

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 SASSE RIDGE 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.: 20542

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

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 ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO.: 20542

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 SASSE RIDGE LLC IN MARCH 2025.

DAVID B. MATTHEWS DATE
CERTIFICATE NO. 36804

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF _____ 20__ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

DAVID B. MATTHEWS
SURVEYOR'S NAME

BRYAN ELLIOTT
County Auditor Deputy County Auditor

SASSE RIDGE PLAT

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

LP-11-00002
LPF-25-XXXXX
00002

PROPERTY OWNER:

SASSE RIDGE LLC
PO BOX 687
ROSLYN, WA 98941-0687

PROPERTY INFORMATION:

PARCEL NO.: 20542
MAP NO.: 21-14-21000-0016
ACREAGE: 30.61
LOTS: 10
WATER SOURCE: COMMUNITY WATER SYSTEM(S)
AND/OR INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: R-3

ADJACENT PROPERTY OWNERS:
APN - ASSESSOR'S PARCEL NUMBER

APN 18551
APN 20540
APN 956692
APN 956693
APN 956694
APN 956696
APN 956697
NEWPORT HILLS LAND CO INC
PO BOX 687
ROSLYN, WA 98941-0687

APN 696935
CENTRAL CASCADES FOREST LLC
74 WALL STREET
SEATTLE, WA 98121-1320

APN 957149
APN 957150
APN 957151
APN 957153
JOLLY MOUNTAIN GROUP LLC
103 S 2ND STREET
PO BOX 687
ROSLYN, WA 98941-0687

APN 951660
TRACEY J ADAMS
20014 124TH AVE E
GRAHAM, WA 98338-7768

APN 951661
BRIAN & KIRSTEN JUDD
4019 166TH ST SE
BOTHELL, WA 98012-5438

LEGAL DESCRIPTION PER STEWART TITLE GUARANTY COMPANY - GUARANTEE NO. G-G-6329-000015993:

LOT 10 OF THAT CERTAIN SURVEY AS RECORDED SEPTEMBER 10, 2007 IN BOOK 34 OF SURVEYS, PAGE 136, UNDER AUDITOR'S FILE NO. 200709100070, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 21, 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 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.
- 2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE 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, 9/8/05 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 (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.
- 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 33% OR GREATER SLOPE WILL REQUIRE GEOTECHNICAL ENGINEERING PER IRC R403.7.7 AND/OR IRC 1805.3.1 OR CURRENT ADOPTED CODE.
- 11. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE THE EFFECT TO NEARBY RESIDENTIAL PROPERTIES.

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 HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

NAME _____
TITLE _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) S.S.

ON THIS ___ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF _____, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ AND _____ TO ME KNOWN TO BE THE _____ AND _____ RESPECTIVELY, OF _____ 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 STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

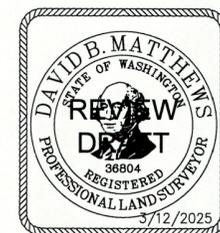
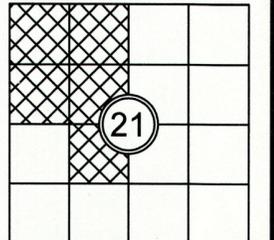
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____



Kittitas County CDS

INDEX LOCATION
SEC. 21 T. 21 N.R. 14 E. W.M.



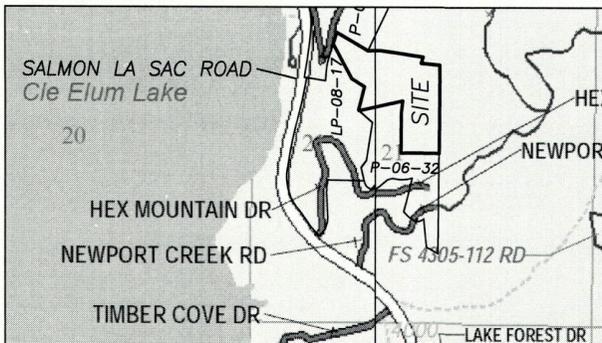
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
110 South Oakes Ave., Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

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 WASHINGTON		
DWN BY GW/DM	DATE 03/2025	JOB NO. 24095
CHKD BY DBM	SCALE N/A	SHEET 1 OF 2

VICINITY MAP
N.T.S.



