

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.

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 PARK 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 _____ AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME

BRYAN ELLIOTT
County Auditor Deputy County Auditor

PRELIMINARY

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

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, 437.60 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.

KITTITAS RECLAMATION DISTRICT

I HEREBY CERTIFY THAT THE IRRIGATION PLAN FOR THE PARKE CREEK LANDING-DIVISION 1 PLAT CONFORMS TO THE REQUIREMENTS OF THE KITTITAS RECLAMATION DISTRICT.

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

KITTITAS RECLAMATION DISTRICT - REPRESENTATIVE

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.

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.

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.

KITTITAS RECLAMATION DISTRICT (KRD) NOTES:

1. ACCORDING TO KRD RECORDS, TRACT FD-1 HAS 98 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO ACREAGE DESIGNATED AS IRRIGABLE BY KRD.
2. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR KRD USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
3. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160-ACRE UNIT OR TO A DESIGNATED DIVERSION. KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED DIVERSION FROM THE KRD SYSTEM.
4. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER. FAILURE TO PAY THE ANNUAL ASSESSMENT WILL RESULT IN KRD WITHHOLDING WATER UNTIL THE ASSESSMENT, INTEREST, AND ALL COSTS AND FEES ARE PAID.
5. ALL DIVISIONS MAY BE SUBJECT TO PIPING OR FENCING OF KRD RIGHTS-OF-WAY FOR PUBLIC SAFETY AT THE LANDOWNER'S SOLE COST AND EXPENSE.
6. KRD'S DITCH RIDER WILL ONLY DELIVER WATER TO THE ORIGINAL PARCEL AT THE DIVISION'S ASSIGNED DIVERSION. KRD'S WATER DELIVERY RESPONSIBILITY ENDS AT THAT DIVERSION. IT IS THE RESPONSIBILITY OF THE LANDOWNER(S) TO ENSURE THAT EACH PARCEL CAN RECEIVE WATER. ANY PROBLEMS THAT ARISE WITH THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE LANDOWNER.
7. KRD IS WITHIN A FEDERAL RECLAMATION PROJECT WITH LIMITATIONS ON HOW MANY IRRIGABLE ACRES A LANDOWNER MAY HAVE AS SET FORTH IN THE RECLAMATION REFORM ACT. LANDOWNERS SUBJECT TO THOSE RECLAMATION REFORM ACT LIMITATIONS WILL BE REQUIRED TO SUBMIT THEIR RECLAMATION CERTIFICATION FORMS EACH YEAR PRIOR TO RECEIVING IRRIGATION WATER FROM KRD.
8. THE REQUIRED EASEMENTS AND/OR WATER DISTRIBUTION PLAN MUST PROVIDE THAT FUTURE MAINTENANCE AND REPAIR OF THE WATER DISTRIBUTION SYSTEM IS TO BE COMPLETED AT THE LANDOWNER'S SOLE COST AND EXPENSE.
9. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.

ADJACENT PROPERTY OWNERS:

APN (ASSESSOR'S PARCEL NO.)

APN 315034
HOWARD JOHN CLERF
7607 27TH AVE NE
TULALIP WA 98271

APN 085134
STATE OF WA (DCFY)
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 955134
SHAWN C & CHERY BYERS
9810 PARKE CREEK ROAD
ELLENSBURG WA 98926-5004

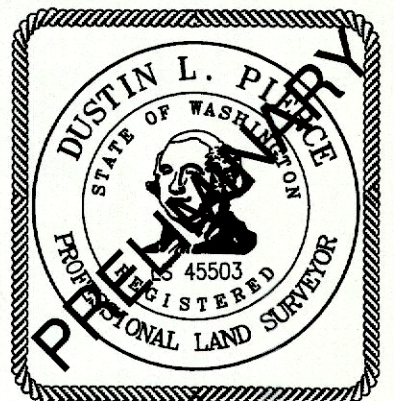
APN 035134
JULIE & TOM ONEILL
9811 PARKE CREEK ROAD
ELLENSBURG WA 98926-5004

