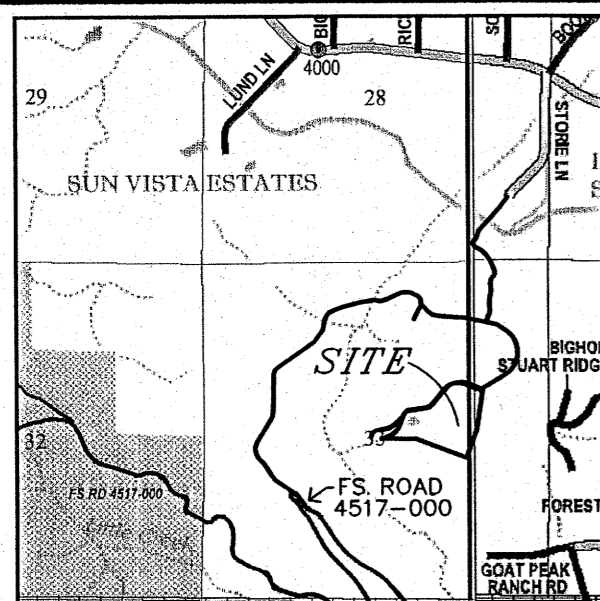


# ASPEN GROVE PLAT

A PTN. OF THE EAST 1/2 OF SEC. 33, T.20N., R.14E., W.M.  
KITITAS COUNTY, WASHINGTON

**RECEIVED**  
OCT 27 2010  
KITITAS COUNTY  
CDS

P-10-XXXXX



## APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE ASPEN GROVE PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE ASPEN GROVE PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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. 20-14-33000-0009 (17908)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY TREASURER

CERTIFICATE OF KITITAS COUNTY ASSESSOR

I HEREBY CERTIFY THAT THE ASPEN GROVE PLAT HAS BEEN EXAMINED BY ME AND I FIND THE PROPERTY TO BE IN AN ACCEPTABLE CONDITION FOR PLATTING. PARCEL NO. 20-14-33000-0009 (17908)

