

LP-11-00002  
LPF-25-00002

**SASSE RIDGE PLAT**  
**A PORTION OF THE WEST 1/2 OF SECTION 21,**  
**TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,**  
**KITTITAS COUNTY, WASHINGTON**

**APPROVALS**  
**KITTITAS COUNTY PUBLIC WORKS**  
KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS EXAMINED AND APPROVED THIS 20 DAY OF SEPTEMBER, A.D., 2025  
*[Signature]*  
KITTITAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT SERVICES**  
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED AND I CONFORM WITH CURRENT KITTITAS COUNTY CODE CHAPTER 16.05 AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
DATED THIS 20 DAY OF SEPTEMBER, A.D., 2025  
*[Signature]*  
KITTITAS COUNTY PLANNING OFFICIAL

**KITTITAS COUNTY HEALTH DEPARTMENT**  
I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND I CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 16.  
DATED THIS 20 DAY OF SEPTEMBER, A.D., 2025  
*[Signature]*  
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 FULL AND THAT THE PROPERTY IS NOT TO BE TIED.  
PARCEL NO. 2294  
DATED THIS 20 DAY OF SEPTEMBER, A.D., 2025  
*[Signature]*  
KITTITAS COUNTY TREASURER

**CERTIFICATE OF COUNTY ASSESSOR**  
I HEREBY CERTIFY THAT THE SASSE RIDGE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ELIGIBLE POSITION FOR PLATTING.  
PARCEL NO. 2294  
DATED THIS 10 DAY OF OCTOBER, A.D., 2025  
*[Signature]*  
KITTITAS COUNTY ASSESSOR

**KITTITAS COUNTY BOARD OF COMMISSIONERS**  
EXAMINED AND APPROVED THIS 20 DAY OF SEPTEMBER, A.D., 2025  
BOARD OF COUNTY COMMISSIONERS  
KITTITAS COUNTY, WASHINGTON  
BY: [Signature]  
CHAIRMAN  
ATTEST: [Signature]  
CLERK OF THE BOARD

**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 SASSE RIDGE LLC  
IN SEPTEMBER, 2025. [Signature]  
DATE  
DAVID B. MATTHEWS  
CERTIFICATE NO. 36804

**LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY - GUARANTEE NO. G-G-8329-000015983.**

LOT 10 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 14, 2007 IN BOOK 34 OF SURVEYS, PAGE 138, UNDER AUDITOR'S FILE NO. 20070910070 RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

**PLAT NOTES:**  
1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT THE EXTERIOR LOT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.  
2. PER ROW 17.10, LANDOWNERS ARE RESPONSIBLE FOR CONTROLS AND PREVENTING THE PROLIFERATION OF NOXIOUS WEEDS.  
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.  
4. 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.  
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.  
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9605 EDITION. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.  
7. 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.  
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (ROW 90.44.350) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.  
9. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.  
10. ANY CONSTRUCTION WITHIN AREAS OF 3% OR GREATER SLOPE WILL REQUIRE GEOTECHNICAL ENGINEERING PER RC 1603.77 AND/OR IRC 1603.1 OR CURRENT ADOPTED CODE.  
11. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.

**PROPERTY OWNER:**  
SASSE RIDGE LLC  
PO BOX 697  
ROSELYN, WA 98941-0697  
**PROPERTY INFORMATION:**  
PARCEL NO. 2294  
APN 957149  
ACREAGE 3.081  
LOTS: 10  
WATER SOURCE: COMMUNITY WATER SYSTEMS  
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD ZONE R-3  
**ADJACENT PROPERTY OWNERS:**  
APN - ASSESSOR'S PARCEL NUMBER  
APN 18551  
APN 20540  
APN 956852  
APN 956854  
APN 956856  
APN 956857  
NEWPORT HILLS LAND CO INC  
ROSELYN, WA 98941-0687  
APN 956935  
CENTRAL CASCADES FOREST LLC  
104 MILL STREET  
SEATTLE, WA 98121-1320  
APN 957149  
APN 957150  
APN 957151  
APN 957153  
JOLLY MOUNTAIN GROUP LLC  
103 S 2ND STREET  
PO BOX 987  
ROSELYN, WA 98941-0687  
APN 951990  
TRACEY J ADAMS  
20014 124TH AVE E  
GRANDVIEW, WA 98038-7768  
APN 951981  
BRIAN & KIRSTEN JUDD  
4019 168TH ST SE  
BO HELLE, WA 98012-6438

