RECORDED IN BOOK 22 OF SURVEYS, PAGE 66, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FND REBAR & CAP
- SET 5/8" IRON ROD & CAP LS# 18092
- EXISTING WELL - APPROXIMATE LOCATION

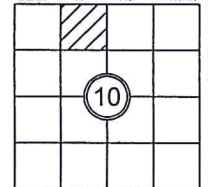


GRAPHIC SCALE



INDEX LOCATION

SEC. 10 T. 18N. R. 18E. W.M.



Encompass

ENGINEERING & SURVEYING

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

O'KEEFE NO. 2 SHORT PLAT

PREPARED FOR
DAVID O'KEEFE

A PTN. OF THE NE 1/4 OF THE NW 1/4
SECTION 10, TOWNSHIP 18N., RANGE 18E., W.M.

KITITAS COUNTY	DATE	JOB NO.
DWN BY G. WEISER	10/2012	07067-1
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

O'KEEFE NO. 2 SHORT PLAT
 A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 10,
 TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, DAVID J. O'KEEFE, A MARRIED MAN AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20__

 DAVID J. O'KEEFE

ACKNOWLEDGEMENT

STATE OF _____)
 COUNTY OF _____) s.s.

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND 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 _____ 20__

 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE FOR LENDER, AS HEREINAFTER DEFINED, AND LENDER'S SUCCESSORS AND ASSIGNS. LENDER: BANNER BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 20__

 NAME TITLE

 NAME TITLE

ACKNOWLEDGEMENT

STATE OF TEXAS)
 COUNTY OF _____) s.s.

ON THIS ____ DAY OF _____ 20__ BEFORE

ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ PRESIDENT AND TO ME KNOWN TO BE THE _____ SECRETARY, RESPECTIVELY, OF _____

THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.
 WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 WASHINGTON, RESIDING AT _____
 MY APPOINTMENT EXPIRES _____

OWNER:

DAVID J. O'KEEFE
 PO BOX 1063
 KITTITAS WA 98934

PARCEL NO.: 18-18-10000-0003
 MAP NO.: 048033
 ACREAGE: 10.00 ASSESSOR 9.77 SURVEYOR
 2 LOTS
 WATER SOURCE: INDIVIDUAL WELLS
 SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
 ZONE: AG-20

EXISTING LEGAL DESCRIPTION:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 18 NORTH, RANGE 18 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON; EXCEPT THE RIGHT OF WAY FOR REECER CREEK COUNTY ROAD (REECER ROAD), ALONG THE EASTERLY BOUNDARY THEREOF.

NOTES:

1. 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.
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 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.
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.

SP-12-XXXXX

ADJACENT PROPERTY OWNERS:

036033
 JEFFERY COMELLA ETUX
 PO BOX 521
 ELLENSBURG WA 98926

13181
 MATT MYERS ETUX
 851 DRIVER LANE
 ELLENSBURG WA 98926

954819
 954820
 DAVID O'KEEFE
 PO BOX 1063
 KITTITAS WA 98934

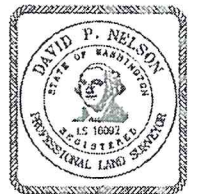
241136
 GLORIA J SHARP
 7731 REECER CREEK ROAD
 ELLENSBURG WA 98926

016033
 REECER CREEK RANCH PROPERTIES LLC
 1691 MIDVALE RD
 SUNNYSIDE WA 98944

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**



RECORDER'S CERTIFICATE _____
 FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
 IN BOOK ____ OF _____ AT PAGE ____ AT THE REQUEST OF

 DAVID P. NELSON
 SURVEYOR'S NAME

 JERALD V. PETTIT
 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 _____ DAVID O'KEEFE
 IN _____ OCT. 20 12 _____
 _____ DAVID P. NELSON _____ DATE
 CERTIFICATE NO. 18092

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
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O'KEEFE NO. 2 SHORT PLAT
 PREPARED FOR
 DAVID O'KEEFE
 A PTN. OF THE NE 1/4 OF THE NW 1/4
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OWN BY	DATE	JOB NO.
G. WEISER	10/2012	07067-1
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2