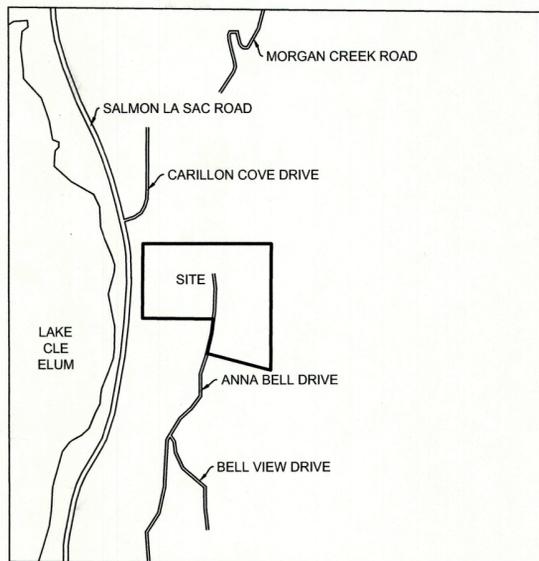


VICINITY MAP



NOT TO SCALE

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 20 _____.

KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE FROSTY PINES II SHORT 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 FROSTY PINES II SHORT 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 PRECEEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

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

KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NUMBER: 952828 AND 952827

FROSTY PINES II, SP-24-00008

WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FROSTY PINES, LLC., A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE, AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HANDS THIS _____ DAY OF _____, A.D., 20 _____.

JACK FROST
PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 20 _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF FROSTY PINES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY COMMISSION EXPIRES: _____

PROPERTY OWNER:

FROSTY PINES, LLC
36415 SE HUDSON ROAD
RAVENSDALE, WA 98057

PROPERTY INFORMATION:

PARCEL NUMBER: 952828
MAP NUMBER: 21-14-16052-0008
ACREAGE: 22.065 ACRES
LOTS: 2
WATER SOURCE: INDIVIDUAL AND/OR SHARED WELL
SEWER SOURCE: ON-SITE SEPTIC SYSTEM
DRAINAGE IMPROVEMENTS: NONE/PLANNED
ZONE: RURAL RECREATION

EXISTING LEGAL DESCRIPTION:

LOT C OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 2021, IN BOOK 44 OF SURVEYS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 202107230120, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF LOT 7 AND LOT 8, FROSTY PINES, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY.

SHORT 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 BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR IRRIGATION.
- 2. 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/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 3. 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 AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
- 4. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 6. 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.
- 7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 8. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS, AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND ECOLOGY REGULATIONS.
- 9. THE APPROVAL OF THIS SUBDIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER 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.
- 10. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS, FOREST LANDS, OR MINERAL RESOURCE LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES AND MINERAL OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. COMMERCIAL NATURAL RESOURCE ACTIVITIES AND/OR MINERAL OPERATIONS PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, HAZEM YOUNES AND JYOTIKA YOUNES, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE, AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, I HAVE SET MY HANDS THIS _____ DAY OF _____, A.D., 20 _____.

HAZEM YOUNES

JYOTIKA YOUNES

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, A.D., 20 _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED HAZEM YOUNES AND JYOTIKA YOUNES, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGMENT TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY COMMISSION EXPIRES: _____

PROPERTY OWNER:

HAZEM AND JYOTIKA YOUNES
4433 219TH PLACE SE
BOTHELL, WA 98021-4428

PROPERTY INFORMATION:

PARCEL NUMBER: 952827
MAP NUMBER: 21-14-16052-0007
ACREAGE: 5.000 ACRES
LOTS: 1
WATER SOURCE: INDIVIDUAL AND/OR SHARED WELL
SEWER SOURCE: ON-SITE SEPTIC SYSTEM
DRAINAGE IMPROVEMENTS: NONE/PLANNED
ZONE: RURAL RECREATION

EXISTING LEGAL DESCRIPTION:

LOT B OF THAT CERTAIN SURVEY AS RECORDED JULY 23, 2021, IN BOOK 44 OF SURVEYS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 202107230120, RECORDS OF KITTITAS COUNTY, WASHINGTON, BEING A PORTION OF LOT 7 AND LOT 8, FROSTY PINES, AS PER PLAT THEREOF RECORDED IN BOOK 10 OF PLATS, PAGES 224 AND 225, RECORDS OF SAID COUNTY.

