

# 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 SOUTHWEST 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, 437.80 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-\_\_\_\_\_.

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) (EPOCH:2010), 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 0.99984314121. 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.

### ADJACENT PROPERTY OWNERS:

APN (ASSESSOR'S PARCEL NO.)

APN 315034  
HOWARD JOHN CLERF  
7807 27TH AVE NE  
TULALIP WA 98271

APN 085134  
STATE OF WA (DCYF)  
PARKE CREEK COMMUNITY FACILITY  
11042 PARKE CREEK ROAD  
ELLENSBURG WA 98926

APN 045134  
APN 955149  
WESTERN WA OPERATING ENGINEERS  
EMPLOYERS TRAINING TRUST FUND  
16921 VANTAGE HWY  
ELLENSBURG WA 98926

APN 065134  
SHANE R & ALEXANDRA M P DENNIS  
PO BOX 1752  
ELLENSBURG WA 98926-1931

APN 962787  
APN 055134  
RONALD R BOWERS  
16621 VANTAGE HWY  
ELLENSBURG WA 98926-7001

APN 956460  
APN 956459  
CHRIS W & KAROLYN M MARCHEL  
16271 VANTAGE HWY  
ELLENSBURG WA 98926-5014

APN 915134  
ERICH T POFAHL  
9610 PARKE CREEK ROAD  
ELLENSBURG WA 98926-7016

APN 595134  
SHAWN C & CHERY BYERS  
9810 PARKE CREEK ROAD  
ELLENSBURG WA 98926-5004

APN 035134  
JULIE & TOM ONEILL  
9811 PARKE CREEK ROAD  
ELLENSBURG WA 98926-5004

APN 648936  
AXTMAN FAMILY LLC  
1100 CHRISTENSEN ROAD  
ELLENSBURG WA 98926-5099

APN 959798  
PHIL L & BRENDA L CARDWELL  
1011 PARKE CREEK ROAD  
ELLENSBURG WA 98926-7011

APN 959797  
SHAWN & STACY L BISHOP  
1290 CHRISTENSEN ROAD  
ELLENSBURG WA 98926-7011

APN 959796  
CATRENA M CARDWELL  
PO BOX 887  
KITTITAS WA 98934-0887

RECEIVED  
APR 07 2026

Kittitas County CDS

### 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  
CERTIFICATE NO. 45503 DATE \_\_\_\_\_

### 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

PRELIMINARY

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

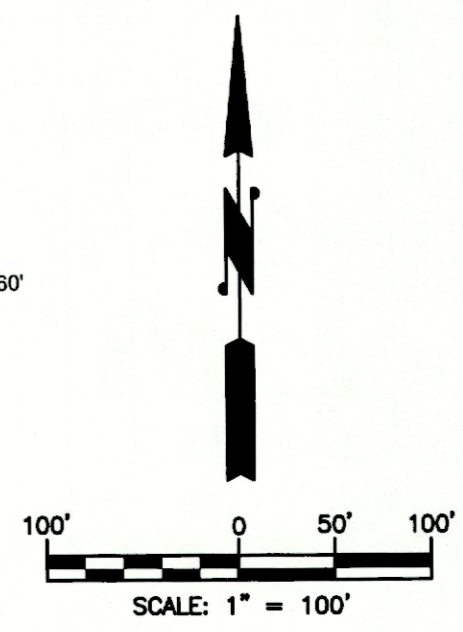
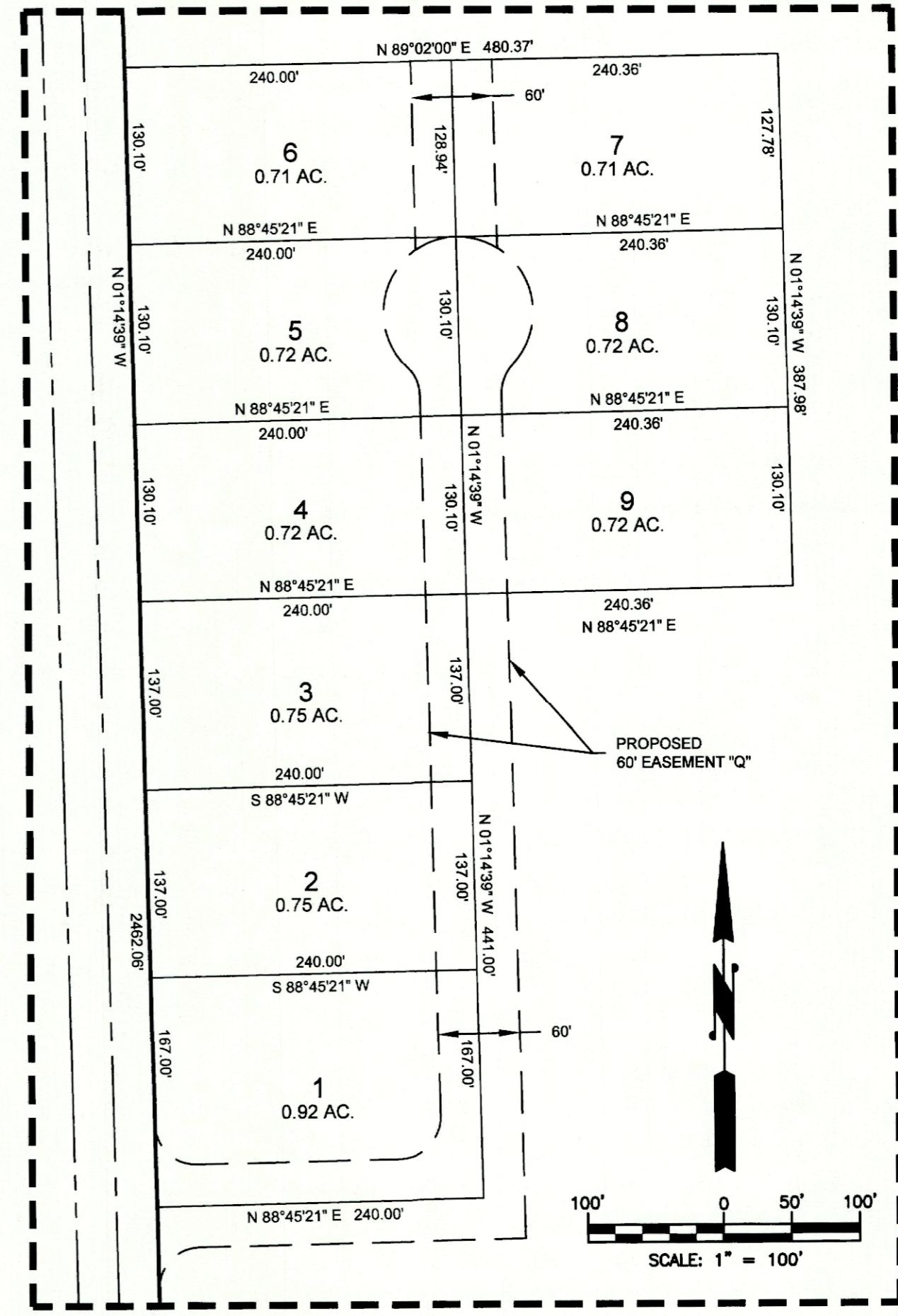
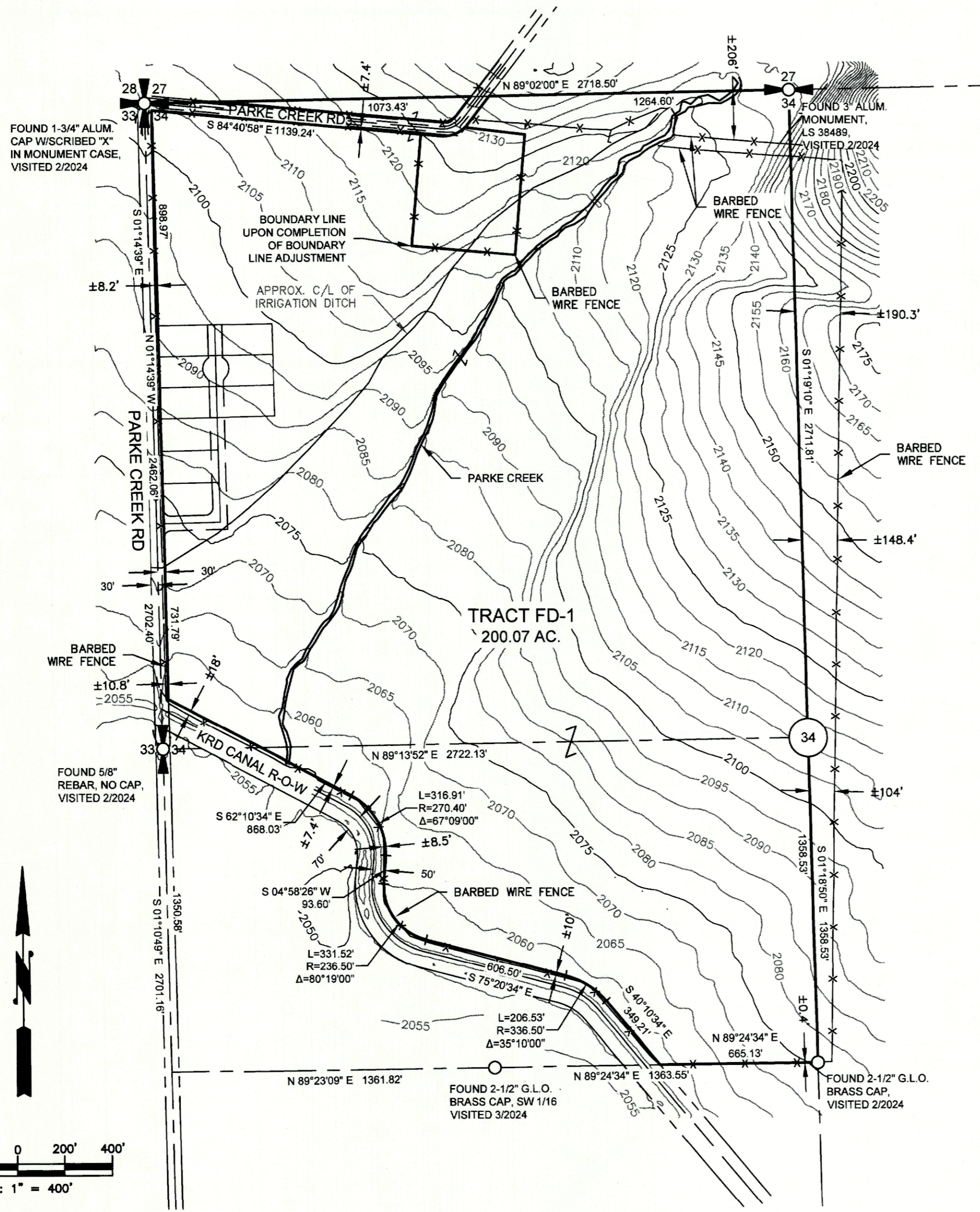
PREPARED FOR  
PARKE CREEK LANDING, LLC  
A PORTION OF THE WEST 1/2 OF SECTION 34,  
TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.