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



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

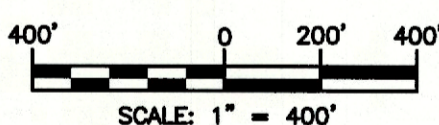
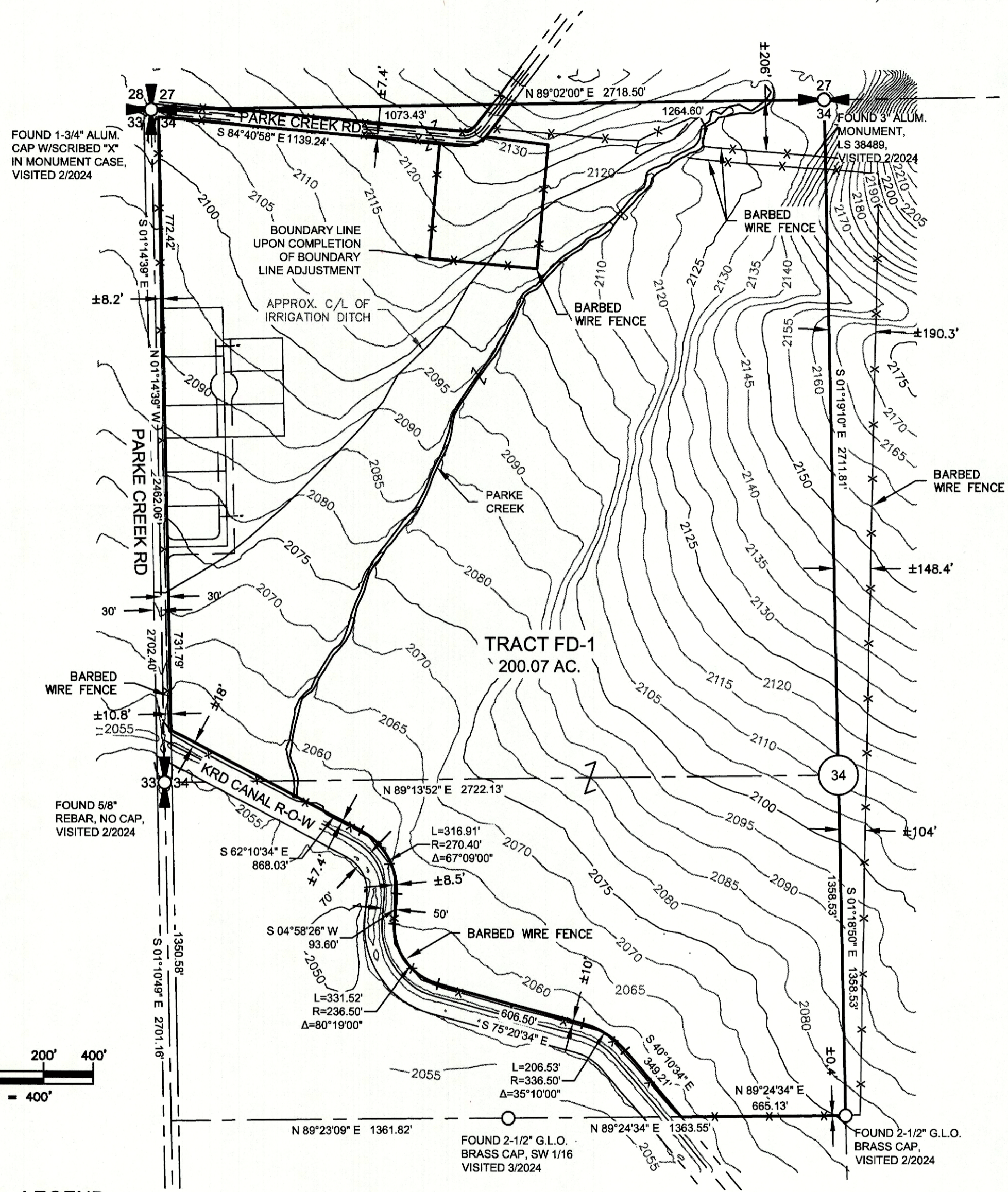
PARKE CREEK LANDING - DIVISION 1

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


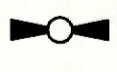




KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
D.L.P./G.W.	04/2026	24007	
CHKD BY	SCALE	SHEET	
D.L.P.	N/A	1 OF 3	

