

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS ___ DAY OF _____ A.D., 20__.

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "PARKE CREEK LANDING DIVISION 1" PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

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

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

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. PARCEL NO.: 295134

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

KITTITAS COUNTY TREASURER

CERTIFICATE OF COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE "PARKE CREEK LANDING DIVISION 1" PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO.: 295134

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

KITTITAS COUNTY ASSESSOR

KITTITAS COUNTY BOARD OF COMMISSIONERS

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

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

BY: _____
CHAIRMAN

ATTEST: _____
CLERK OF THE BOARD

NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

PARKE CREEK LANDING - DIVISION 1 A PORTION OF THE NW 1/4 & A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M. KITTITAS COUNTY, STATE OF WASHINGTON

LP-26-XXXXX
LPF-26-XXXXX

PROPERTY OWNERS:

PARKE CREEK LANDING, LLC
A WASHINGTON LIMITED LIABILITY COMPANY
P.O. BOX 208
THORP, WA 98946

PROPERTY INFORMATION:

PARCEL NO.: 295134 / MAP NO.: 18-20-34000-0011

AREA: 206.79 TOTAL

LOTS: 9

TRACTS: 1

WATER SOURCE: GROUP B WATER SYSTEM

SEWER SOURCE: ON-SITE SEPTIC SYSTEM

ZONE: PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION:

THE NORTHWEST QUARTER AND ALL THAT PORTION OF THE NORTH HALF OF THE SOUTH-WEST QUARTER LYING NORTH OF THE NORTH RIGHT OF WAY BOUNDARY OF THE KITTITAS RECLAMATION DISTRICT NORTH BRANCH CANAL, ALL IN SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., KITTITAS COUNTY STATE OF WASHINGTON.

EXCEPTING THEREFROM:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M., KITTITAS COUNTY STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE NORTH 89°02'00" EAST, ALONG THE NORTH BOUNDARY OF SAID NORTHWEST QUARTER, 1162.54 FEET;

THENCE SOUTH 00° 58' 00" EAST, 154.95 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 84°40'58" EAST, 83.14 FEET;

THENCE NORTHEAST ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 49° 34' 38", AN ARC LENGTH OF 112.49 FEET;

THENCE SOUTH 82°57'35" EAST, 255.04 FEET;

THENCE SOUTH 05°00'59" WEST, 503.93 FEET;

THENCE NORTH 84°45'43" WEST, 437.60 FEET;

THENCE NORTH 05°03'41" EAST, 466.50 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT:

THE RIGHT OF WAY FOR PARKE CREEK COUNTY ROAD ALONG THE WESTERN AND NORTHERN BOUNDARIES THEREOF.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS SHOWN HEREON AND TO FACILITATE THE CONDITIONS OF APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY UNDER APPLICATION LP-26-XXXXX.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R-10 GNSS AND A TRIMBLE S-7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
 3. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 29 OF SURVEYS, PAGES 189 & 190, AFN: 200401090046
 - BOOK 43 OF SURVEYS, PAGES 52-55, AFN: 202010090062
 - BOOK 47 OF SURVEYS, PAGES 170-171, AFN: 202602130035
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.

HORIZONTAL DATUM:

THE BEARINGS ON THIS SURVEY ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) (EPOCH2010), SOUTH ZONE, DERIVED FROM RTK GPS OBSERVATIONS FROM THE WSRN USING THE FOLLOWING STATIONS:

STATION DESIGNATION	LATITUDE	LONGITUDE
BPKT	N 46° 52' 59.34282"	W 120° 19' 37.57609"

ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999984314121. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

VERTICAL DATUM:

THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)

ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOGRAMMETRY OBTAINED FROM A DJI MAVIC 3 ENTERPRISE UNMANNED AIRCRAFT ON 4/12/2024.



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 PARKE CREEK LANDING, LLC IN APRIL 2026.