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**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE SASSE RIDGE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREBY DESCRIBED.  
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 20 DAY OF SEPTEMBER, A.D., 2025.

**ACKNOWLEDGMENT**  
STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_  
ON THIS 20 DAY OF SEPTEMBER, 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, TO ME KNOWN TO BE THE LIMITED LIABILITY COMPANY THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH I STATED THAT I HAD PRODUCED TO EVIDENCE THE SAID INSTRUMENT.  
WITNESS MY HAND AND OFFICIAL SEAL, HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, RESIDING AT \_\_\_\_\_, MY APPOINTMENT EXPIRES \_\_\_\_\_

**INDEX LOCATION**  
SEC. 21, T. 21 N.R. 14 E. W.M.  
  
DAVID B. MATTHEWS  
SURVEYOR  
KITTITAS COUNTY  
7/23/2025

**SASSE RIDGE PLAT**  
PREPARED FOR  
SASSE RIDGE LLC  
A PORTION OF THE WEST 1/2 OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,  
KITTITAS COUNTY  
DWN BY GW/DM DATE 09/20/25 JOB NO. 24095  
CHKD BY DBM SCALE N/A SHEET 1 OF 3



**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 192-0250  
Eastern Washington Division  
110 South Okles Ave., Suite 230 • Cle Elum, WA 98922 • Phone: (509) 574-7433

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**SURVEY NOTES:**

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREIN, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITTITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER IAC 332-330-090.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK 21 OF SURVEYS PAGE 199 APN: 20061220041
  - BOOK 21 OF SURVEYS PAGE 199 APN: 20061220041
  - BOOK 34 OF SURVEYS PAGE 166 APN: 20100200070
  - BOOK 11 OF PLATS, PAGES 247 & 248, APN: 211006210663

AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

- BASIS OF BEARING: HOLDING THE BEARINGS OF 100°40'14"E ALONG THE WEST LINE OF UNDERLYING LOT 10 BETWEEN FOUND PROPERTY CORNERS LOCATED AT THE NORTHWEST CORNER OF LOT 9 AND THE NORTHEAST CORNER OF LOT 12 OF THE HEX MOUNTAIN PLAT AS RECORDED IN BOOK 11 OF PLATS, PAGES 247 & 248 IN KITTITAS COUNTY, WASHINGTON.
- THE BEARINGS ON THIS SURVEY ARE ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EPOCH 2010, SOUTH ZONE, DERIVED FROM RTK GPS OBSERVATIONS FROM THE VSRN.
- DISTANCES ON THIS SURVEY ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9997798708. MULTPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCES.

**EASEMENT NOTES:**

- EASEMENT "S" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT HEREIN DEDICATED.
- EASEMENT "T" - A 40' INGRESS, EGRESS AND UTILITY EASEMENT HEREIN DEDICATED.
- EASEMENT "U" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT HEREIN DEDICATED. SEE SHEET 3 OF 3 FOR EASEMENT DETAIL.