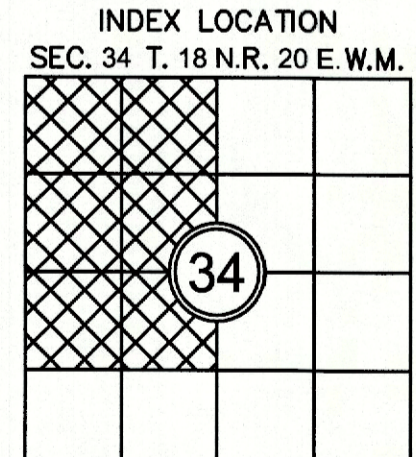
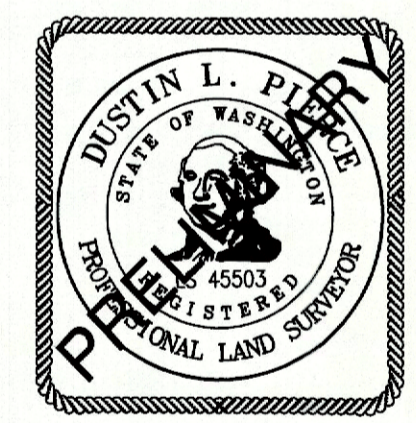
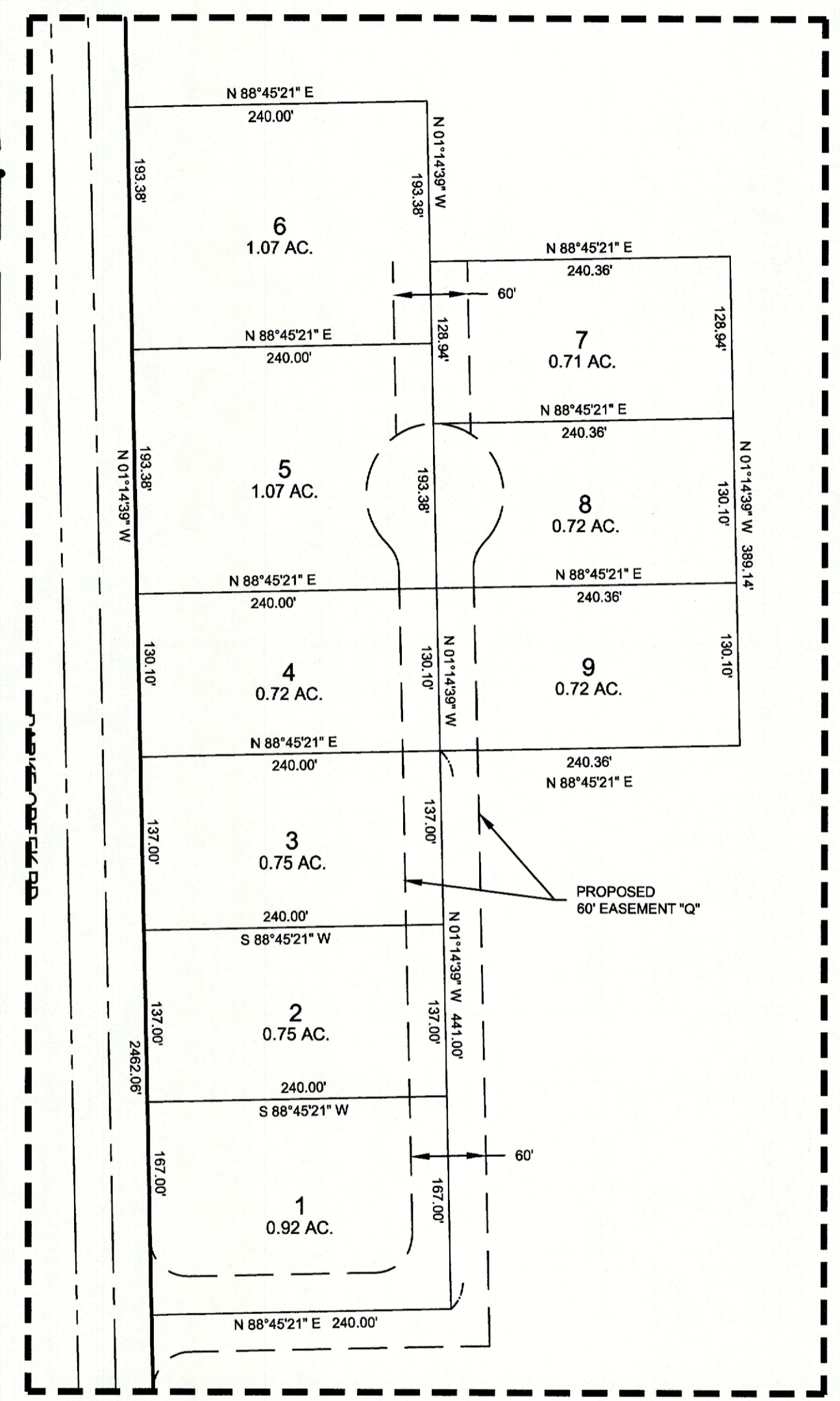
PARKE CREEK LANDING - DIVISION 1
 A PORTION OF THE NW 1/4 & A PORTION OF THE N 1/2 OF THE SW 1/4 OF
 SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.
 KITTITAS COUNTY, STATE OF WASHINGTON