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY ASSESSOR

KITITAS COUNTY BOARD OF COMMISSIONERS

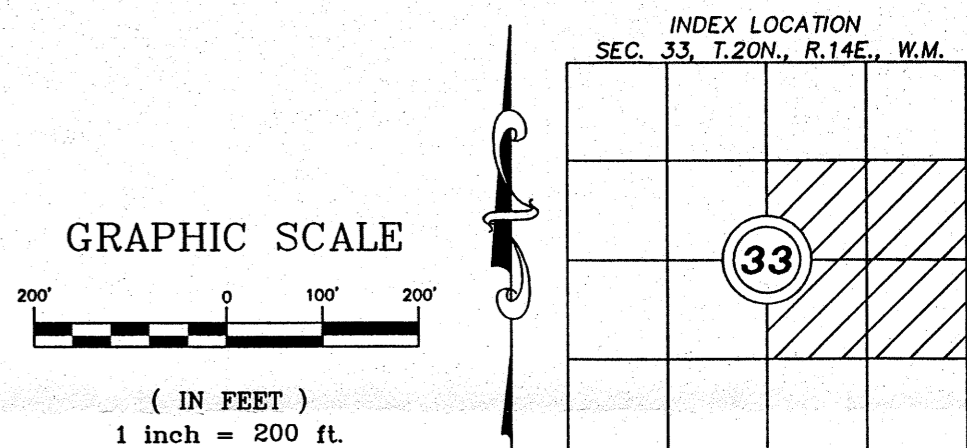
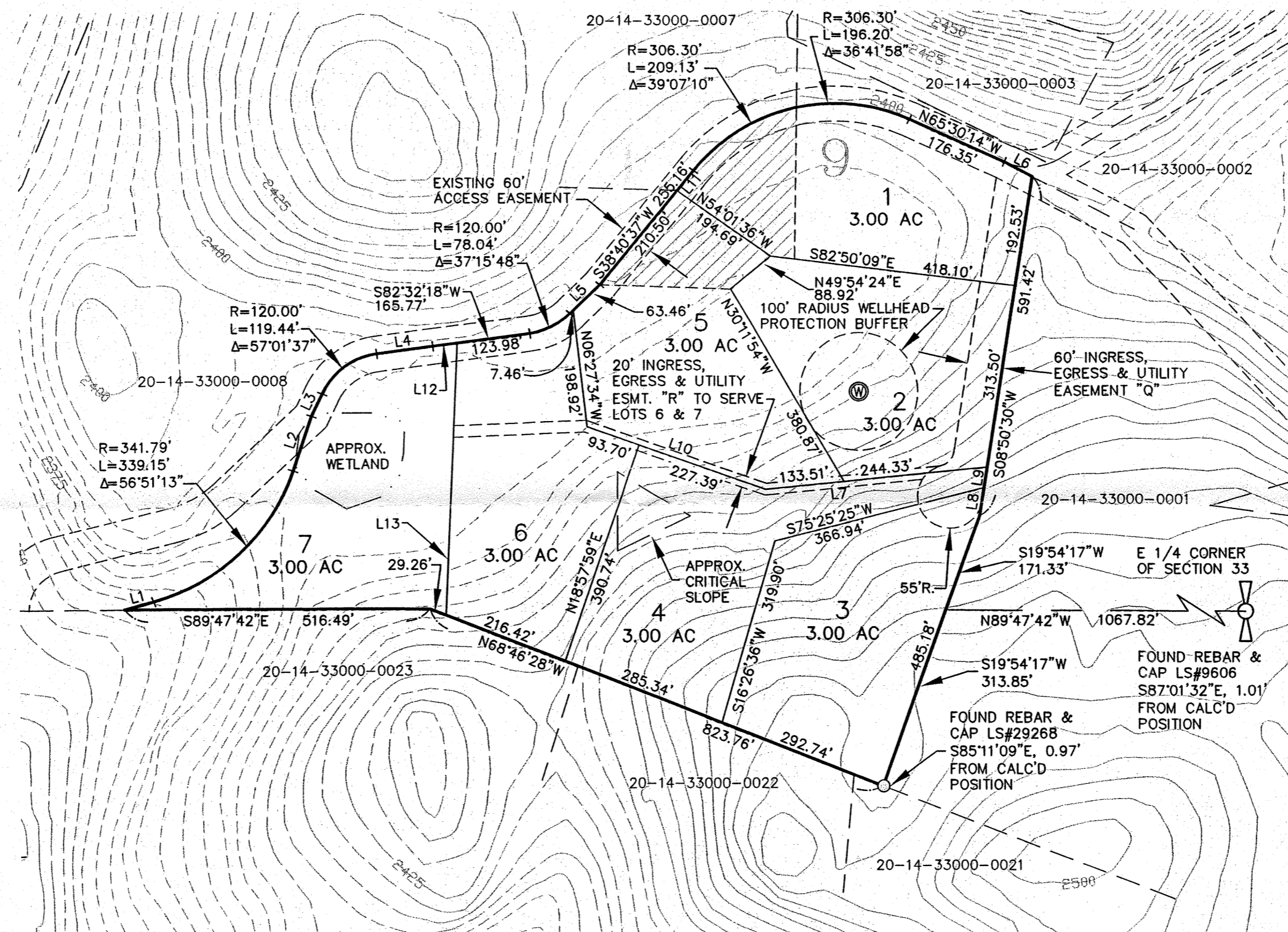
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
KITITAS COUNTY, WASHINGTON

BY: \_\_\_\_\_  
CHAIRMAN

ATTENT: \_\_\_\_\_  
CLERK OF THE BOARD

**NOTICE: THE APPROVAL OF THIS PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.**



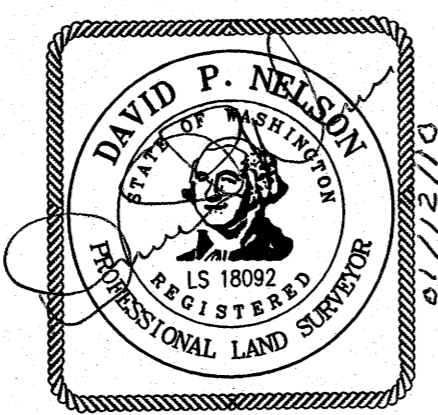
RECORDER'S CERTIFICATE .....  
Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of  
**DAVID P. NELSON**  
Surveyor's Name  
..... County Auditor ..... Deputy County Auditor

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...**SADDLE RIDGE, LLC**... in...**NOV. 2009**...  
**DAVID P. NELSON** DATE  
Certificate No....**18092**.....