**CORNER NOTES**

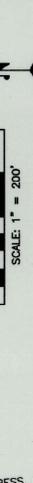
- FOUND REBAR & CAP 0.2' EAST
- FOUND REBAR & CAP 0.1' S. & 0.1' W.
- FOUND REBAR & CAP 0.2' WEST
- FOUND REBAR & CAP 0.1' S. & 0.2' W.
- FOUND REBAR & CAP 0.4' WEST
- FOUND REBAR & CAP 0.3' SOUTH
- FOUND REBAR & CAP 0.4' WEST
- FOUND REBAR & CAP 0.5' WEST
- FOUND REBAR & CAP 0.2' N. & 0.3' W.
- FOUND REBAR & CAP 0.2' N. & 0.3' W. IN TX. (30.35' INVLY OF CORNER MEASURED FROM PROP. LINE AND 0.19' NORTH OF PROP. LINE)
- FOUND REBAR & CAP 0.1' N. & 0.1' W.

**CORNER NOTES**

- FOUND REBAR & CAP 0.1' N. & 0.2' W.
- FOUND REBAR & CAP 0.2' N. & 0.3' W.
- FOUND REBAR & CAP 0.2' N. & 0.3' W. ON PROP. LINE AND 0.11' NORTH OF PROP. LINE
- FOUND REBAR & CAP 0.1' N. & 0.1' W.

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- SET 1/2" REBAR & CAP, LS 36804/42676/49817
- FOUND REBAR & CAP, LS 18092
- CENTER OF SECTION, AS NOTED
- EXISTING WELL #BOS428
- EXISTING WELL #APE751
- RADIAL BEARING
- MEASURED
- PLAT
- AFN: AUDITOR'S FILE NUMBER



PER ROS 31-89  
WITNESS CORNER  
BRASS CAPPED IRON PIPE  
20" FIR SIZE 15.0"  
24" FIR SIZE 2.0"  
STEEL POST SOUTH 1.5'

PER ROS 31-89  
BRASS CAPPED IRON PIPE  
18" FIR SIZE 14.2"  
24" FIR SIZE 2.0"  
STEEL POST S&W 1.0'