LP-26-XXXX



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
 County Auditor

 Deputy County Auditor

Encompass
 ENGINEERING & SURVEYING

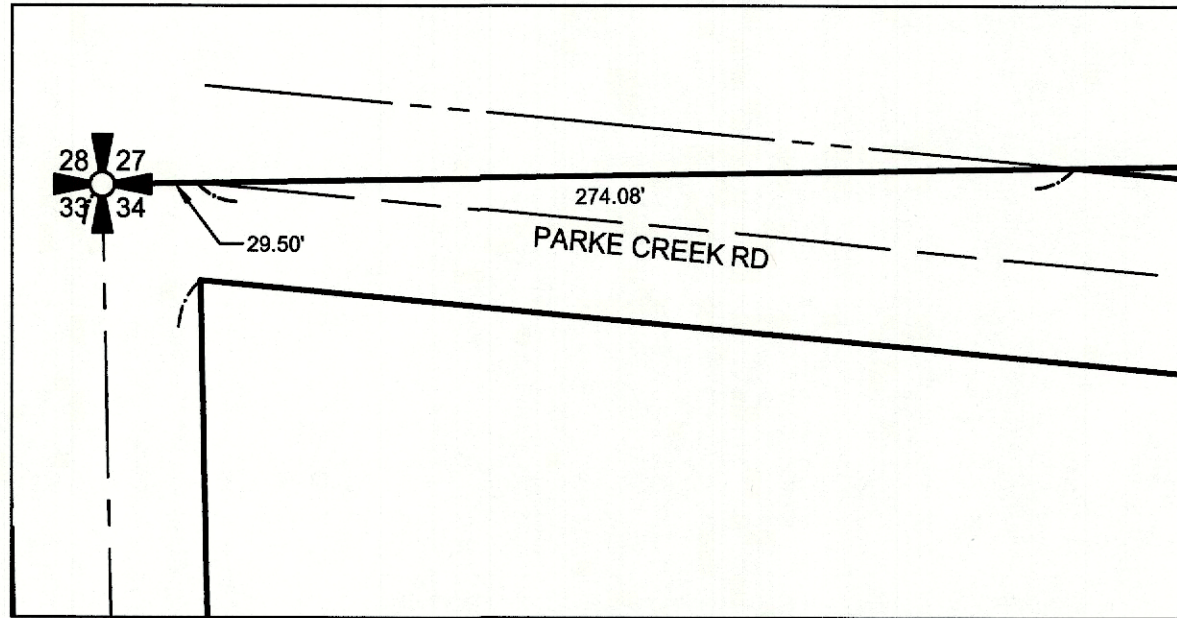
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PREPARED FOR PARKE CREEK LANDING, LLC A PORTION OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 20 EAST, W.M.		
KITTITAS COUNTY	WASHINGTON	
DWN BY D.L.P./G.W.	DATE 04/2026	JOB NO. 24007
CHKD BY D.L.P.	SCALE AS NOTED	SHEET 2 OF 3

