

**SULLIVAN SHORT PLAT**  
 A PORTION OF THE NW 1/4 OF THE NE 1/4  
 SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

**RECEIVED**  
 AUG 20 2014  
 KITTITAS COUNTY  
 CDS

SP-14-XXXXX

**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 3 OF THE SULLIVAN SHORT PLAT SP-88-05, RECORDED IN BOOK C OF THE PUBLIC RECORDS OF KITTITAS COUNTY, WASHINGTON, STATE OF WASHINGTON, TO THE CONFORMATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S8 TOTAL STATION. CORNER MARKS AND BOUNDS WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
  - BOOK C OF SHORT PLATS, PAGES 11 & 12, APR. 4827/41
  - AND THE SURVEYS REFERENCED THEREIN, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_ DAY  
 OF \_\_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES  
 I HEREBY CERTIFY THAT THE "SULLIVAN" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE REQUIREMENTS OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

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. FURTHER INVESTIGATIONS OF SOILS ARE NEEDED TO MAKE RECOMMENDATIONS AS TO WHETHER SEPTIC TANK PERMITS FOR LOTS ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

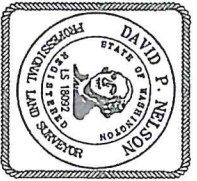
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

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 SHORT PLAT IS NOW TO BE FILED.

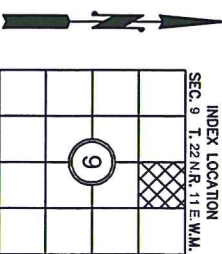
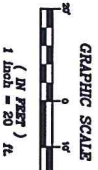
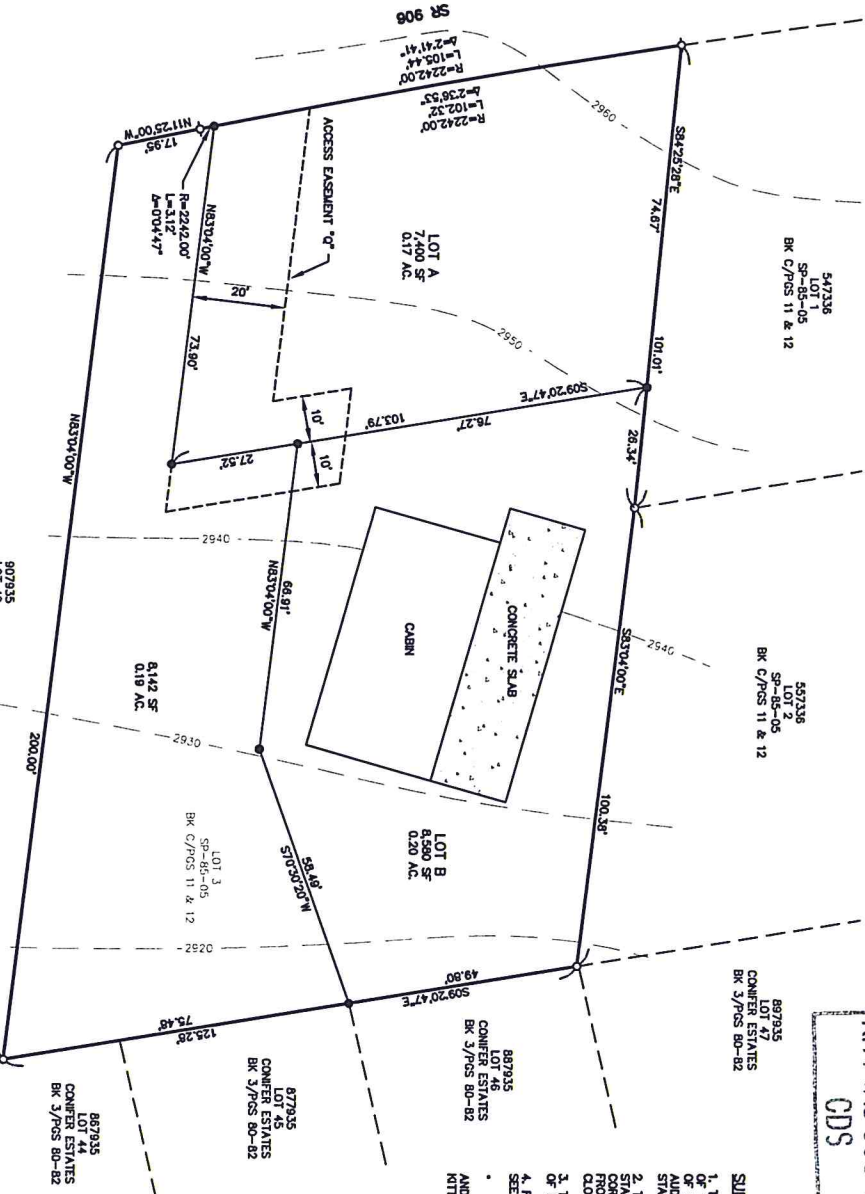
DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