KITTITAS COUNTY WASHINGTON




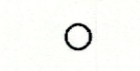
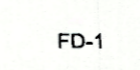
DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2026	24007
CHKD BY	SCALE	SHEET
D.L.P.	N/A	1 OF 3

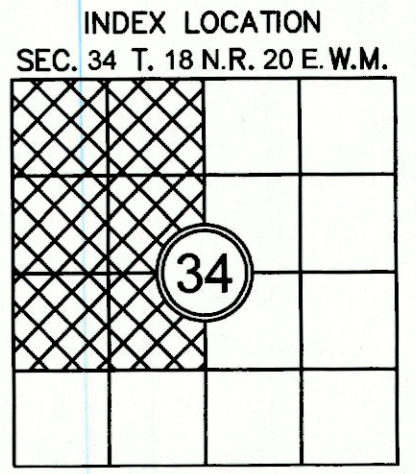
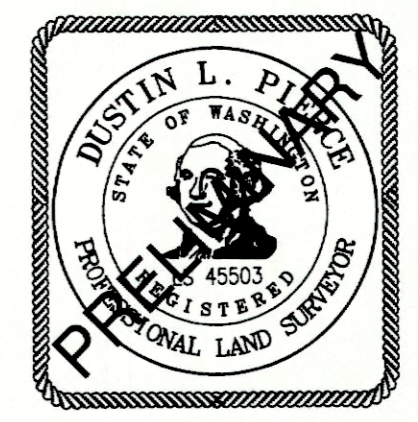
**PARKE CREEK LANDING - DIVISION 1**  
 A PORTION OF THE NW 1/4 & A PORTION OF THE N 1/2 OF THE SW 1/4 OF  
 SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.  
 KITTITAS COUNTY, STATE OF WASHINGTON

