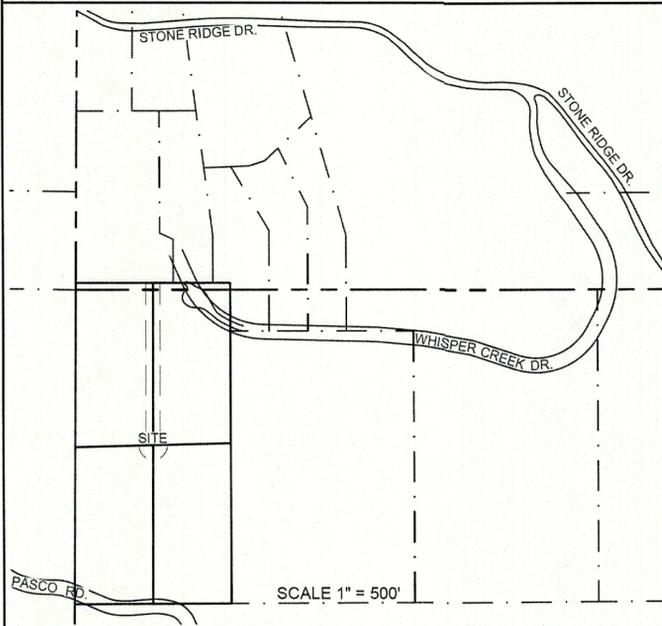


VICINITY MAP



CLEAR VIEW SHORT PLAT, SP-23-XXXXX

SPF-23-XXXXX

WITHIN THE W1/2 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLEAR VIEW LAND DEVELOPMENT COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE, AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HANDS THIS ___ DAY OF ___, A.D., 20__.

MARK COUPER
PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

THIS IS TO CERTIFY THAT ON THIS ___ DAY OF ___, A.D., 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE _____ OF CLEAR VIEW LAND DEVELOPMENT COMPANY, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY COMMISSION EXPIRES: _____

PROPERTY OWNER:

CLEAR VIEW LAND DEVELOPMENT COMPANY, LLC
PO BOX 3889
FEDERAL WAY, WA 98063-3889

PROPERTY INFORMATION:

PARCEL NUMBER: 11884
MAP NUMBER: 19-14-01000-0014
ACREAGE: 20.001 ACRES INCLUDING PASCO ROAD RIGHT OF WAY, 19.736 EXCLUDING PASCO ROAD RIGHT OF WAY

LOTS: 4
WATER SOURCE: INDIVIDUAL AND/OR SHARED WELL
SEWER SOURCE: ON-SITE SEPTIC SYSTEM
DRAINAGE IMPROVEMENTS: NONE PLANNED
ZONE: RURAL 5

EXISTING LEGAL DESCRIPTION:

(PER CHICAGO TITLE INSURANCE COMPANY-SUBDIVISION GUARANTEE, UNDER GUARANTEE NUMBER 72156-48275586, DATED APRIL 5, 2023)

PARCEL 8 OF THAT CERTAIN SURVEY AS RECORDED OCTOBER 31, 2002, IN BOOK 28 OF SURVEYS, PAGE 59, UNDER AUDITOR'S FILE NO. 200210310025, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

ADJOINING PROPERTY OWNERS:

PARCEL NUMBER 346336
ANTHONY, ALLEN
2310 PASCO ROAD
CLE ELUM, WA 98922

PARCEL NUMBER 715334
ALFORD, BRYAN AND BRENDA
291 SUNNYBANK
PASCO, WA 99301-8881

PARCEL NUMBER 725334
WHISPER CREEK DR, LLC
PO BOX 1004
CLE ELUM, WA 98922-2004

PARCEL NUMBER 957530
HARDLINE RANCH, LLC
17790 NE 134TH PLACE
REDMOND, WA 98052-2116

PARCEL NUMBER 18199
RAMSDEN, SCOTT
622 N CRESTVIEW DRIVE
MOSES LAKE, WA 98837-1417

PARCEL NUMBER 952556
COUPER, MARK AND LAURIE
270 SUNSHINE WAY
CLE ELUM, WA 98922-5101

PARCEL NUMBER 21134
JONES, ADAM ETUX
12134 SALTY LANE
ANACORTES, WA 98221

PARCEL NUMBER 17583
BRAY, VAUGHN AND THERESA
14119 111TH AVENUE NE
KIRKLAND, WA 98034-1044

PARCEL NUMBER 735334
HARDLINE RANCH, LLC
17790 NE 134TH PLACE
REDMOND, WA 98052-2116

PARCEL NUMBER 336336
MARLATT, SHALA AND KYLE
25849 145TH PLACE SE
KENT, WA 98042-3610

SHORT PLAT 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 BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR IRRIGATION.
2. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
3. 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 AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
4. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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.
7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
8. 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.
9. THE APPROVAL OF THIS SUBDIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
10. EXCEPT AS EXEMPTED IN SECTION KCC 14.05.060, NO GRADING OR FILLING UPON A SITE INVOLVING MORE THAN ONE HUNDRED (100) CUBIC YARDS SHALL BE PERFORMED WITHOUT A GRADING PERMIT FROM THE COUNTY ENGINEER OR PUBLIC WORKS DESIGNEE (KCC 14.05.050). AN APPLICATION FOR GRADING IN EXCESS OF FIVE HUNDRED (500) CUBIC YARDS SHALL BE ACCOMPANIED BY AN ENGINEERED GRADING PLAN (KCC 14.05.080).

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 CLEAR VIEW 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., 20__.

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE CLEAR VIEW SHORT 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 SHORT PLAT IS NOW TO BE FILED.

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

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NUMBER: 11884

AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS ___ DAY OF ___, 2023, AT ___ M., IN BOOK ___ OF SHORT PLATS AT PAGE ___ AT THE REQUEST OF APS SURVEY & MAPPING, INC.

COUNTY AUDITOR

DEPUTY 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 CLEAR VIEW LAND DEVELOPMENT CO., LLC, IN OCTOBER OF 2022.

SAMUEL R. WARD, PLS

DATE

STATE OF WASHINGTON CERTIFICATE NO. 52843

CLEAR VIEW SHORT PLAT

SP-23-XXXXX

SPF-23-XXXXX

CLEAR VIEW LAND DEVELOPMENT CO., LLC

W1/2SW1/4 AND SW1/4NW1/4 OF SECTION 1, T.19 N., R.14 E., W.M.