KITTITAS COUNTY TREASURER

RECORDER'S CERTIFICATE  
 FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_ M.  
 IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF  
 SURVEYOR'S NAME  
 DAVID P. NELSON  
 COUNTY AUDITOR  
 DEPUTY COUNTY AUDITOR



- LEGEND**
- SET 5/8" IRON ROD & CAP, L.S.# 18092
  - FOUND IRON ROD & CAP, AS NOTED



**SULLIVAN SHORT PLAT**

PREPARED FOR  
 TERRANCE E. NELSON OF SULLIVAN  
 A PORTION OF THE NW 1/4 OF THE NE 1/4  
 SECTION 9, TOWNSHIP 22 N., RANGE 11 E., W.M.,  
 KITTITAS COUNTY, WASHINGTON

DATE: 08/2014  
 JOB NO.: 14085  
 SHEET 1 OF 2

DRAWN BY: G. WEISER  
 CHECKED BY: D. NELSON



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 Eastern Washington Division  
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

OWNER:  
 TERENCE G. & CYNTHIA L. SULLIVAN  
 6100 CENTER LAKE  
 WEST Linn OREGON 97068-2541

PARCEL NO.: 567336  
 MAP NO.: 22-11-09003-0003  
 ACRES: 2.53  
 LOTS: 2  
 WATER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT  
 SEWER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT  
 ZONE: RESIDENTIAL, URBAN

**SULLIVAN SHORT PLAT**  
 A PORTION OF THE NW 1/4 OF THE NE 1/4  
 SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

SP-14-XXXXX

**EXISTING LEGAL DESCRIPTION:**

LOT 3, OF QASON SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. SP-95-04, AS RECORDED DECEMBER 31, 1985, IN VOLUME C-7 OF SHORT PLATS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 482741, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, COUNTY OF KITTITAS, DISTRICT 1, QUARTER 1, SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

**NOTES:**

1. 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.
2. 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 85% 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, 9/8/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. 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.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT TERENCE G. SULLIVAN & CYNTHIA L. SULLIVAN, HUSBAND AND WIFE AS THEIR SEPARATE ESTATE OWNERS IN FEE SHIP OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBMIT AND PLAT AS HEREBY DESCRIBED, IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

TERENCE G. SULLIVAN \_\_\_\_\_ CYNTHIA L. SULLIVAN \_\_\_\_\_

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } S.S.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_  
 TO BE KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO DESCRIBED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY ARE THE 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 \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

**RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
 \_\_\_\_\_  
 SURVEYOR'S NAME \_\_\_\_\_  
 \_\_\_\_\_  
 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 \_\_\_\_\_ TERENCE & CYNTHIA SULLIVAN  
 IN \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 DAVID P. NELSON \_\_\_\_\_ DATE  
 CERTIFICATE NO. \_\_\_\_\_ 18092

**ADJACENT OWNERS:**

- 567336 STEVEN L. LOPER ETUX
- 19533 SE 51ST ST ISSAQUAH WA 98027
- 547336 DONALD E. ALBER 10799 NE OLD CROCOSOTE HILL ROAD BARBERIDGE ISLAND WA 98110-2153
- 907335 JACK R. DAVIS 2102 130TH AVE SE KENT WA 98037-3912
- 897335 NICHOLAS J. HANSH 2226 118TH AVE E EDENWOOD WA 98372-1604
- 897335 R. ANDR. SMITH 8647 48TH AVE SW SEATTLE WA 98136
- 877335 PEGGY J. MEYER TRUSTEE 1050 S SHORE DR MIAMI BEACH FL 33141-2414
- 867335 RICHARD ROHWER ETUX PO BOX 892 GIG HARBOR WA 98330-0892
- 157335 THE MOUNTAINEERS 7700 SAND POINT WAY NE SEATTLE WA 98115

**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONE OF THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig  
 1-800-424-6565



**SULLIVAN SHORT PLAT**

PREPARED FOR TERENCE & CYNTHIA SULLIVAN A PORTION OF THE NW 1/4 OF THE NE 1/4 SECTION 9, TOWNSHIP 22 N., RANGE 11 E., W.M.	DATE 08/2014	JOB NO. 14085
DRAWN BY G. WEISER	SCALE N/A	SHEET 2 OF 2
CHKD BY D. NELSON		

**Compass**  
 ENGINEERING & SURVEYING

Western Washington Division  
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