

VICINITY MAP - N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY A.D., 20

RITHIAS COUNTY ENGINEER

I HEREBY CERTIFY THAT THE "BIG CREEK" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSING PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION. COMMUNITY DEVELOPMENT SERVICES

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

11.71 AC.

KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT

PREJUNIARY INSPECTION INDICATED SOIL CONDITIONS MAY
ALLOW USE OF SEPTIO TANKS, & A TEMPORATY NEAMS
OF SENACE DISPOSAL FOR SOME, BUT NOT NECESSARILY
ALL BULDING STEES WHININ THIS SHORT PLAT,
PROSPECTIME PURCHASTES OF 1017S ARE URGED TO
MAKE INQUIRES & THIS COUNTY NEATH DEPARTMENT
ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS ___ DAY OF OTTITAS COUNTY HEALTH OFFICER A.D., 20__

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. CERTIFICATE OF COUNTY TREASURER

inmminitioniii

DATED THIS _

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NOS.:17931, 399134, 636334, 659134, 949622, 949623, 952201, 952202, 952203, 952204, 956563

SURVEYOR'S CERTIFICATE

RECORDING ACT AT THE REQUEST OF _DK PROFESSIONAL CONSULTANTS DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY MAY 20 15

IN BOOK____ OF ___ FILED FOR RECORD THIS __ RECORDER'S CERTIFICATE _

_ DAY OF_

20_

AT

AT PAGE _____ AT THE REQUEST OF

SURVEYOR'S NAME

County Auditor

Deputy County Auditor

CERTIFICATE NO ._ DATE 45503

Western Washington Division 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division 107 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

(IN FEET) 1 inch = 500 ft

GRAPHIC SCALE

BIG CREEK SHORT PLAT PREPARED FOR DK PROFESSIONAL CONSULTANTS A PORTION OF SECTIONS 28, 29, 23 & 33 TOWNSHIP 20 N., RANGE 14 E., W.M.

G. WEISER 05/2015 JOB NO. 07107-2

MKK/DP

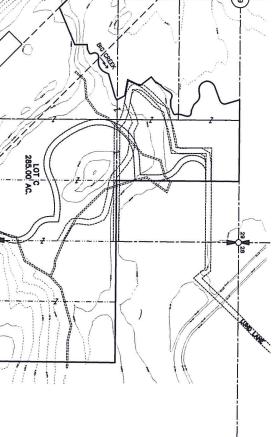
1"=500"

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RECEIVED

TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., A PORTION OF SECTIONS 28, 29, 32 & 33, KITTITAS COUNTY, WASHINGTON

BIG CREEK SHORT PLAT - SP15-XXXXX



2. THIS SUPREY WAS PERFORMED USING A TRIBBLE SO TOTAL STATION, THE CONTROLLING MANUMENTS 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.

3. This survey does not purport to show all easements of record or otherwise.

4. FOR ADDITIONAL SURVEY & REFERENCE INFORMATION, SEE THE FOLLOWING:

BOOK 27 OF SURVEYS, PAGE 101, AFN: 200203060036 BOOK 29 OF SURVEYS, PAGES 187 & 188, AFN: 200401020042 BOOK 30 OF SURVEYS, PAGES 177 & 178, AFN: 200401010033 BOOK 31 OF SURVEYS, PAGES 182 & 183, AFN: 200509160059

and the surveys referenced thereon, all records of kithias county, state of Washington.

1. THE PURPOSE OF THIS SURVEY ILLUSTRATE PLACEDS \$3500M HEREON TO FACULTATE AN APPLICATION FOR A SHORT PLAT TO BE-FALL MITH MITTIAS COUNTY.