LP-26-XXXXX  
 LPF-26-XXXXX

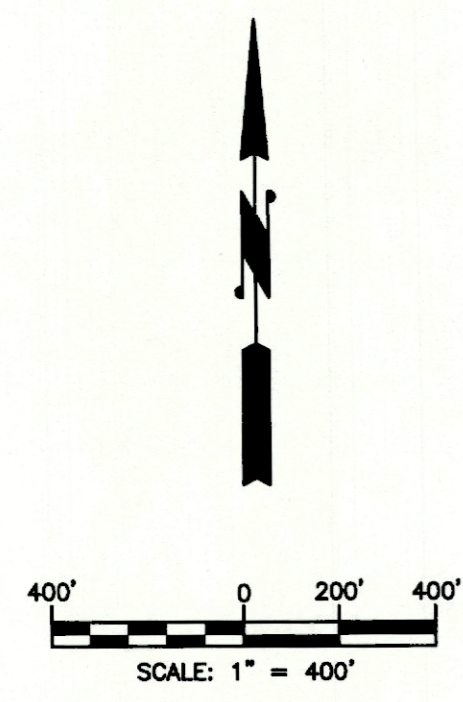


**LEGEND**

-  SECTION CORNER, AS NOTED
-  QUARTER CORNER, AS NOTED
-  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.