ADJOINING PROPERTY OWNERS:

PARCEL NUMBER 586935
USA (WNF)
215 MELODY LANE
WENATCHEE, WA 98801

PARCEL NUMBER 950666
SELIG REAL ESTATE HOLDINGS XXXI, LLC
1000 2ND AVE, STE 1800
SEATTLE, WA 98104

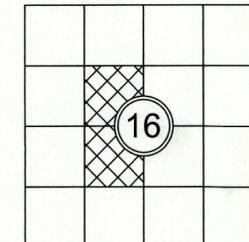
PARCEL NUMBER 15038
CENTRAL CASCADE FOREST, LLC
74 WALL STREET
SEATTLE, WA 98121-1320

PARCEL NUMBER 950652
KEMBEL, STEVEN ETUX
PO BOX 280
RONALD, WA 98940-0280

PARCEL NUMBER 952831
THE SAVIO FAMILY LIVING TRUST
PO BOX 44
RONALD, WA 98940-0044

PARCEL NUMBER 952834
MALSAM, JEREMY RICHARD
7909 5TH PL SE
LAKE STEVENS, WA 98258-7412

INDEX LOCATION
SEC. 16, T.21N., R.14E., W.M.

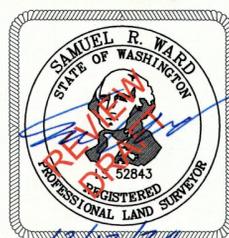


AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS _____ DAY OF _____, 2024,
AT _____ M., IN BOOK _____ OF SHORT PLATS AT PAGE _____
AT THE REQUEST OF APS SURVEY & MAPPING, INC.

COUNTY AUDITOR

DEPUTY 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 JACK PIPER IN APRIL 2024.

SAMUEL R. WARD, PLS

DATE

STATE OF WASHINGTON CERTIFICATE NO. 52843

FROSTY PINES II

SP-24-00008

FOR

FROSTY PINES, LLC

SE1/4NW1/4 AND NE1/4SW1/4 OF SECTION 16, T.21 N., R.14 E., W.M.