KITTITAS COUNTY

SURVEY NOTES:



(29)

CENTER OF SECTION

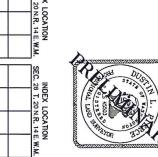
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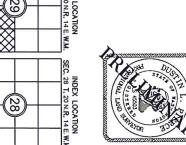


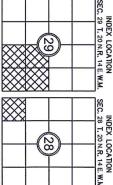




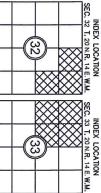


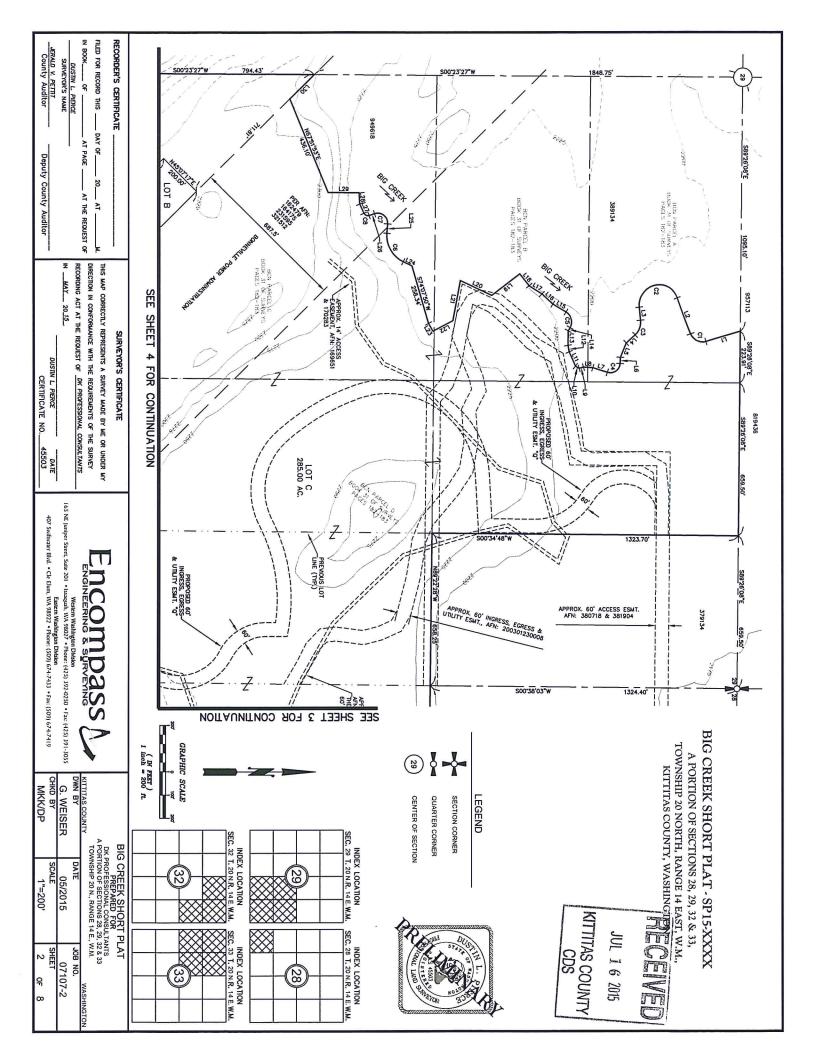


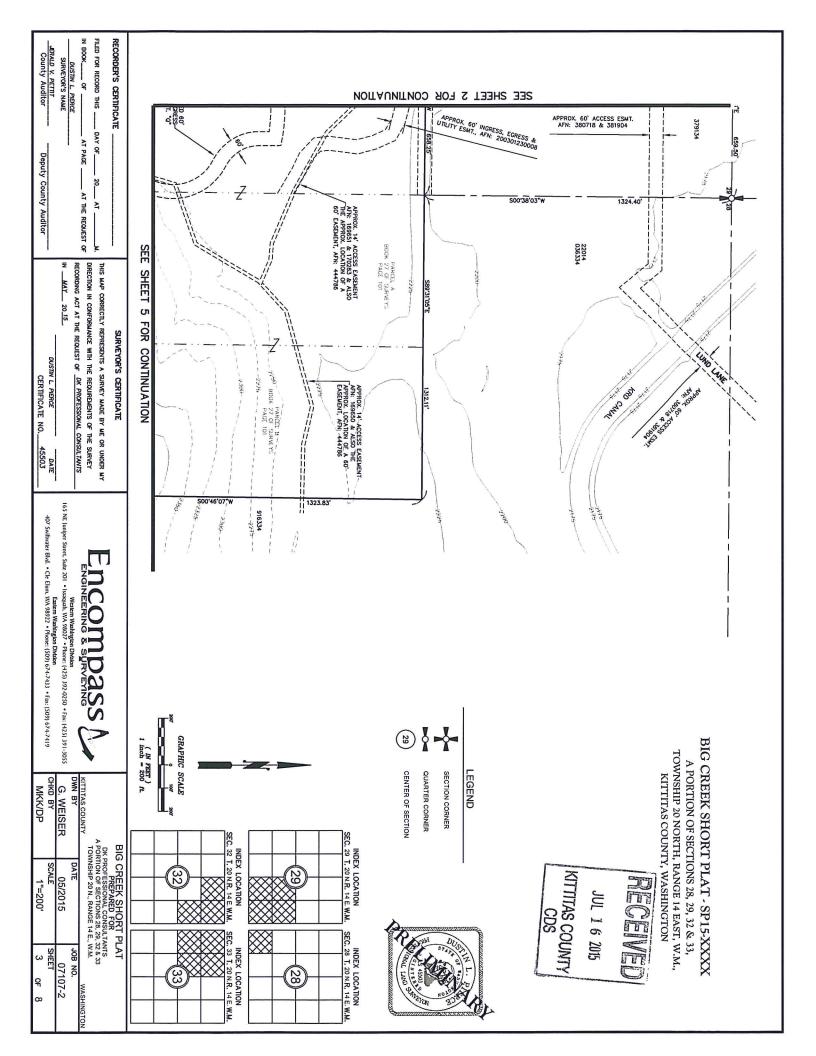


