

WENGER SHORT PLAT - SP-07-00007
A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 29,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

PROPERTY OWNER:

MARK E. WENGER &
 DARCY L. SPENCER-WENGER
 PO BOX 2214
 ISSAQUAH WA 98027-0099

PROPERTY INFORMATION:

WATER SOURCE: INDIVIDUAL/SHARED WELLS
 SEWER SOURCE: SEPTIC/DRAINFIELD
 DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL NO.: 479134
 EXISTING MAP NO.: 20-14-29010-0010
 PARCEL AREA: 10.45 ACRES (ASSESSOR),
 9.57 ACRES (SURVEYED)
 ZONE: AG-3

EXISTING LEGAL DESCRIPTION:

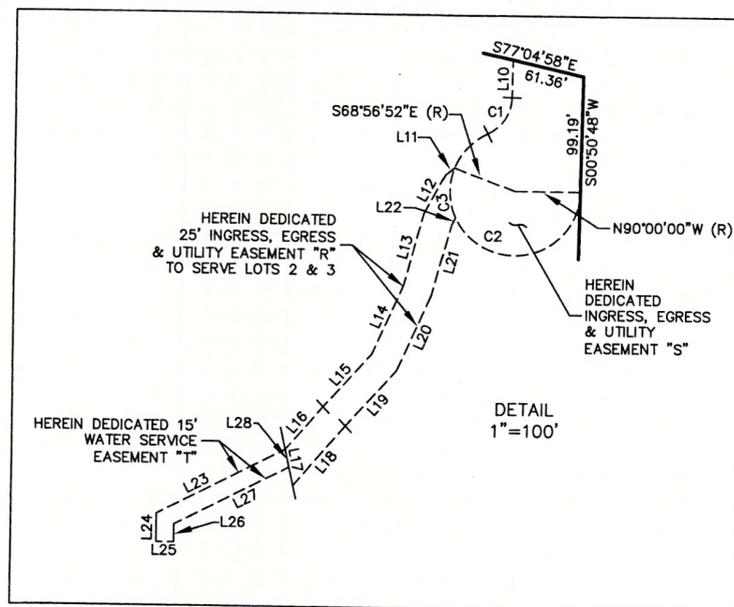
ALL OF THAT PART OF THE FOLLOWING DESCRIBED PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, WHICH LIES EAST OF BIG CREEK AND NORTH OF THE KITTITAS RECLAMATION DISTRICT CANAL:

A TRACT OF LAND BOUNDED BY A LINE BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID QUARTER SECTION WHICH IS 1,274.8 FEET SOUTH 89°26' WEST OF THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD WITH THE NORTH BOUNDARY LINE OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 11°02' WEST, 756.4 FEET; THENCE SOUTH 26°58' EAST, 64.9 FEET; THENCE SOUTH 77°18' EAST, 1,900.1 FEET TO THE EAST BOUNDARY LINE OF SAID QUARTER SECTION; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH BOUNDARY LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID QUARTER SECTION TO THE NORTHWEST CORNER THEREOF; AND THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING.

EXCEPT: THAT PORTION AS CONVEYED TO KITTITAS RECLAMATION DISTRICT BY WARRANTY DEED DATED SEPTEMBER 27, 1927, BOOK 45, PAGE 561, AUDITOR'S FILE NO. 87724.

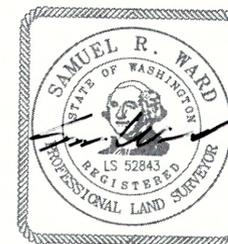
NOTES:

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 SECTION 12.05 OF THE KITTITAS COUNTY ROAD STANDARDS.
4. ACCORDING TO KCRS 12.11.010 MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
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. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
7. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
8. 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 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
9. 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.
10. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
11. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
12. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KCC 13.35.
13. 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 IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
14. AUDITOR FILE NUMBER 538944 DESCRIBES A TWENTY FOOT (20') EASEMENT FOLLOWING THE EXISTING ROAD AS IT EXISTED ON APRIL 30, 1991. AT THE TIME OF THIS SURVEY, WE WERE UNABLE TO LOCATE THE SAID ROAD THAT EXISTED ON THAT DATE. FURTHER INVESTIGATION IS NEEDED TO DEFINE THE LOCATION OF THIS EASEMENT.



SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GNSS AND A TRIMBLE S6, 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 OF RECORD OR OTHERWISE.
 4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 39 OF SURVEYS, PAGE 57, AFN: 201405160001
 - BOOK 37 OF SURVEYS, PAGES 7-9, AFN: 201004130016
 - BOOK 15 OF SURVEYS, PAGE 159, AFN: 513096
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.
5. THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07), BASED ON THE BEARING BETWEEN CONTROL STATIONS T 247 (PID SX0667) AND 0053 1993 (PID AA5946) AS BEING S57°07'26"E AS COMPUTED FROM COORDINATES PUBLISHED BY NGS. ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.9999876521, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.
 6. THE HIGHLINE CANAL LOCATION IS BASED UPON THE DESCRIPTIONS OF TRACT 1 & TRACT 2 AS DESCRIBED IN AUDITOR'S FILE NUMBER 83744 AND TIES TO THE MONUMENTS AT THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 29.
 7. ALL MONUMENTS SHOWN AS FOUND WERE VISITED JANUARY, 2017 UNLESS OTHERWISE NOTED.



8-28-2018

AUDITOR'S CERTIFICATE

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

 SAMUEL R. WARD
 SURVEYOR'S NAME

 JERALD V. PETTIT
 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 MARK & DARCY WENGER
 IN AUG. 2018

 SAMUEL R. WARD
 DATE
 8-28-2018
 CERTIFICATE NO. 52843

Encompass
 ENGINEERING & SURVEYING

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 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

WENGER SHORT PLAT
 PREPARED FOR
 MARK & DARCY WENGER
 A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION 29,
 TOWNSHIP 20 N., RANGE 14 E., W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
S.W./G.W.	08/2018	06305	
CHKD BY	SCALE	SHEET	
M.K.K./S.W.	N/A	2 OF 3	