SURVEYED BY: JC DRAWN BY: SW CHECKED BY: VW APPROVED BY: SW

DATE: DEC. 2024 APSSM JOB NO.: 1565.005 ACAD NAME: 1565005SP

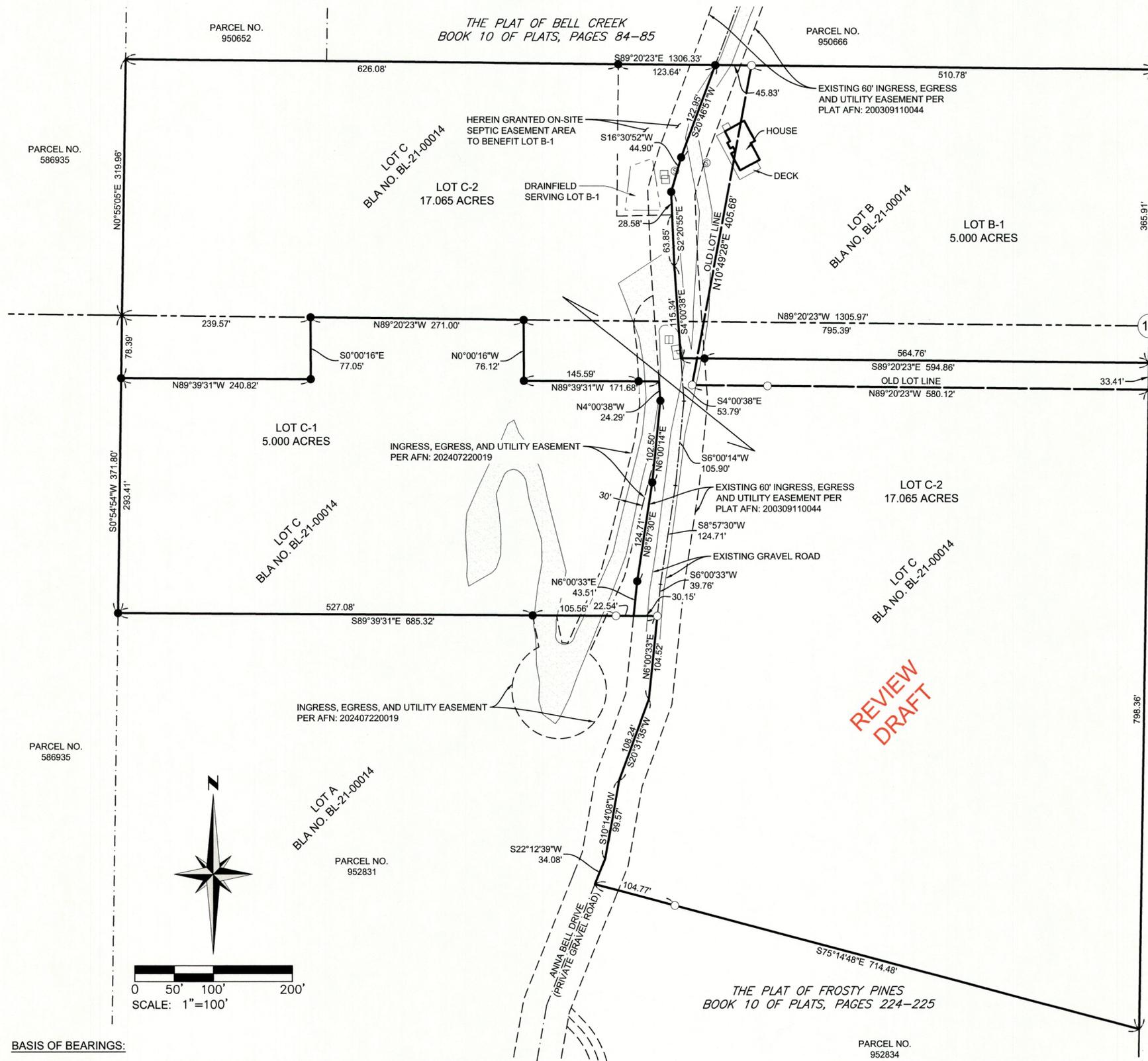


13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
TEL: (425) 746-3200 WWW.APSSM.COM

SHEET

1
OF
3

FROSTY PINES II, SP-24-00008
 WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 16,
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

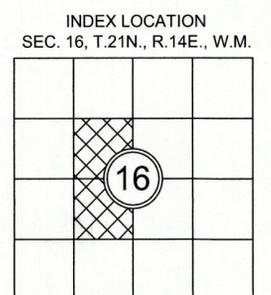


- SURVEY NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R12I IN CONJUNCTION WITH A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN JANUARY AND APRIL 2024. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
 5. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.
 6. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.