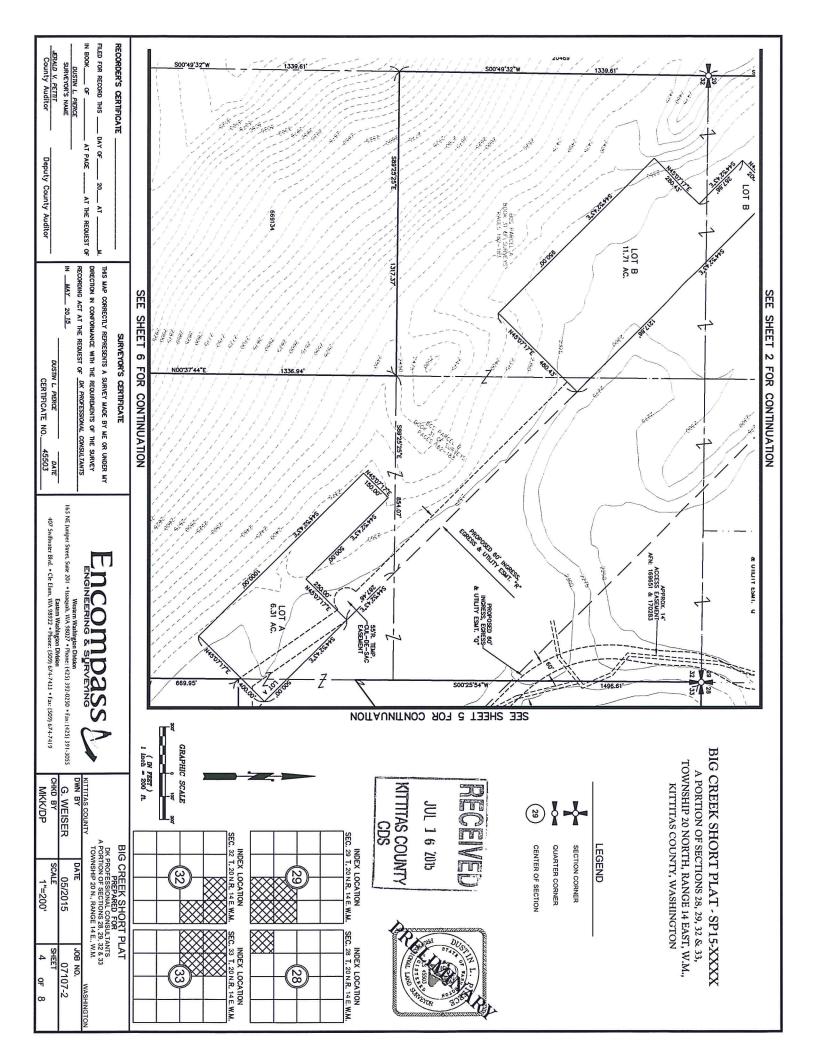


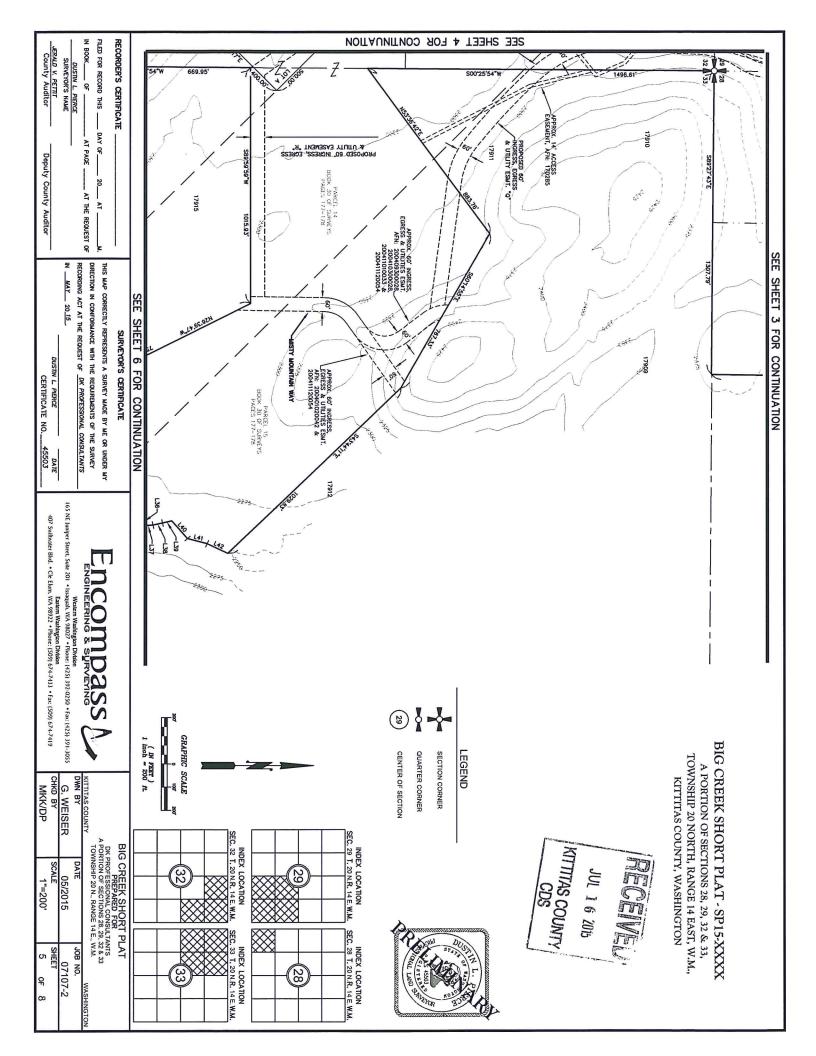
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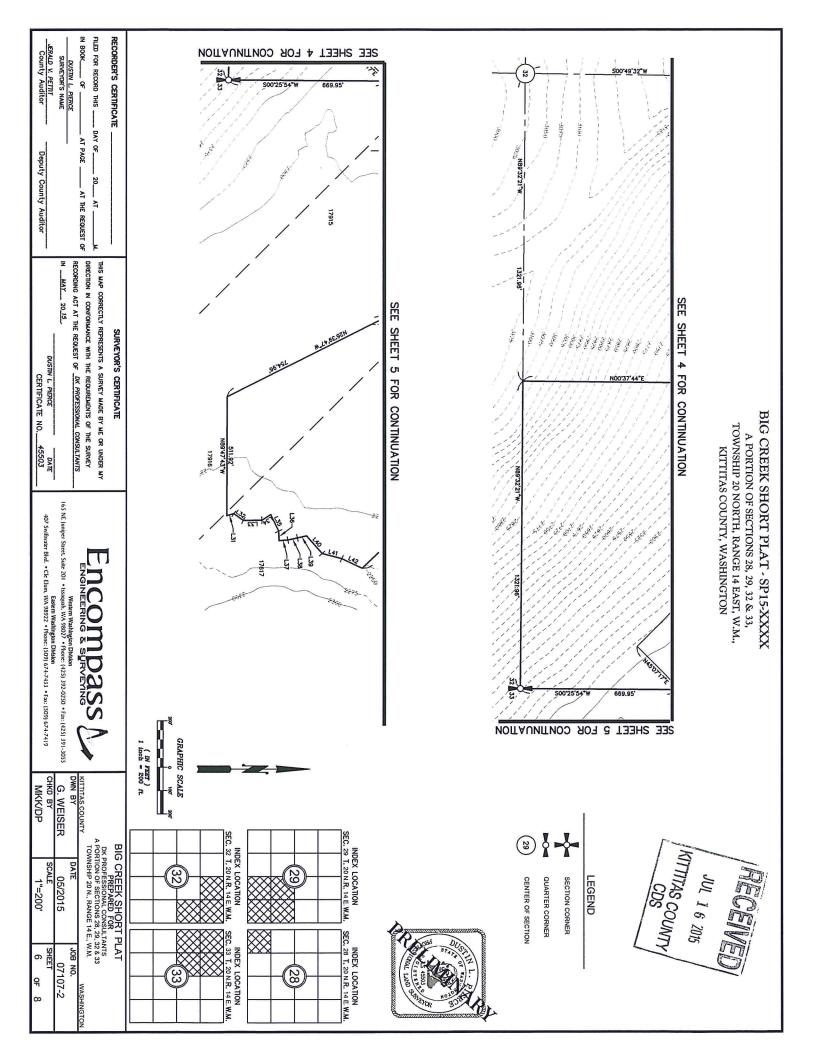