SURVEYED BY: JC

DRAWN BY: CR

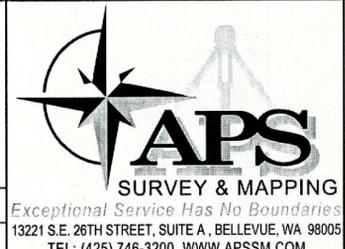
CHECKED BY: VW

APPROVED BY: SW

DATE: MARCH 2024

APSSM JOB NO.: 3308.002

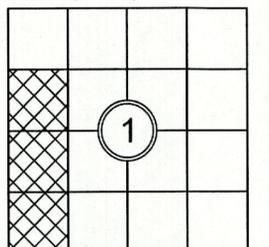
ACAD NAME: 3308002SP



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1 OF 3

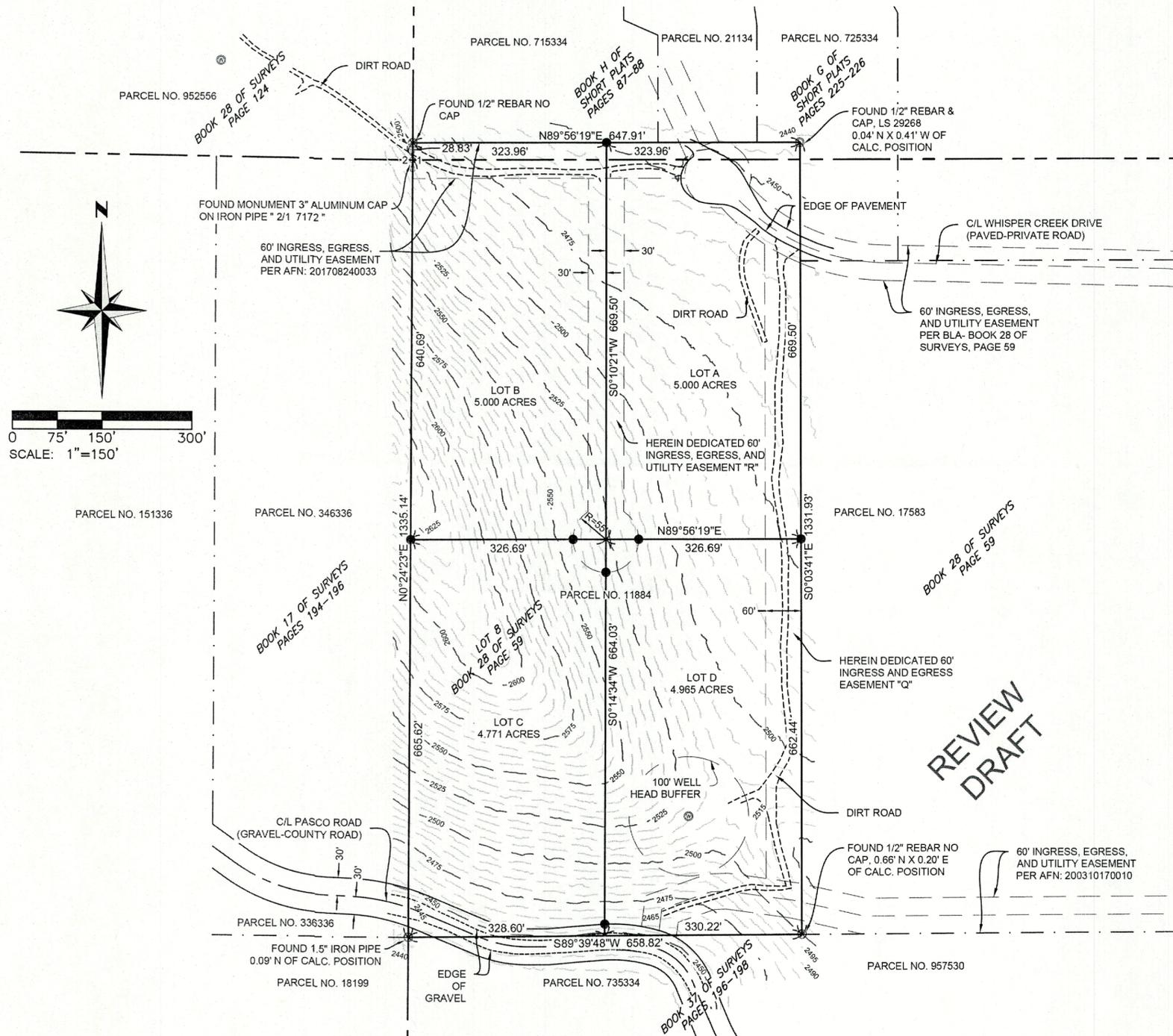
INDEX LOCATION
SEC. 1, T.19N., R.14E., W.M.



Kittitas County CDS

REVIEW DRAFT

CLEAR VIEW SHORT PLAT, SP-23-XXXXX
SPF-23-XXXXX
 WITHIN THE W1/2 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 1,
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, AS DETERMINED BY TIES TO WASHINGTON STATE REFERENCE NETWORK FROM THE FOUND 3" ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SECTION 1 AND THE FOUND 1.5" IRON PIPE MARKING THE S1/16TH CORNER FOR SECTIONS 1 AND 2, AS SHOWN HEREON, WITH THE LINE BETWEEN THEM OBSERVED AS N0°24'23"E.

VERTICAL DATUM:

NAVD 88

CONTOUR INTERVAL-5 FOOT:

THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES LIDAR DATA.