- REFERENCES:**
- R1. FROSTY PINES BOOK 10 OF PLATS, PAGES 224 & 225
 - R2. WESTERN INVESTMENT GROUP PLAT BOOK 11 OF PLATS, PAGES 171 & 172
 - R3. BOUNDARY LINE ADJUSTMENT NO. BL-21-00014 BOOK 44 OF SURVEYS, PAGES 11 & 12

LEGEND

- ⊙ CENTER OF SECTION
- FOUND REBAR AND CAP, AS SHOWN ON REFERENCE R3
- SET 5/8" REBAR AND CAP, LS 52843
- POWER VAULT
- ⊞ POWER METER
- SEPTIC LID
- ⊙ SEPTIC CLEANOUT

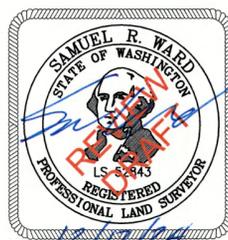


RECEIVED
 DEC 19 2024
 Kittitas County CDS

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES, NAD83/2011, SOUTH ZONE, AS DETERMINED BY TIES TO WASHINGTON STATE REFERENCE NETWORK FROM THE FOUND MONUMENTS MARKING THE WEST LINE OF LOT B, BOUNDARY LINE ADJUSTMENT BL-21-00014, AS SHOWN HEREON, WITH THE LINE BETWEEN THEM OBSERVED AS NORTH 10°49'28" EAST.

VERTICAL DATUM:
 NAVD 88

CONTOUR INTERVAL-5 FOOT:
 THE CONTOURS SHOWN HEREON WERE COMPUTER GENERATED FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES LIDAR DATA AND DIRECT FIELD OBSERVATIONS.



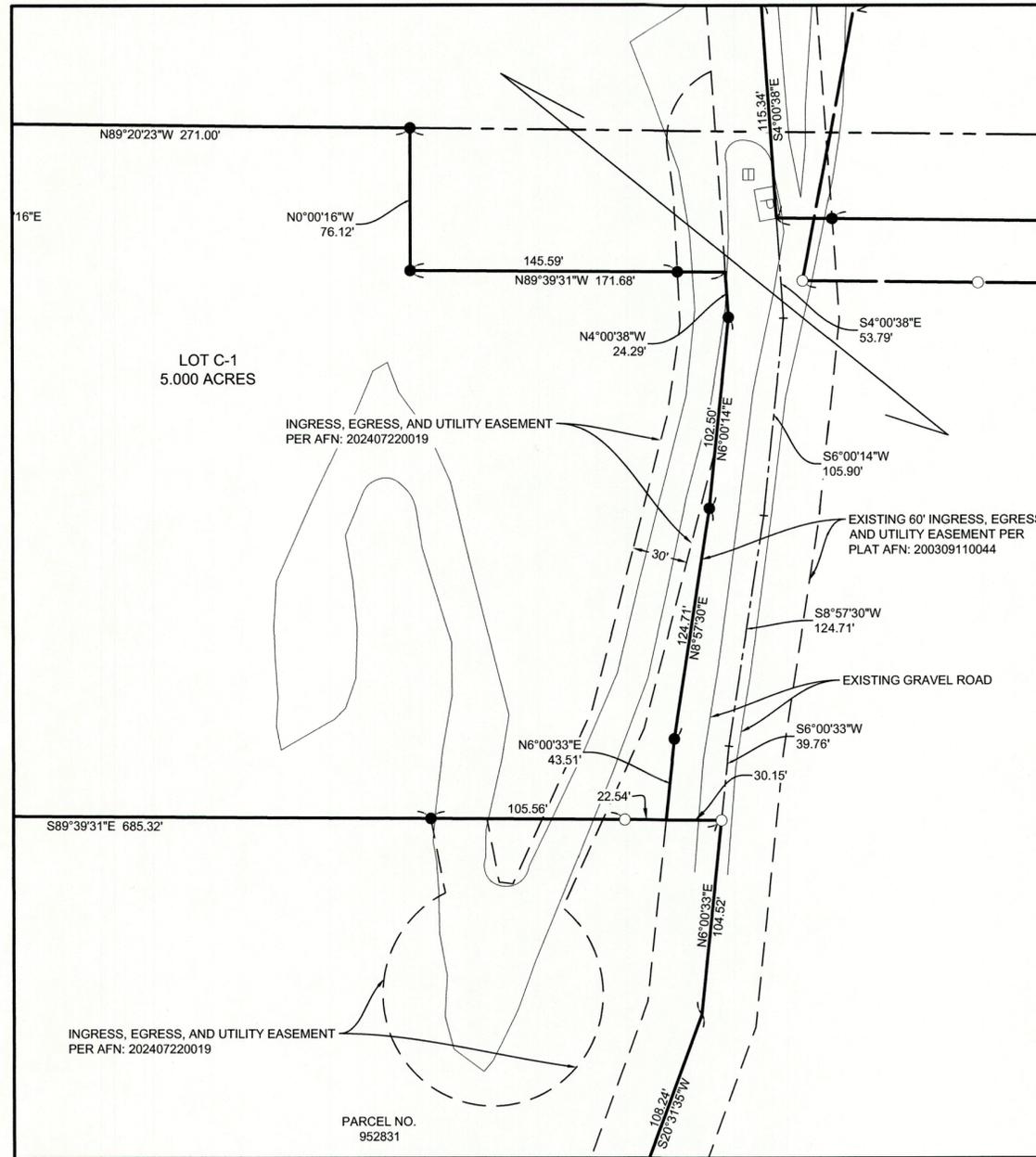
FROSTY PINES II
 SP-24-00008
 FOR
 FROSTY PINES, LLC
 SE1/4NW1/4 AND NE1/4SW1/4 OF SECTION 16, T.21 N., R.14 E., W.M.