**RECEIVED**  
 APR 07 2026  
 Kittitas County CDS



**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

**Encompass**  
 ENGINEERING & SURVEYING

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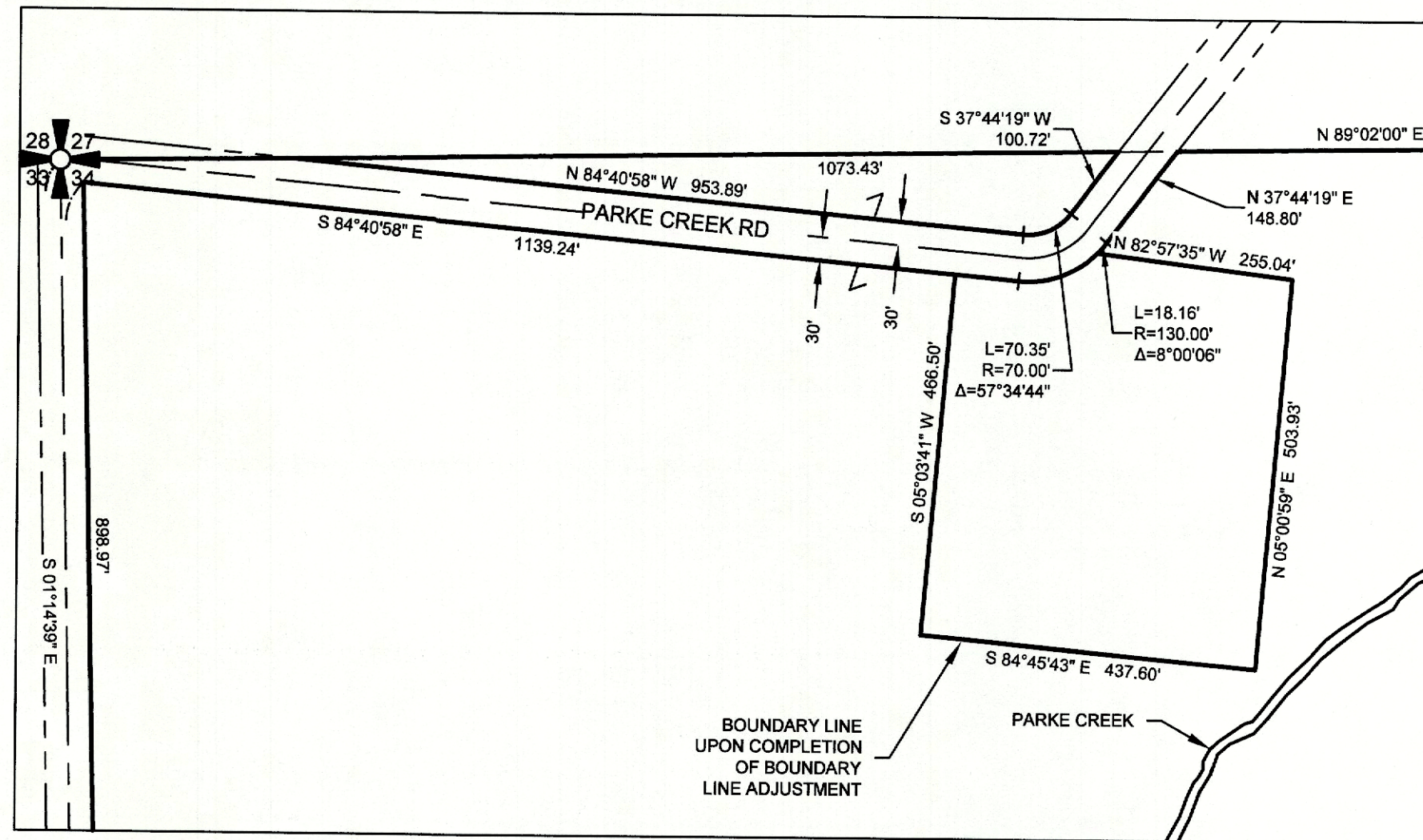
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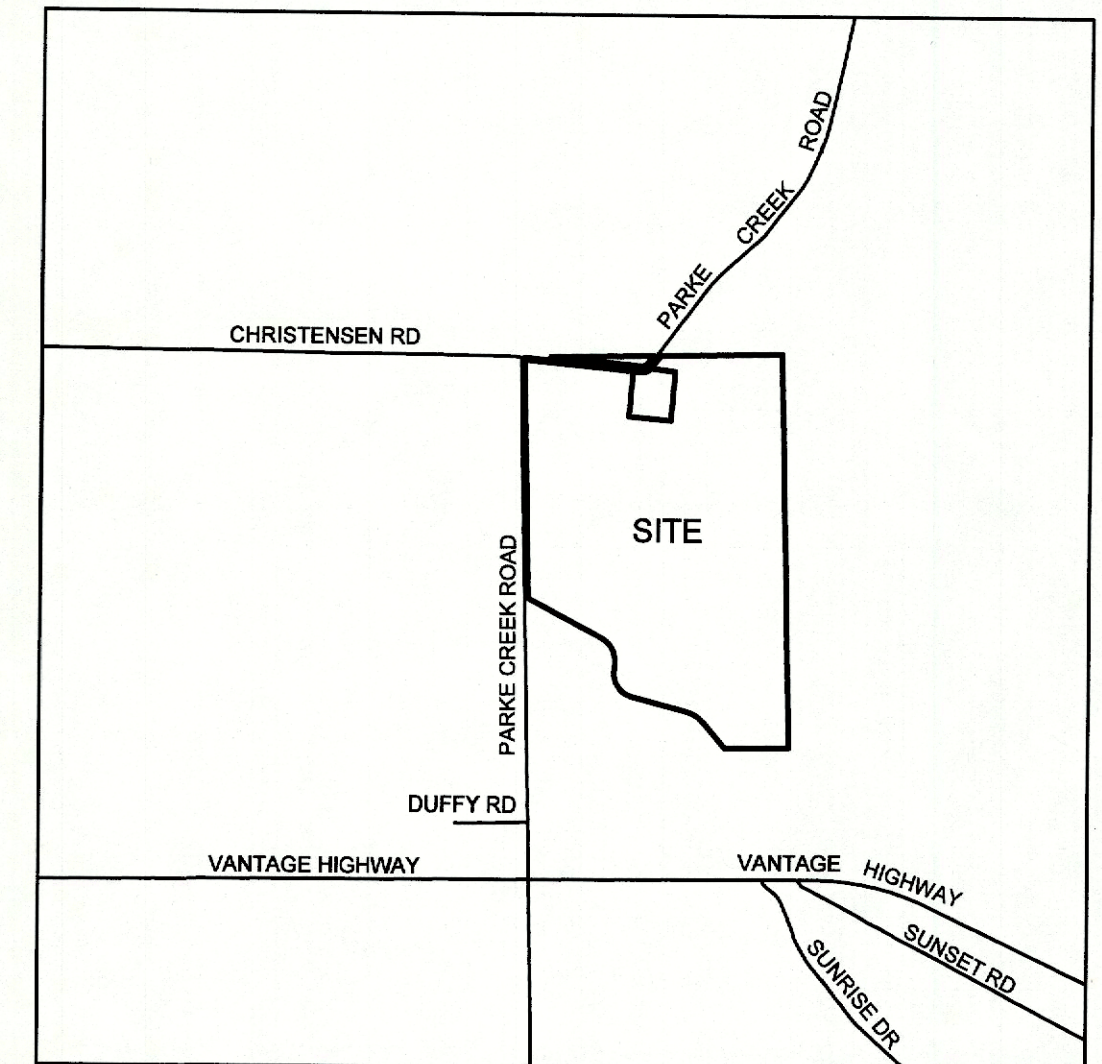
KITTITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
D.L.P./G.W.	04/2026	24007
CHKD BY	SCALE	SHEET
D.L.P.	AS NOTED	2 OF 3