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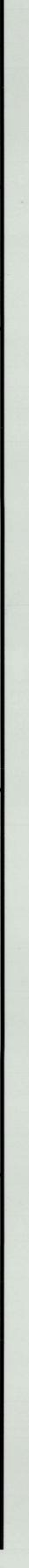
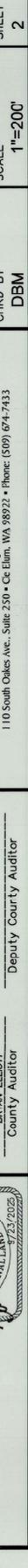
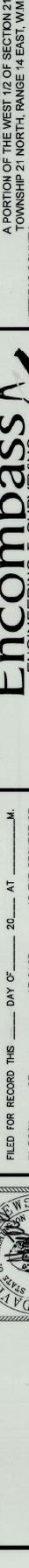
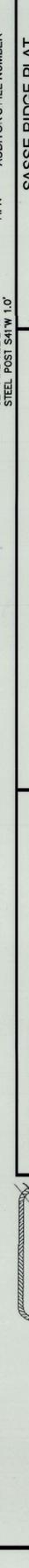
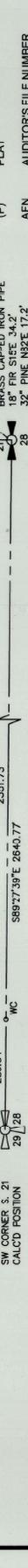
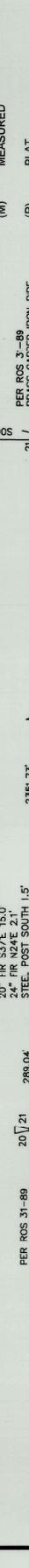
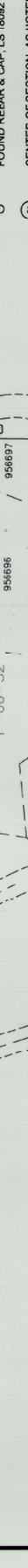
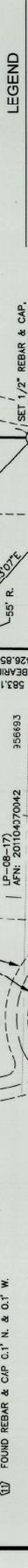
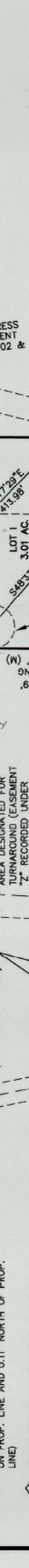
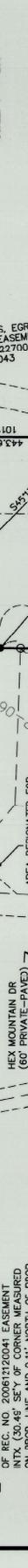
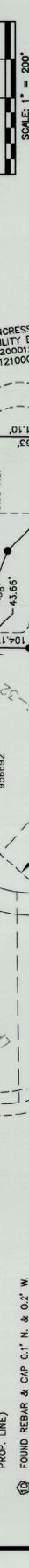
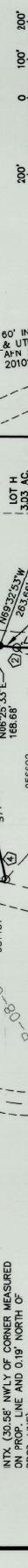
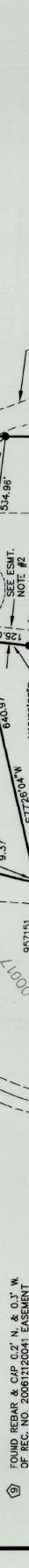
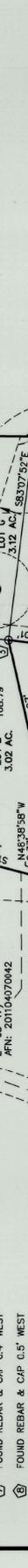
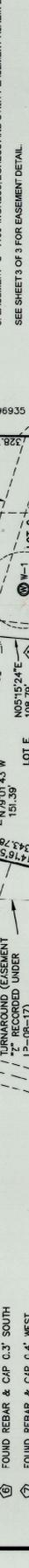
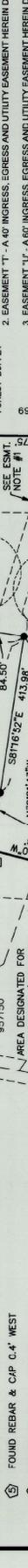
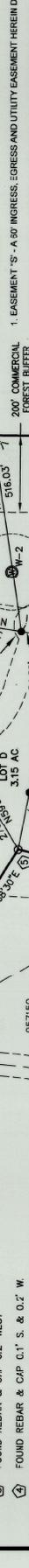
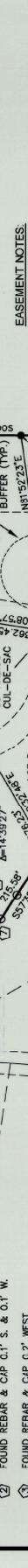
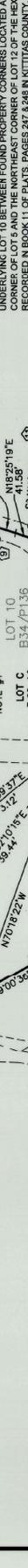
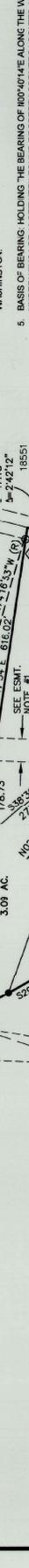
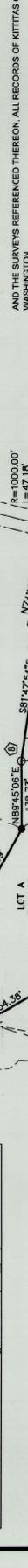
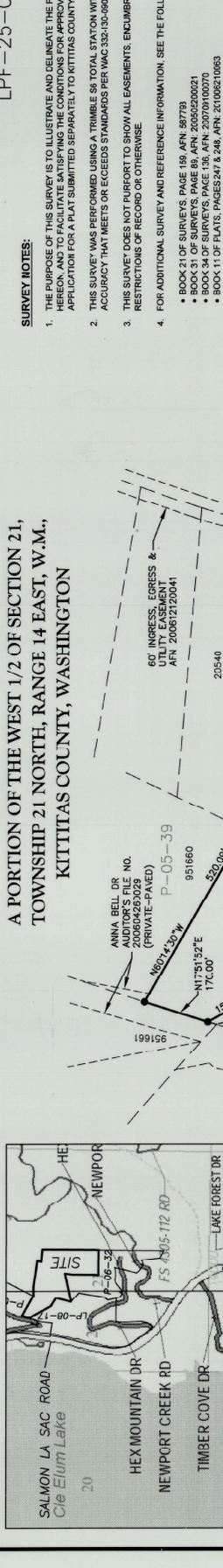
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VICINITY MAP  
N.T.S.

SALMON LA SAC ROAD  
Cle Elum Lake

HEX MOUNTAIN DR  
NEWPORT CREEK RD  
TIMBER COVE DR  
LAKE FOREST DR

HEX MOUNTAIN DR  
NEWPORT CREEK RD  
TIMBER COVE DR  
LAKE FOREST DR

HEX MOUNTAIN DR  
NEWPORT CREEK RD  
TIMBER COVE DR  
LAKE FOREST DR

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VICINITY MAP  
N.T.S.