SURVEYED BY: JC	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW
DATE: DEC. 2024	APSSM JOB NO.: 1565.005	ACAD NAME: 1565005SP	

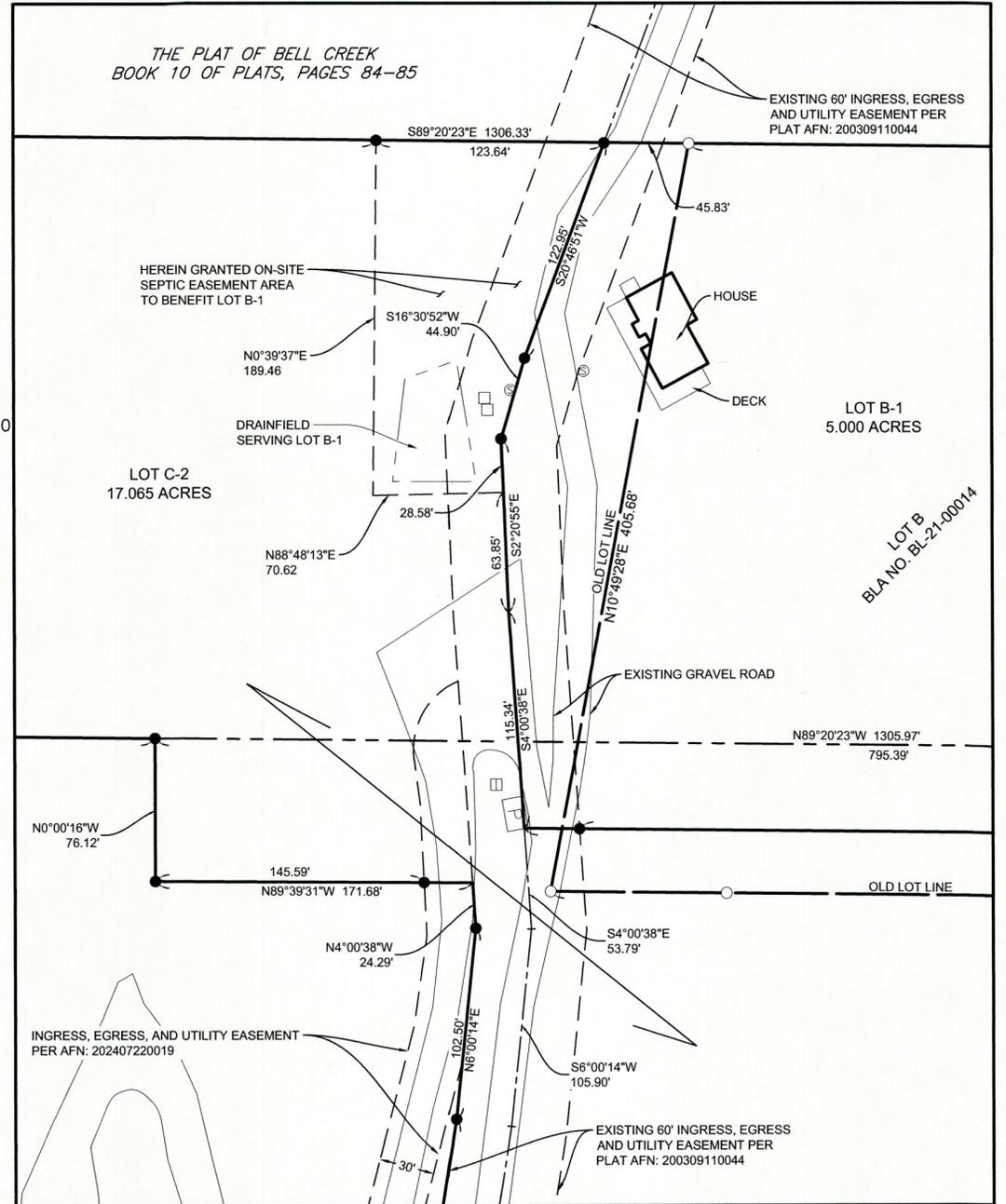
APS
 SURVEY & MAPPING
 Exceptional Service Has No Boundaries
 13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
 TEL: (425) 746-3200 WWW.APSSM.COM