SASSE RIDGE PLAT

A PORTION OF THE WEST 1/2 OF SECTION 21,
TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

LP-11-00002
LPF-25-XXXXX

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE AND DELINEATE THE PARCELS, AS SHOWN HEREON, AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A PLAT SUBMITTED SEPARATELY TO KITITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 21 OF SURVEYS, PAGE 159, AFN: 587793
 - BOOK 31 OF SURVEYS, PAGE 89, AFN: 200505200021
 - BOOK 34 OF SURVEYS, PAGE 136, AFN: 200709100070
 - BOOK 6 OF PLATS, PAGE 32, AFN: 200709100070
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
5. BASIS OF BEARING: HOLDING THE BEARING OF N00°40'14"E ALONG THE WEST LINE OF UNDERLYING LOT 10 BETWEEN FOUND PROPERTY CORNERS LOCATED AT THE NORTHWEST CORNER OF LOT 5 AND THE NORTHEAST CORNER OF LOT 12 OF THE HEX MOUNTAIN PLAT AS RECORDED IN BOOK 6 OF PLATS, PAGE 32 IN KITITITAS COUNTY, WASHINGTON.
6. 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 WSRN.
7. DISTANCES ON THIS SURVEY ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.99987598708. MULTIPLY GROUND DISTANCE BY CSF TO OBTAIN GRID DISTANCES.

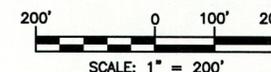
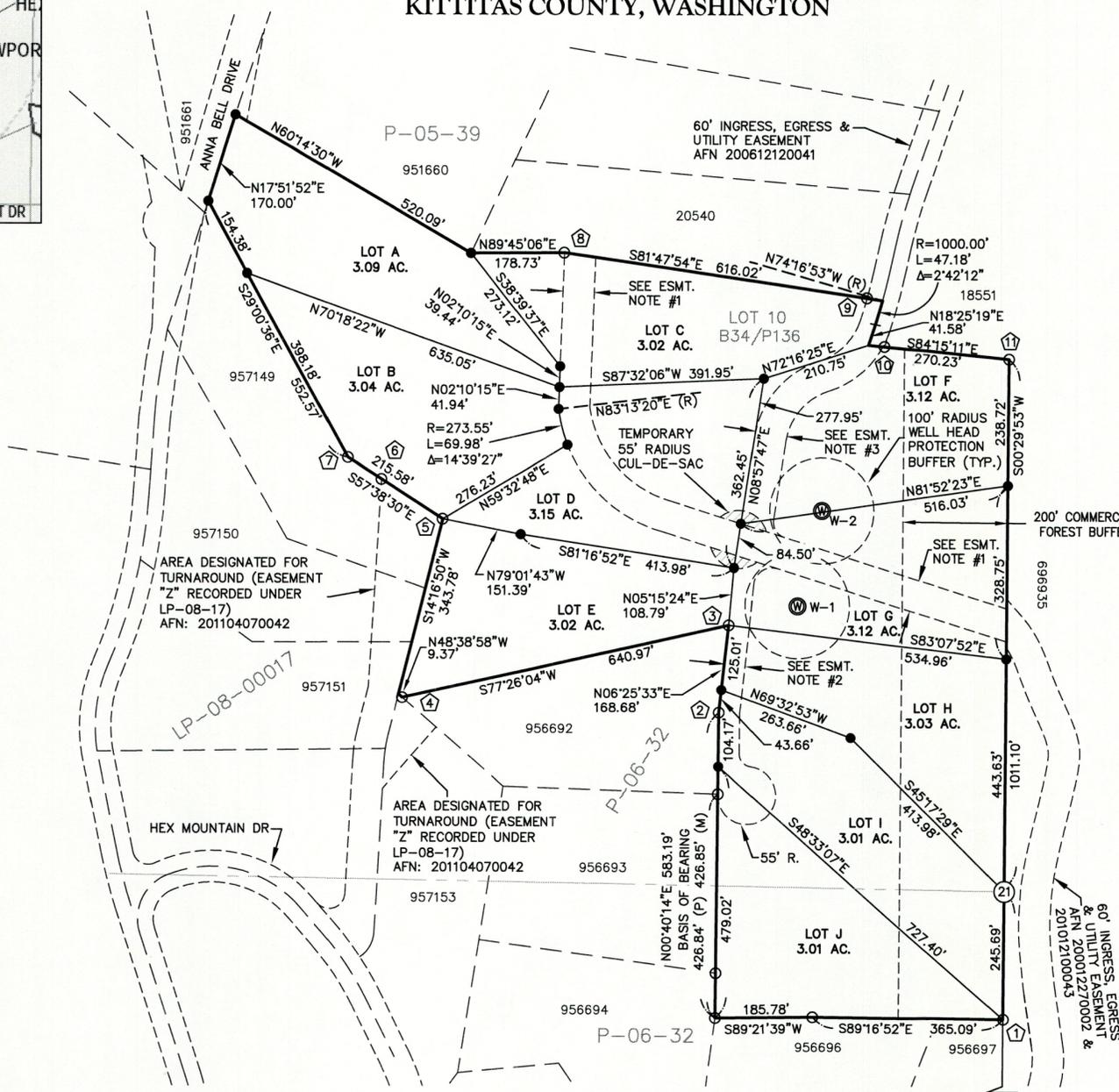
EASEMENT NOTES:

1. EASEMENT "S" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.
2. EASEMENT "T" - A 40' INGRESS, EGRESS AND UTILITY EASEMENT.
3. EASEMENT "U" - A 60' INGRESS, EGRESS AND UTILITY EASEMENT.

CORNER NOTES

(ALL FOUND CAPS ARE LS #18092)

- 1 FOUND REBAR & CAP 0.2' EAST
- 2 FOUND REBAR & CAP 0.1' S. & 0.1' W.
- 3 FOUND REBAR & CAP 0.2' WEST
- 4 FOUND REBAR & CAP 0.1' S. & 0.2' W.
- 5 FOUND REBAR & CAP 0.4' WEST
- 6 FOUND REBAR & CAP 0.3' SOUTH
- 7 FOUND REBAR & CAP 0.4' WEST
- 8 FOUND REBAR & CAP 0.5' WEST
- 9 FOUND REBAR & CAP 0.2' N. & 0.3' W.
- 10 FOUND REBAR & CAP 0.1' N. & 0.2' W.
- 11 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
- FOUND REBAR & CAP, LS 18092
- CENTER OF SECTION
- W-1 EXISTING WELL #BQS828
- W-2 EXISTING WELL #APE751
- (R) RADIAL BEARING
- (M) MEASURED
- (P) PLAT

RECEIVED
MAR 13 2025
Kitititas County CDS

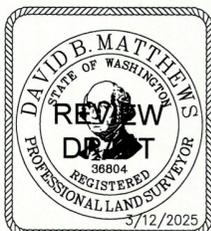
PER ROS 31-89
SW CORNER S. 21
CALC'D POSITION



289.04' WC 2351.73'

PER ROS 31-89
WITNESS CORNER
BRASS CAPPED IRON PIPE
20" FIR S37°E 15.0'
24" FIR N24°E 2.1'
STEEL POST SOUTH 1.5'

PER ROS 31-89
BRASS CAPPED IRON PIPE
18" FIR S15°E 34.2'
32" PINE N82°E 17.2'
STEEL POST S41°W 1.0'



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.

IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DAVID B. MATTHEWS
SURVEYOR'S NAME

BRYAN ELLIOTT
County Auditor

Deputy County Auditor

Encompass
ENGINEERING & SURVEYING

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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.		
KITITITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
GW/DM	03/2025	24095
CHKD BY	SCALE	SHEET
DBM	1"=200'	2 OF 2