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

<b>ASPEN GROVE PLAT</b>		
A PTN. OF THE EAST 1/2 OF SEC. 33, T.20N., R.14E., W.M. KITITAS COUNTY, WASHINGTON		
DWN BY	DATE	JOB NO.
G. WEISER	01/2010	07199-9
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 3



- LEGEND**
- A QUARTER CORNER AS NOTED
  - FND REBAR & CAP LS# 29268
  - SET REBAR & CAP LS# 18092
  - APPROXIMATE WELL LOCATION
  - PROPOSED STORMWATER DETENTION AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S75°13'49"W	51.11
L2	N18°22'36"E	98.64
L3	S25°23'18"W	41.77
L4	S82°24'55"W	95.92
L5	S45°16'30"W	70.91
L6	N61°55'01"W	53.81
L7	S84°14'12"W	377.84
L8	N08°50'30"E	49.54
L9	N08°50'30"E	35.86
L10	N70°25'35"W	321.09
L11	N38°40'37"E	44.66
L12	N82°32'18"E	41.78
L13	S02°34'54"W	465.82

**OWNER:**

SADDLE RIDGE LLC  
206 W 1ST ST  
CLE ELUM WA 98922

PARCEL #20-14-33000-0009 (17908)  
ACREAGE: 21.00 ACRES  
7 LOTS

WATER SOURCE: CLASS B SYSTEM  
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD  
ZONE: RURAL 3 (R-3)

**ASPEN GROVE PLAT**  
**A PTN. OF THE EAST 1/2 OF SEC. 33, T.20N., R.14E., W.M.**  
**KITTITAS COUNTY, WASHINGTON**

EXISTING LEGAL DESCRIPTION:

PARCEL A:

PARCEL 9 OF THAT CERTAIN SURVEY AS RECORDED JANUARY 2, 2004, IN BOOK 29 OF SURVEYS, PAGES 187 AND 188, UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

PARCEL B:

A SIXTY FOOT (60') EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UNDER THE EXISTING ROADS AS DELINEATED ON THAT CERTAIN SURVEY RECORDED JANUARY 2, 2004 IN BOOK 29 OF SURVEYS, PAGES 187 AND 188, UNDER AUDITOR'S FILE NUMBER 200401020042, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AND A SIXTY FOOT (60') EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UNDER THE EXISTING ROADS AS DELINEATED ON THAT CERTAIN SURVEY RECORDED NOVEMBER 1, 2004, IN BOOK 30 OF SURVEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NUMBER 200411010033, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, AND A SIXTY FOOT (60') EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND UNDER THE EXISTING ROADS AS CONVEYED IN DEED RECORDED JUNE 27, 2003, UNDER AUDITOR'S FILE NUMBER 200306270053, AFFECTING PORTIONS OF SECTIONS 3 AND 4, TOWNSHIP 19 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

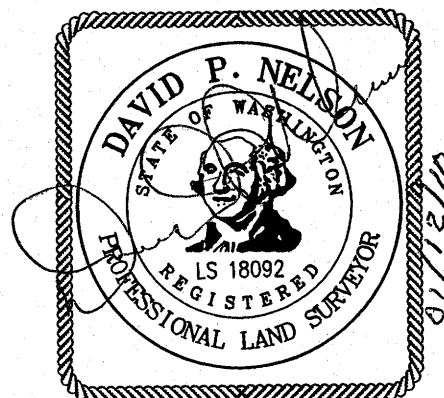
NOTES:

1. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. 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.
3. 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.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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.
9. 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, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
10. 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.
11. 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.

**NOTE:**

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

**Call Before You Dig**  
**1-800-553-4344**



ADJACENT PROPERTY OWNERS:

20-14-33000-0001  
STEVE HENKES ETUX  
5521 157TH DR NE  
REDMOND WA 98052

20-14-33000-0002  
20-14-33000-0007  
FORTUNE CREEK LLC  
206 W 1ST STREET  
CLE ELUM WA 98922

20-14-33000-0003  
STEVEN D NOVY  
4812 FIELD LN NW  
OLYMPIA WA 98502

20-14-33000-0008  
WILLIAM L NIETSCH ETUX  
JOHN A TRUAX ETUX  
12540 SW TREMONT  
PORTLAND OR 97225

20-14-33000-0021  
20-14-33000-0022  
20-14-33000-0023  
HARLEY G SHEFFIELD ETUX  
781 GOAT PEAK RANCH RD  
CLE ELUM WA 98922

RECORDER'S CERTIFICATE .....

Filed for record this.....day of ..... 20.....at.....M  
in book.....of.....at page.....at the request of

.....  
DAVID P. NELSON  
Surveyor's Name

.....  
County Auditor Deputy County 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...SADDLE RIDGE...LLC.....  
in...NOV.....2009.

.....  
DAVID P. NELSON DATE 01/21/10

Certificate No.....18092.....



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CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 3