DK PROFESSIONAL CONSULTANTS 304 W 1ST ST CLE ELUM WA 98922-1002 OWNER:

SSESSOR'S MAP NOS.: 20-14-28000-0054, 0-14-28000-0006, 20-14-28000-0016, 0-14-32000-0001, 20-14-29000-0017, 0-14-32000-0003, 20-14-29000-0017, 0-14-32000-0003, 20-14-32000-00017, 0-14-32000-0005 & 20-14-29000-0019 SSESSOR'S PARCEL NOS.: 17931, 399134, 36334, 659134, 949622, 949623, 952201, 52202, 952203, 952204 & 956563

WATER SOURCE: GROUP B WATER SYSTEMS
SEWER SOURCE: INDIVIDUAL SEPTIC SYSTEMS REA: 303.03 ACRES

PARCEL NUMBERS 952204 & 949623 ARE RURAL SECREATION & RURAL 5 ZONE: PARCEL NUMBERS 17931, 399134, 636334, 659134, 949622, 952201, 952202, 952203 & 956563 ARE ALL RURAL RECREATION.



Know what's below.

L42	-	L 1 6	L39	L38	137	1.36	135	L34	133	L32	딥	L30	L29	L28	127	L26	125	124	123	122	121	띦	L19	L18	L17	L16	L15	114	L13	L12	LII	L10	F3	В	۲7	F6	LS	L4	L3	12	נו	LNE	
S25'10'03"W	Mary Park	5	31		S03'49'10"E	S87"21"43"W		S32"48'04"E	Ġ,	S35'39'16"W	25	à		18'57"		47	27'08		냻	6	25'12	25'34'48	7.49,15	42'28"		1923	01'45	F.		27	S66'45'49"W	7	38	M.05,27.50S	50'16	7.08.31	5	45	N84'07'20"E	33'12"	35'53'		LINE TABLE
96.32		101.53	39.85	41.40	37.58	40.76	79.22	45.18	78.93	49.62	31.24	146.98	132.56	49.41	43.37	24.23	40.80	42.04	37.87	97.31	176.06	148.80	151.57	65.83	65.36	63.95	66.18	15.94	63.08	28.51	67.04	18.49	19.46	40.37	65.55	27.24	66.23	51.75	56.63	166.08	155.11	DISTANCE	
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8	C7	8	ន	Ş	ដ	22	Ω	CURVE	
26.45	85.03	150.07	77.06'	76.95	69.99	254.08	79.69	LENGTH	CURVE
18.00	43.00	125.00	50,00	42.00	75.00	88.00	53.00	RADIUS	TABLE
847219	11377'39"	68'47'20"	88"18"35"	104'58'47"	53'27'55"	165"25"52"	86'09'05"	DELTA	