**PARKE CREEK LANDING - DIVISION 1**  
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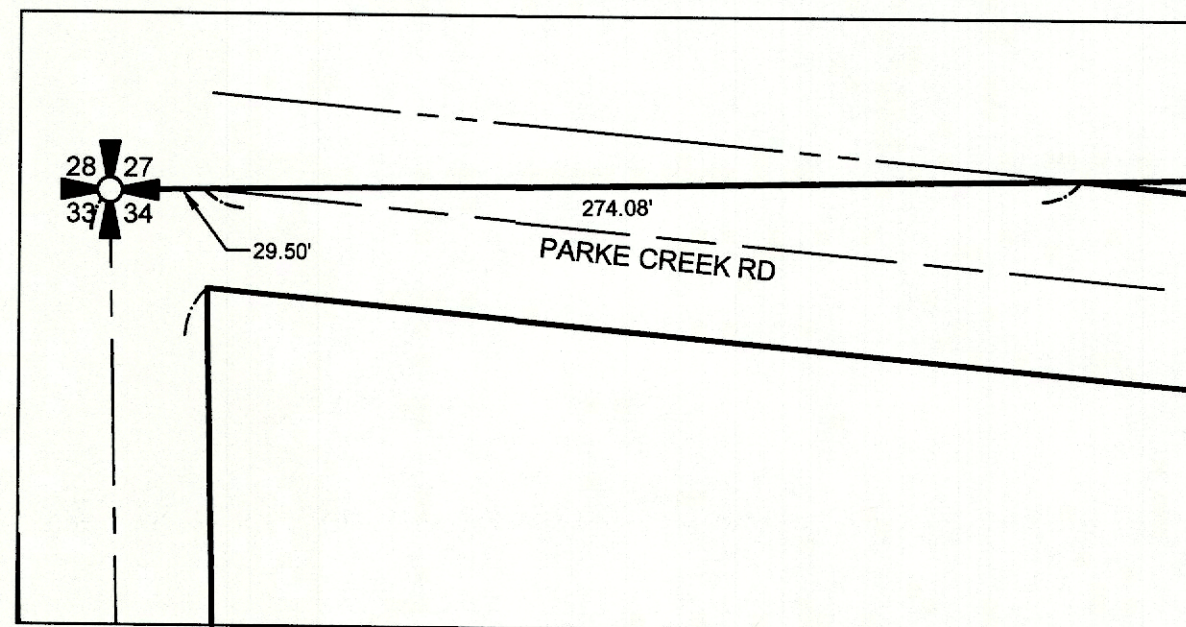
LP-26-XXXXX  
 LPF-26-XXXXX



DETAIL  
 SCALE: 1" = 200'




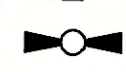
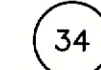



VICINITY MAP  
 1" = 2000'



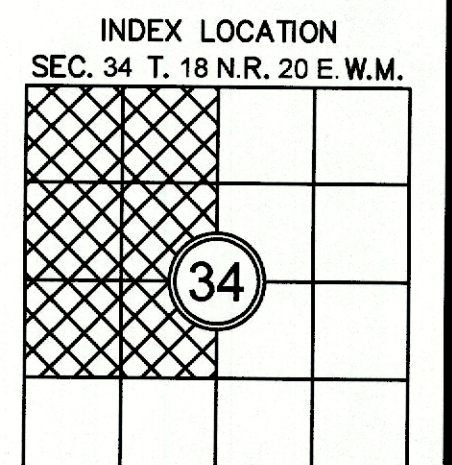
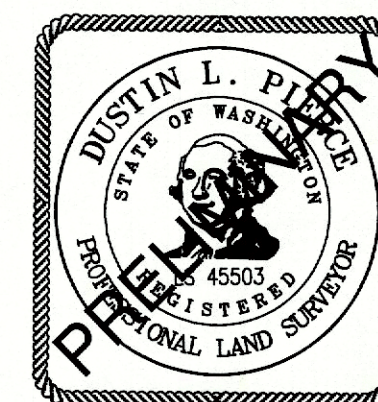
DETAIL  
 SCALE: 1" = 60'



**LEGEND**

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