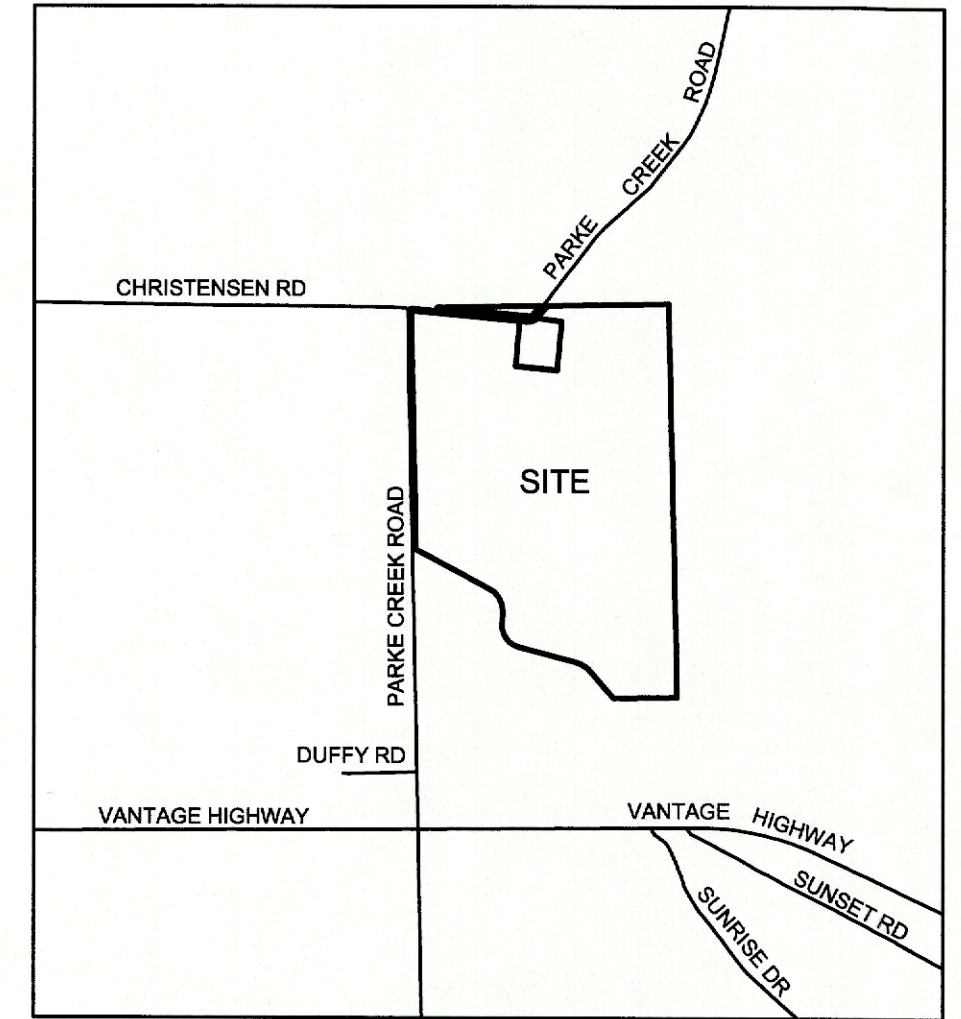
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 KITTITAS COUNTY, STATE OF WASHINGTON