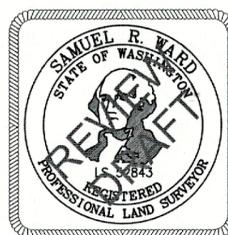
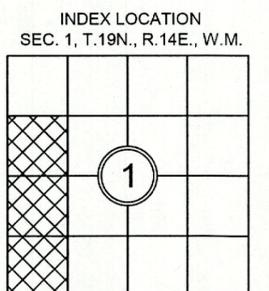
SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12I GNSS RECEIVER IN CONJUNCTION WITH A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN NOVEMBER OF 2022. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
5. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
6. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 28 OF SURVEYS, PAGE 59
 - BOOK 37 OF SURVEYS, PAGES 196-198
 - BOOK 17 OF SURVEYS, PAGES 194-196
 - BOOK G OF SHORT PLATS, PAGES 225 & 226
 - BOOK H OF SHORT PLATS, PAGES 87 & 88
 - BOOK 28 OF SURVEYS, PAGE 124

RECORDS OF KITTITAS COUNTY, WASHINGTON.

LEGEND:

	QUARTER CORNER, AS NOTED
	FOUND REBAR & CAP, AS NOTED
	FOUND REBAR, AS NOTED
	FOUND IRON PIPE, AS NOTED
	SET REBAR & CAP "WARD LS 52843"
	WELL HEAD

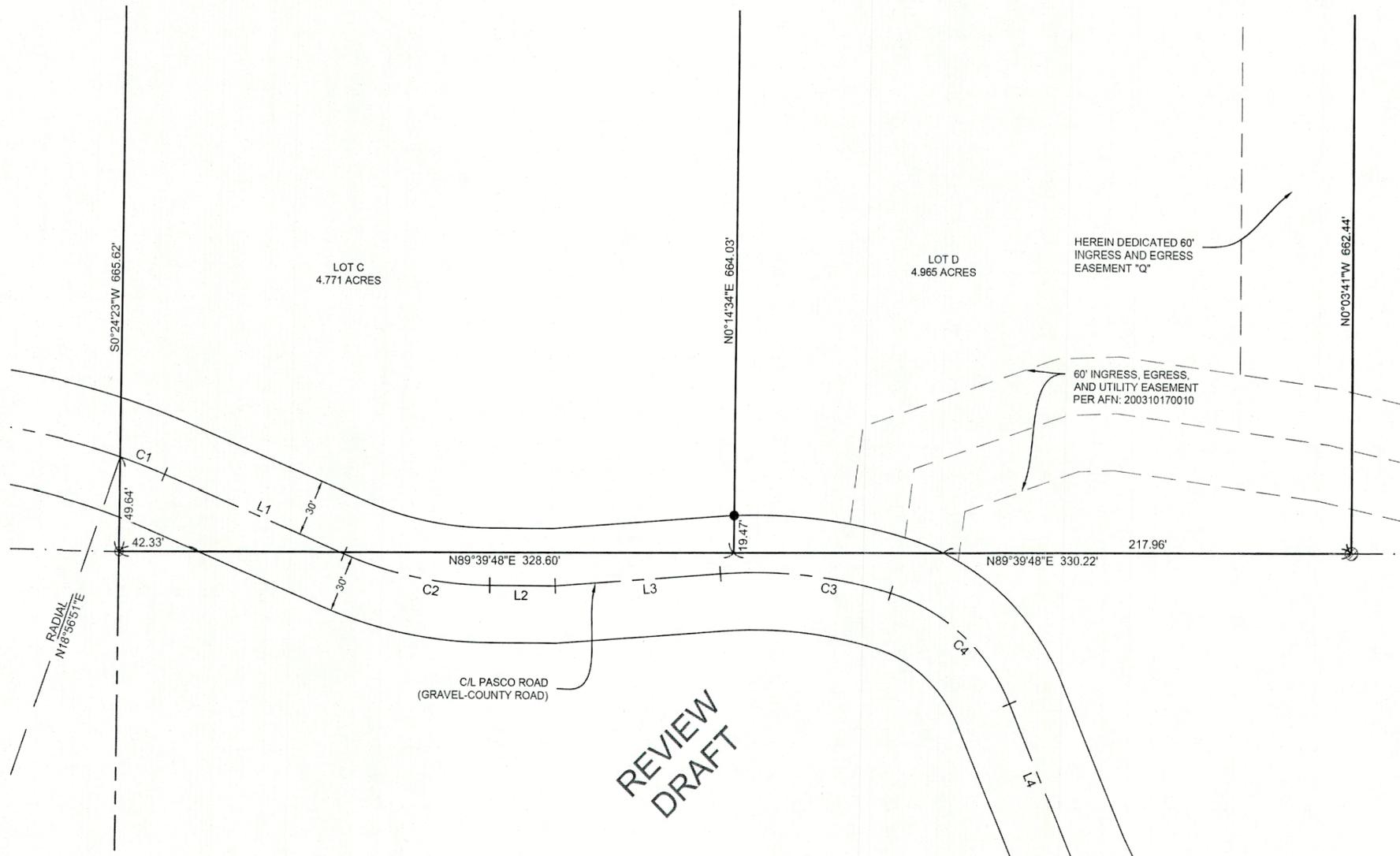
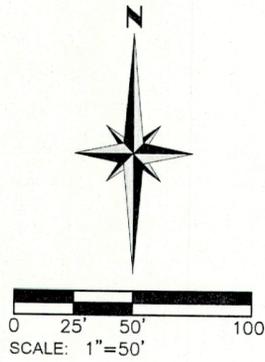