DUSTIN L. PIERCE DATE _____
CERTIFICATE NO. 45503

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF _____ 20__ AT _____ M.
IN BOOK ___ OF _____ AT THE REQUEST OF
DUSTIN L. PIERCE
SURVEYOR'S NAME
BRYAN ELLIOTT
County Auditor Deputy County Auditor

Encompass

ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
110 South Oakes Ave., #250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

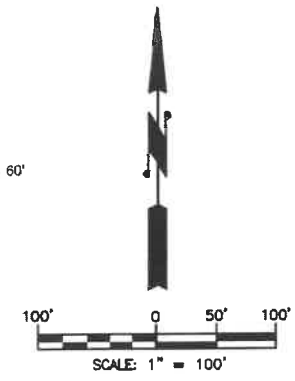
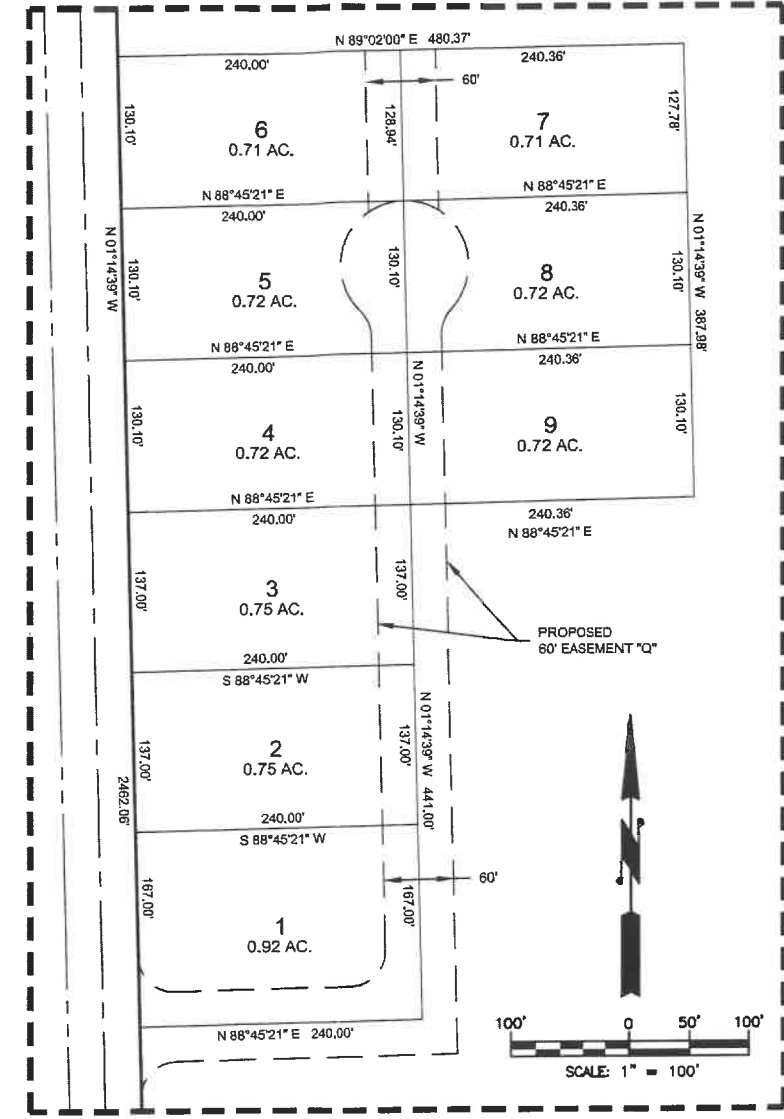
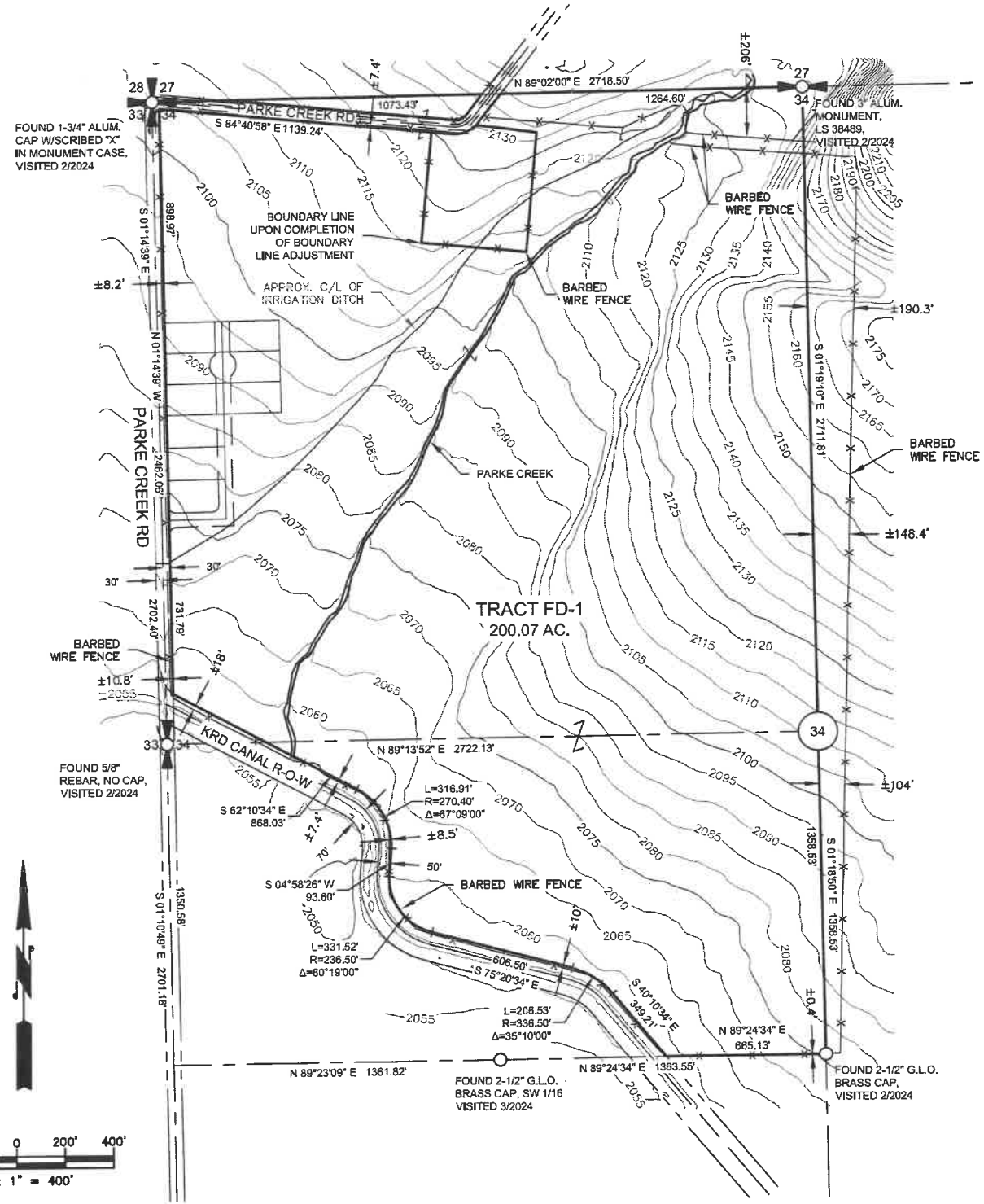
PARKE CREEK LANDING - DIVISION 1