LP-26-XXXXX

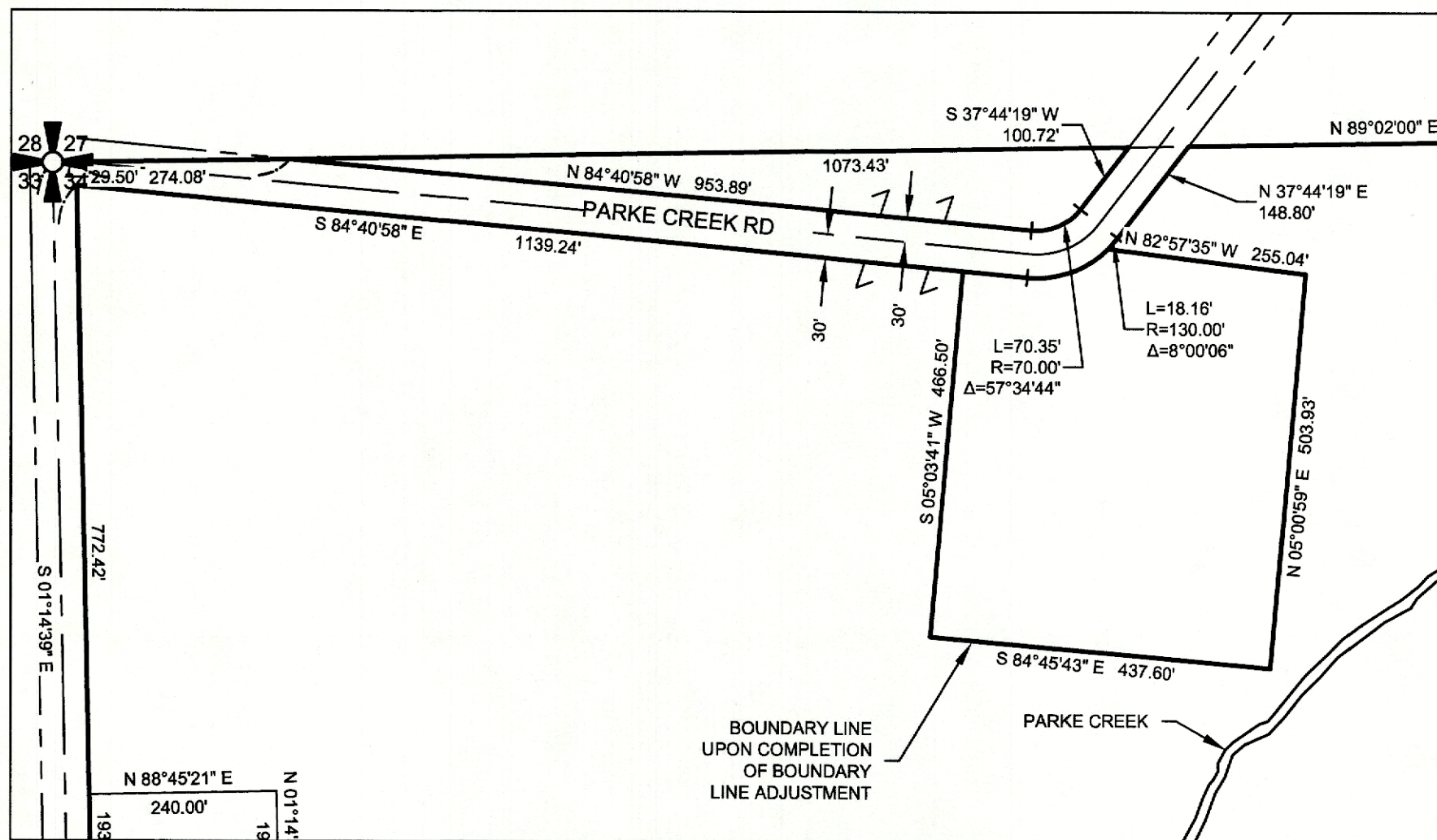


DETAIL
SCALE: 1" = 60'

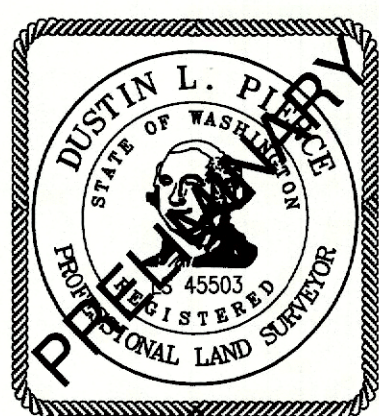
- LEGEND**
- SECTION CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - CENTER OF SECTION, AS NOTED
 - FOUND MONUMENT, AS NOTED
 - SET 5/8" REBAR AND CAP, LS 45503
 - FD-1 FUTURE DEVELOPMENT TRACT - DESIGNATION NO.



VICINITY MAP
1" = 2000'



DETAIL
SCALE: 1" = 200'



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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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 3 OF 3