BIG CREEK SHORT PLAT - SP15-XXXX

TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., A PORTION OF SECTIONS 28, 29, 32 & 33, KITTITAS COUNTY, WASHINGTON

EXISTING LEGAL DESCRIPTIONS:

PARCELS A, AND B OF THAT CERTAN SURVEY AS RECORDED MARCA 2002, IN BOOK 27 OF SURVEYS, PAGE 101, UNDER AUDITION'S FILE NO 2002/10/2003 OF RECORDES OF THITMINGS COUNTY, WASHINGTOW, BUILD A PORTION OF THE SOUTHWEST CHARTER O

PARCES I (A MID 15, OF THAT CERTAIN SURPEY AS RECORDED MONEMER 1, 2004, IN BOOK 30 OF SURPEYS, PAGES 177 AND 178, UNDER AUDITOR'S FILE NO. 2004/1010033, RECORDS OF MUTTIANS COUNTY, MUSIMERT (1), BBIG A PRORTION OF THE MORTHWEST CUARTER OF SECTION 33, TOWNSHIP 20 MORTH, RANCE 14 EAST, M.M., IN THE COUNTY OF MUTTIAS, STATE OF MASHINGTON.

PARCELS BCS-A, BCS-B AND BCN-D OF THAT CERTAIN SURVEY RECORDED SEPTEMBER 16, 2005, IN BOOK 31 OF SURVEYS, PAGES 182 AND 183, UNIDER AUDITOR'S FILE NO. 2005/93160059, RECORDS OF KITITAS COUNTY, MASHINGTON, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 AND OF THE INFORMEDIATE QUARTER OF SECTION 29, AND OF THE INFORMEDIATE QUARTER OF SECTION 29, AND A FLAST, W.M., IN THE COUNTY OF KITITAS, STATE OF MASHINGTON.

PARCELS BOH-A, BOH-B AND BOH-C OF THAT CERTAIN SURVEY RECORDED SEPTEMERS 18, 2005, IN BOOK 31 OF SURVEYS, PAGES 182 AND 183, VINDER AUDITORYS TILE NO. 20050160059, RECORDS OF INTITIAS COUNTY, MASHINGTON, BBING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOMPSHIP 28 NORTH, RANGE 14 EAST, MAL, IN THE COUNTY OF MITTIAS, STATE OF MASHINGTON;

EXCEPTING THEREFROM:

ALL THAT PORTION OF THE MESCH HAUF OF THE SOUTHEAST GAMENTE OF SAUD SECTION 28 LYNG MESTERLY, SOUTHWESTERLY, MORTHERLY AND MORTHESTERLY OF A LIME DESCRIBATION.

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- 1. A PUBLIC UTILITY EASSAENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASSAENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASSAENT SHALL ALSO BE USED FOR RRICATION.
- 2. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS, ACCORDINGLY, THE KITTIAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESSEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLIDE THE PROLIFERATION OF NOXIOUS WEEDS.
- 3. ANY FURTHER SUBDINISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
- 4. AN APPROVED ACCESS PERMIT MILL BE RECUIRED 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, enther private road shall achieve 93% compaction and shall be inspected and certaind by a liconeso digners in the state of mashington specifying that the road meets current kithtas county road standards, 9/6/05 edition, prior to the issuance of a building epsait for this short plat.
- 7. KITITAS COWNY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS WITL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE MITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT MILL INCLUDE THE HARD SURFACE PAYNG OF ANY STREET OR ROAD SURFACED ORIGINALTY MITH GRAVEL.
- 8. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.
- 9. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO MITHDRAW GROUNDWATER MITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (ROW 90.40.509) FOR THIS PLAT OR ANY PORTION THEREOF MILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
- 10. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH MITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

ADJACENT OWNERS:

819436
THOMAS J. BETTINGER & TRACI R. BETTINGER, TRUSTEES
140 OAK KNOLL AVE
SAN ANSELMO CA 94960-1814

22014
RANCH PROPERTIES INC.
RANCH PROPERTIES INC.
X YOSKIKO WILLIAMS
4814 CALDWELL RD E
EDGEWOOD WA 98372-9251

916334 MONATREE LLC 24521 129TH PL SE KENT WA 98030

17909 KENNETH E GAMBLE 16501 SE 254TH PL KENT WA 98042

FORTUNE CREEK LLC 206 W 1ST ST CLE ELUM WA 98922

19912: A KUITH ETYN MUNITHY AS COUNTY NEW CASTLE WA 99959 JUL 1 6 2015

17911 17915 SADDLE RIDGE LLC 206 W 1ST ST CLE ELUM WA 98922

17916 COOL WATER LLC 206 W 1ST ST CLE ELUM WA 98922

WILLIAM L NIETSCH ETUX & JOHN A TRUAX ETUX 12540 SW TREMONT PORTLAND OR 97225

USA (WNF) WENATCHEE NATIONAL FOREST 215 MELODY LANE WENATCHEE WA 98801

DAVID DARLING 5140 W NELSON SIDING RD CLE ELUM WA 98922 389134 CASCADE LAND CONSERVANCY 901 5TH AVE STE 2200 SEATTLE WA 98164



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INMAY 20_15_	RECORDING ACT AT THE REQUEST OF _DK PROFESSIONAL CONSULTANTS	DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY	THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER
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	DK PROFESSIONAL O	REQUIREMENTS OF TI	SURVEY MADE BY ME
	ONSULTANTS	HE SURVEY	OR UNDER

CONSULTANTS OR UNDER MY

DUSTIN L. PIERCE CERTIFICATE NO._

DATE 45503

SURVEYOR'S CERTIFICATE

IN BOOK OF FILED FOR RECORD THIS __ RECORDER'S CERTIFICATE

_ DAY OF. AT PACE _

20_

AT THE REQUEST OF <u>^</u>

SURVEYOR'S NAME

County Auditor

Deputy County Auditor

npass,

Western Washington Division

Western Washington Division

165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055 Eastern Washington Division
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHEET	SCALE	CHKD BY
07107-2	05/2015	G. WEISER
JOB NO.	DATE	DWN BY
WASHINGTON		KITTITAS COUNTY
	TOWNSHIP 20 N., RANGE 14 E., W.M.	TOV
32 & 33	A PORTION OF SECTIONS 28, 29, 32 & 33	A POF
NTS	DK PROFESSIONAL CONSULTANTS	DK
	PREPARED FOR	- Comment
LAT	BIG CREEK SHORT PLAT	BIC

MKK/DP

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BIG CREEK SHORT PLAT - SP15-XXXX

TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., A PORTION OF SECTIONS 28, 29, 32 & 33, KITTITAS COUNTY, WASHINGTON



DEDICATION

KHOW ALL JEN BY THESE PRESENTS THAT DK PROFESSOWAL CONSULTANTS, LLC., A WASHIGTON LUMITED LUBUITY COMPANY, THE UNDERSCHED OWNER IN FEE SURJEL OF THE HERIN DESCRIBED REAL PROPERTY, DOES HERBEY DECLARE, SUBDIVIDE AND PLAT AS HERBIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF $20 __$ ا م.

ACKNOWLEDGMENT

HAME

HANE

COUNTY OF STATE OF _ S.S.

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

NOTARY PUBLIC IN AND FOR THE STATE OF MY APPOINTMENT EXPIRES

IN BOOK OF FILED FOR RECORD THIS _____ DAY OF____ RECORDER'S CERTIFICATE ___ County Auditor SURVEYOR'S NAME AT PAGE Deputy County Auditor __ 20____ AT __ AT THE REQUEST OF MAY 20 15

SURVEYOR'S CERTIFICATE

RECORDING ACT AT THE REQUEST OF DK PROFESSIONAL CONSULTANTS DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY

CERTIFICATE NO._

DATE 45503

Eastern Washington Division 107 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

MKK/DP

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DWN BY BIG CREEK SHORT PLAT
PREPARED FOR
DK PROFESSIONAL CONSULTANTS
A PORTION OF SECTIONS 28, 29, 328, 433
TOWNSHIP 20 N., RANGE 14 E., W.M.

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0	NIA	MKK/DD
SHEET	SCALE	CHKD BY
07107-2	05/2015	G. WEISER
JOB NO.	DATE	DWN BY
WASHINGTON		KITTITAS COUNTY