

RISTE SHORT PLAT SP-15-00007

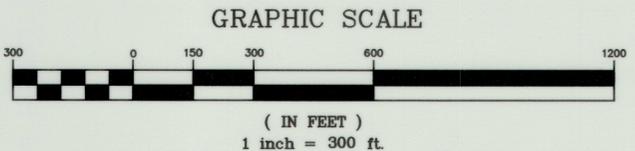
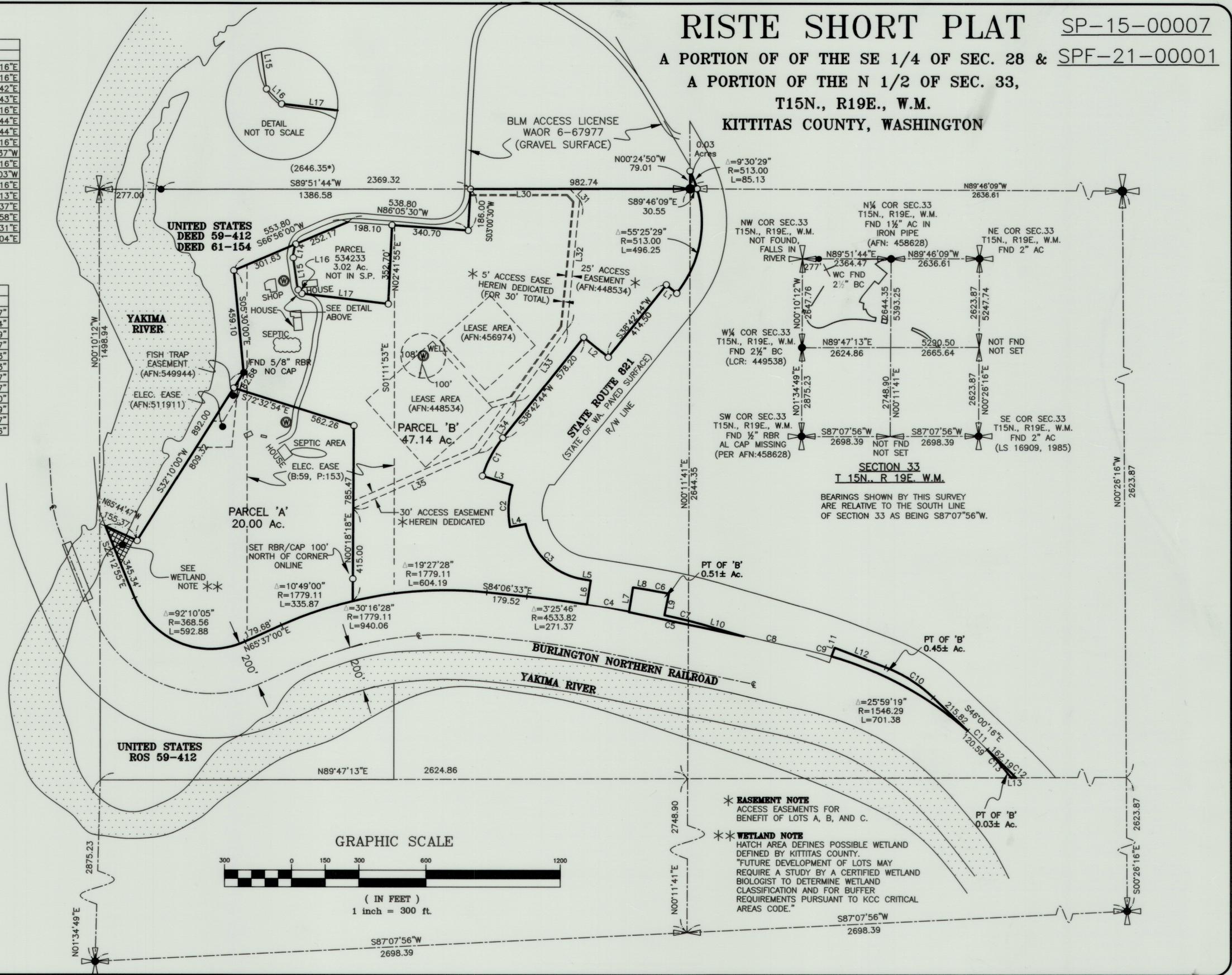
A PORTION OF OF THE SE 1/4 OF SEC. 28 & SPF-21-00001
 A PORTION OF THE N 1/2 OF SEC. 33,
 T15N., R19E., W.M.
 KITTITAS COUNTY, WASHINGTON