SALMON LA SAC ROAD  
Cle Elum Lake

HEX MOUNTAIN DR  
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TIMBER COVE DR  
LAKE FOREST DR

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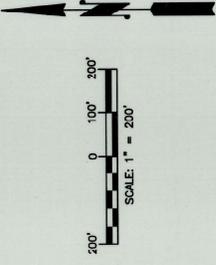
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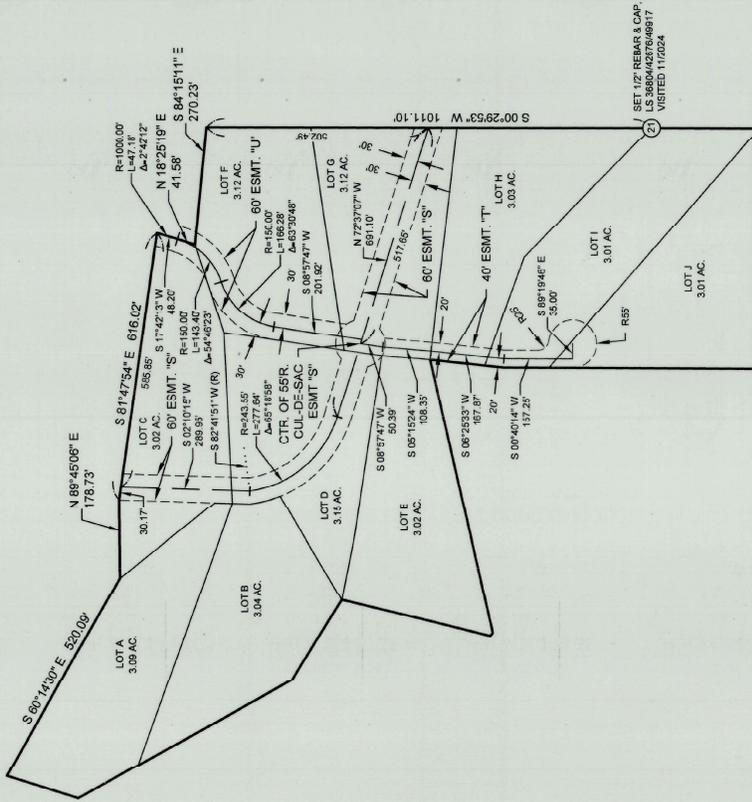
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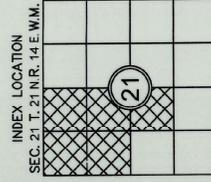
**SASSE RIDGE PLAT**  
A PORTION OF THE WEST 1/2 OF SECTION 21,  
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON

EASEMENT DETAIL



**LEGEND**  
② CENTER OF SECTION, AS NOTED

**EASEMENT NOTES:**  
EASEMENT "S" - A 6' INGRESS, EGRESS AND UTILITY EASEMENT HEREIN DEDICATED.  
EASEMENT "T" - A 4' INGRESS, EGRESS AND UTILITY EASEMENT HEREIN DEDICATED.  
EASEMENT "U" - A 6' INGRESS, EGRESS AND UTILITY EASEMENT HEREIN DEDICATED.



**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98077 • Phone: (425) 392-0250  
Eastern Washington Division  
110 South Oakes Ave., Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
SURVEYOR'S NAME  
DAVID B. MATTHEWS  
BRYAN ELLIOT  
County Auditor Deputy County Auditor



KITITAS COUNTY		SASSE RIDGE PLAT PREPARED FOR SASSE RIDGE LLC A PORTION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.	
DWN BY GW/DM	DATE 09/2025	JOB NO. 24095	WASHINGTON
CHKD BY DBM	SCALE 1"=200'	SHEET 3	OF 3