PREPARED FOR
PARKE CREEK LANDING, LLC
A PORTION OF THE WEST 1/2 OF SECTION 34,
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

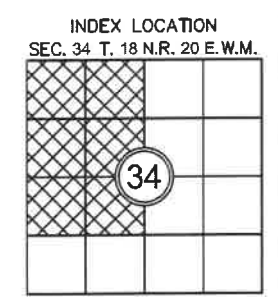
KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	04/2026	24007	
CHKD BY	SCALE	SHEET	
D.L.P.	N/A	1 OF 3	

PARKE CREEK LANDING - DIVISION 1
 A PORTION OF THE NW 1/4 & A PORTION OF THE N 1/2 OF THE SW 1/4 OF
 SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

LP-26-XXXXX
 LPF-26-XXXXX



- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - CENTER OF SECTION, AS NOTED
 - FOUND MONUMENT, AS NOTED
 - SET 5/8" REBAR AND CAP, LS 45503
 - FUTURE DEVELOPMENT TRACT - DESIGNATION NO.



AUDITOR'S CERTIFICATE

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

DUSTIN L. PIERCE
 SURVEYOR'S NAME

BRYAN ELLIOTT
 County Auditor

 Deputy County Auditor

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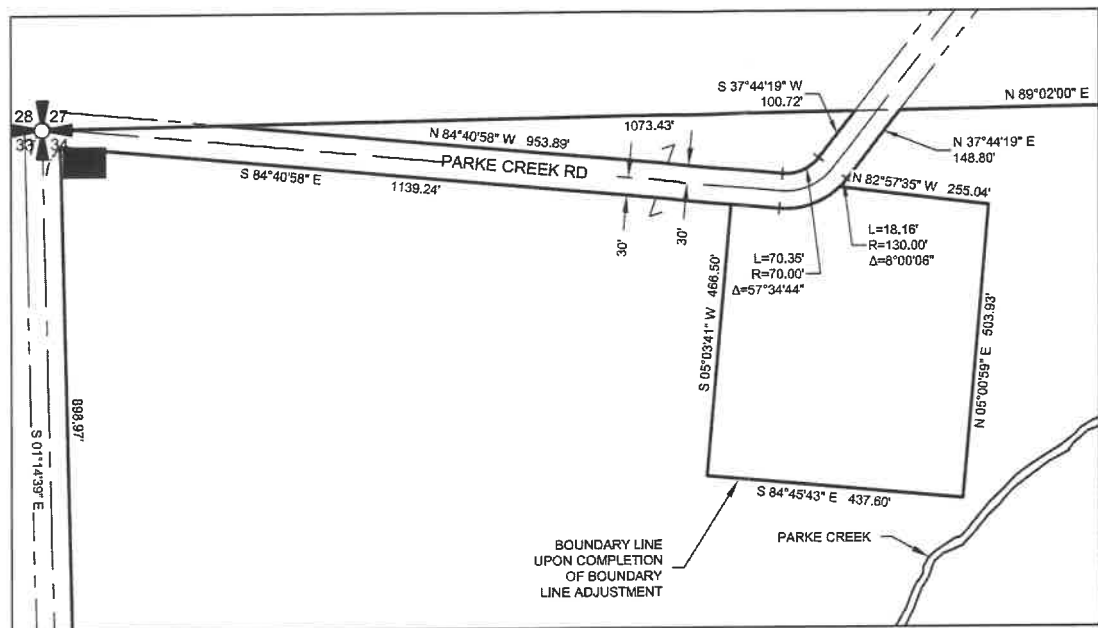
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 PREPARED FOR
 PARKE CREEK LANDING, LLC
 A PORTION OF THE WEST 1/2 OF SECTION 34,
 TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

KITTITAS COUNTY WASHINGTON

DWN BY D.L.P./G.W.	DATE 04/2026	JOB NO. 24007
CHKD BY D.L.P.	SCALE AS NOTED	SHEET 2 OF 3

PARKE CREEK LANDING - DIVISION 1
 A PORTION OF THE NW 1/4 & A PORTION OF THE N 1/2 OF THE SW 1/4 OF
 SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

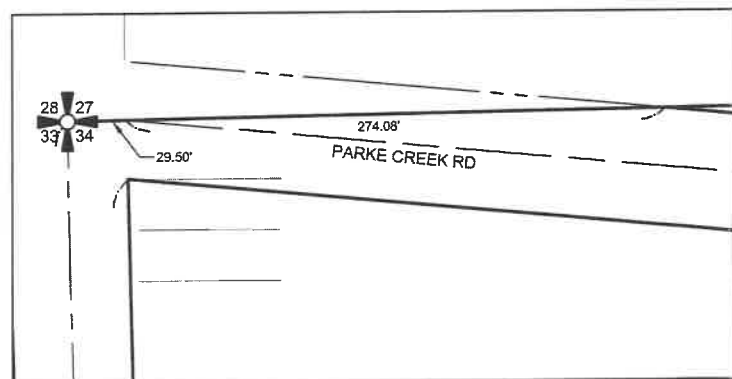
LP-26-XXXXX
 LPF-26-XXXXX



DETAIL
 SCALE: 1" = 200'



VICINITY MAP
 1" = 2000'

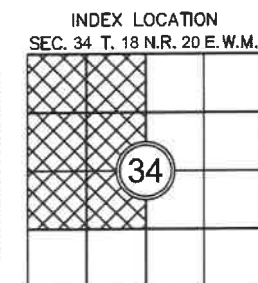


DETAIL
 SCALE: 1" = 60'



LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- 34 CENTER OF SECTION, AS NOTED
- FOUND MONUMENT, AS NOTED
- SET 5/8" REBAR AND CAP, LS 45503
- FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.



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

 DUSTIN L. PIERCE
 SURVEYOR'S NAME

 BRYAN ELLIOTT
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 PARKE CREEK LANDING, LLC
 A PORTION OF THE WEST 1/2 OF SECTION 34,
 TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2026	24007
CHKD BY	SCALE	SHEET
D.L.P.	AS NOTED	3 OF 3