CLEAR VIEW SHORT PLAT			
SP-23-XXXXXX			
SPF-23-XXXXXX			
CLEAR VIEW LAND DEVELOPMENT CO., LLC			
W1/2SW1/4 AND SW1/4NW1/4 OF SECTION 1, T.19 N., R.14 E., W.M.			
SURVEYED BY: JC	DRAWN BY: CR	CHECKED BY: VW	APPROVED BY: SRW
DATE: MARCH 2024	APSSM JOB NO.: 3308.002	ACAD NAME:	3308002SP

APS
 SURVEY & MAPPING
Exceptional Service Has No Boundaries
 13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
 TEL: (425) 746-3200 WWW.APSSM.COM

SHEET
 2
 OF
 3

CLEAR VIEW SHORT PLAT, SP-23-XXXXX
SPF-23-XXXXX
 WITHIN THE W1/2 OF THE SW1/4 AND THE SW1/4 OF THE NW1/4 OF SECTION 1,
 TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



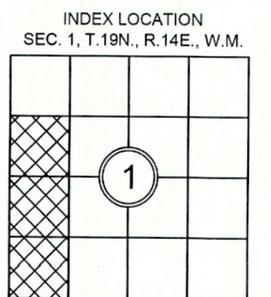
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	25.51'	365.00'	4°00'16"
C2	80.09'	200.00'	22°56'36"
C3	91.92'	252.00'	20°54'00"
C4	88.75'	100.00'	50°50'51"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	104.43'	S67°02'52"E
L2	35.14'	S89°59'28"E
L3	88.50'	N85°29'35"E
L4	82.04'	S22°45'34"E

LEGEND:

- QUARTER CORNER, AS NOTED
- FOUND REBAR & CAP, AS NOTED
- FOUND REBAR, AS NOTED
- FOUND IRON PIPE, AS NOTED
- SET REBAR & CAP "WARD LS 52843"
- WELL HEAD

RECEIVED
 NOV 06 2025
 Kittitas County CDS



CLEAR VIEW SHORT PLAT
 SP-23-XXXXXX
 SPF-23-XXXXX
 CLEAR VIEW LAND DEVELOPMENT CO., LLC
 W1/2SW1/4 AND SW1/4NW1/4 OF SECTION 1, T.19 N., R.14 E., W.M.

SURVEYED BY: JC	DRAWN BY: CR	CHECKED BY: VW	APPROVED BY: SRW
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