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00	S51°17'16"E
L2	140.00	S51°17'16"E
L3	140.00	S72°34'42"E
L4	70.00	N78°49'43"E
L5	38.20	S80°53'16"E
L6	108.72	N09°06'44"E
L7	113.40	N09°06'44"E
L8	76.40	S80°53'16"E
L9	100.00	S11°19'37"W
L10	202.26	S73°50'16"E
L11	41.03	S20°46'03"W
L12	242.24	S68°58'16"E
L13	21.87	N89°47'13"E
L14	53.32	N11°53'37"E
L15	154.68	S08°07'58"E
L16	23.77	S45°43'31"E
L17	387.76	S83°19'04"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	193.41	520.50	21°17'27"
C2	189.88	380.50	28°35'34"
C3	377.81	310.50	69°42'59"
C4	190.07	4533.82	2°24'07"
C5	25.78	4533.82	0°19'33"
C6	86.67	2242.00	2°12'53"
C7	180.76	2142.00	4°50'07"
C9	100.51	1546.29	3°43'27"
C10	255.06	636.30	22°58'00"
C11	120.62	1546.29	4°28'09"
C12	18.86	1352.50	0°47'57"
C13	166.17	1546.29	6°09'26"

* USBR CIRCA 1936

EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH
L30	N89° 51' 47"E	444.94
L31	N42° 15' 25"W	65.36
L32	N05° 37' 18"E	579.20
L33	N35° 19' 05"E	400.58
L34	N35° 19' 05"E	285.05
L35	N65° 58' 11"E	611.19



* **EASEMENT NOTE**
 ACCESS EASEMENTS FOR BENEFIT OF LOTS A, B, AND C.

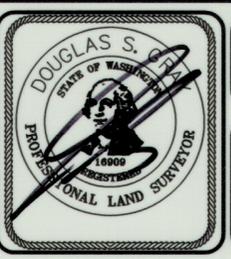
* **WETLAND NOTE**
 HATCH AREA DEFINES POSSIBLE WETLAND DEFINED BY KITTITAS COUNTY. "FUTURE DEVELOPMENT OF LOTS MAY REQUIRE A STUDY BY A CERTIFIED WETLAND BIOLOGIST TO DETERMINE WETLAND CLASSIFICATION AND FOR BUFFER REQUIREMENTS PURSUANT TO KCC CRITICAL AREAS CODE."

EQUIPMENT AND PROCEDURES USED:	
a:	5 SEC. EDM TOTAL STATION
b:	FIELD TRAVERSE
c:	MONS VISITED DATE OF SURVEY

DATE	REVISIONS

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 20____
 AT _____ M. UNDER AUDITOR'S FILE NUMBER _____
 RECORDS OF KITTITAS COUNTY, WASHINGTON AT THE REQUEST OF _____
 COUNTY AUDITOR _____ BY DEPUTY _____

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 _____ SHIRLEY RISTE _____ IN _____ MARCH _____ 2016.
 DOUGLAS S. GRAY _____ DATE 2-17-21



• CORNER FOUND AS NOTED
 ○ 1/2 REBAR W/CAP #16909 SET
 ✗ NAIL WITH WASHER SET

GSE
 Gray Surveying & Engineering, Inc.
 P.O. Box 510 • 2706 River Road
 Yakima, Wa 98902 • (509) 575-6434

33	
SECTION INDEXING	

SHIRLEY RISTE
 6620 SR821 YAKIMA, WA 98901

LOCATION
 PT OF SE 1/4 OF SEC. 28 & PT OF N 1/2 OF SEC. 33 T15N. R19E.

DRAWING TYPE
 SHORT PLAT

DRAWN BY: JPT
 CHECKED BY: D.S.G.
 PROJECT NO. 07078
 PARCEL NO. 15-19-28000-004, 15-19-33000-005

SCALE: 1"=300'
 DATE: 02/16/21
 SHEET 1 OF 2

RISTE SHORT PLAT

A PORTION OF OF THE SE 1/4 OF SEC. 28 &
A PORTION OF THE N 1/2 OF SEC. 33,
T15N., R19E., W.M.
KITITAS COUNTY, WASHINGTON

SP-15-00007

SPF-21-00001

LEGAL DESCRIPTION

Parcel No. 15-19-33000-0005 (existing description)

Those portions of the Southeast Quarter of Section 28 and of the North Half of Section 33, Township 15 North, Range 19 East, W.M., lying westerly of the right of way for Primary State Highway No. 3 and easterly of the Yakima River, EXCEPT:

- Right of way for the Northern Pacific Railway Co., 400 feet in width through said Section 33.
- Right of way for Inland Empire Highway, 60 feet in width over the West half of the Northeast Quarter and the East Half of the Northwest Quarter of said Section 33 as conveyed to the State of Washington by Deed recorded in Volume 38 of Deeds, page 141. Said Deed was corrected and superseded by Deed recorded September 5, 1931 in Book 49 of Deeds Page 541 only as to the land described in said correction Deed.
- Right-of-way conveyed to the State of Washington by Deed recorded October 18, 1922 in Book 38 of Deeds page 223.
- The following portions conveyed to the United States of America by deed recorded in Book 59 of Deeds, page 412, and in Book 61 of Deeds, page 154:
All that portion of the Southwest Quarter of the Northwest Quarter of said Section 33 lying between the Yakima River and the right of way of the Northern Pacific Railway Company; and that portion of the Northwest Quarter of said Section which is described as follows: Beginning at the Northwest corner of said Section 33; thence N89°51'44"E along the North boundary line of said Section 1663.58 feet; thence S3°00'30"W 186 feet; thence N86°05'30"W 538.8 feet; thence S66°56'W 553.8 feet; thence S5°30'E 459.1 feet; thence S32°10'W 892.0 feet; thence N65°44'47"W 189.1 feet, more or less, to a point on the West boundary line of said Section; thence N0°12'48"W, along the West boundary line of said Section 1496.42 feet to the point of beginning; EXCEPT that portion lying West of the Yakima River.
- Property conveyed to the State of Washington by Deed recorded August 19, 1955 in Book 96 of Deeds, Page 210.
- Property conveyed to Lawrence Matney Riste and Dana Layton Riste by Deed recorded December 16, 2015 under Auditor's File No. 201512160009.

OWNERS DEDICATION

Know all men by these presents that SHIRLEY A. RISTE, as surviving Co-trustee under the Riste Family Trust, is the owner of the land herein described; has with her free consent and in accordance with her desires caused the same to be surveyed and short platted as shown hereon; does hereby dedicate those roads and/or rights of way shown as public dedications hereon to the use of the public; does hereby waive on behalf of themselves and their successors in interest all claims for damages against Kittitas County and any other governmental authority which may be occasioned to the adjacent land described by the established construction, drainage, and maintenance of said dedicated roads and/or rights of ways; and do hereby grant, convey and reserve the easements as shown hereon for the uses indicated.

SHIRLEY A. RISTE, Trustee

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF _____)
Before me this ____ day of _____, 20____, personally appeared SHIRLEY A. RISTE to me known to be the TRUSTEE of the RISTE FAMILY TRUST and who executed the foregoing instrument, and acknowledged to me that they signed the same as their free and voluntary act for the purposes and uses therein mentioned. In witness whereof I have set my hand and affixed my official seal.

NOTARY OF PUBLIC IN AND FOR THE STATE OF WASHINGTON

Residing at _____

My Commission Expires _____

NOTES

- All development must comply with International Fire Code.
- Maintenance of the access is the responsibility of the property owners who benefit from its use.
- 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.
- Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
- A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot 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.
- 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.
- The placement of buildings and structures on or adjacent to ascending or descending slopes steeper than 1 unit vertical in 3 units horizontal (33.3-percent slope) shall conform to the building setback requirement of current adopted building codes (IRC Section R403.1.7 and IBC Section 1805.3.1). Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate the requirements necessary to construct a building on or adjacent to ascending or descending slopes. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity and erosion characteristics of slope material.
- Sewage disposal will be septic tanks and drainfields, potable water supply will be individual or 2 party shared wells and all storm drainage will be contained within the individual parcels.
- Metering is required for all new uses of domestic water for residential well connections and usage must be recorded in a manner consistent with Kittitas County Code Chapter 13.35.027 and ecology regulations.
- The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW90.44.050) for this plat or any portion thereof will not be subject to curtailment by the department of ecology or a court of law.

APPROVALS

KITITAS COUNTY PUBLIC WORKS

Examined and approved this ____ day of _____, A.D., 2016.

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I Hereby certify that the "RISTE" Short 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., 2016.

Kittitas County Planning Director

KITITAS 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., 2016

Kittitas County Health Officer

CERTIFICATE OF COUNTY TREASURER

I hereby certify that the taxes and assessments are paid for the preceing years and for this year in which the plat is now to be filed.

Dated this ____ day of _____, A.D., 2016

Kittitas County Treasurer

ORIGINAL TAX LOT No.s 15-19-28000-004 & 15-19-33000-005

EQUIPMENT AND PROCEDURES USED:

- a: 5 SEC. EDM TOTAL STATION
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- c: MONS VISITED DATE OF SURVEY

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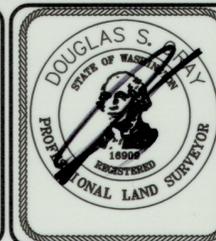
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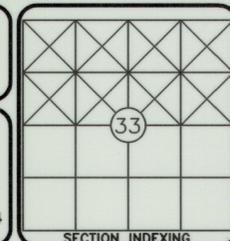
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DRAWING TYPE	SHORT PLAT	
DRAWN BY:	JPT	SCALE: 1"=300'
CHECKED BY:	D.S.G.	DATE: 02/16/21
PROJECT NO.	07078	SHEET 2 OF 2
PARCEL NO.	15-19-28000-004, 15-19-33000-005	