SHEET
 2
 OF
 3

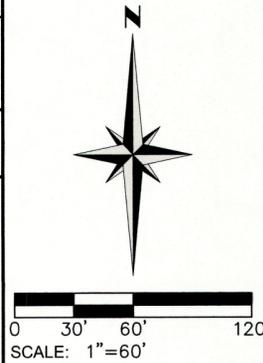
FROSTY PINES II, SP-24-00008
 WITHIN THE SE1/4 OF THE NW1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 16,
 TOWNSHIP 21 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



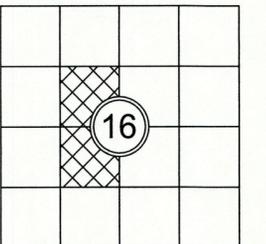
DETAIL
 INGRESS, EGRESS, AND UTILITY EASEMENT
 PER AFN: 202407220019



DETAIL
 ON-SITE SEPTIC EASEMENT TO BENEFIT LOT B-1



INDEX LOCATION
 SEC. 16, T.21N., R.14E., W.M.



REVIEW
 DRAFT

RECEIVED
 DEC 19 2024
 Kittitas County CDS

LEGEND

	CENTER OF SECTION
	FOUND REBAR AND CAP, AS SHOWN ON REFERENCE R3
	SET 5/8\" REBAR AND CAP, LS 52843
	POWER VAULT
	POWER METER
	SEPTIC LID
	SEPTIC CLEANOUT



FROSTY PINES II SP-24-00008 FOR FROSTY PINES, LLC SE1/4NW1/4 AND NE1/4SW1/4 OF SECTION 16, T.21 N., R.14 E., W.M.				 APS SURVEY & MAPPING <i>Exceptional Service Has No Boundaries</i> 13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005 TEL: (425) 746-3200 WWW.APSSM.COM	SHEET 3 OF 3
SURVEYED BY: JC	DRAWN BY: SW	CHECKED BY: VW	APPROVED BY: SW		
DATE: DEC. 2024	APSSM JOB NO.: 1565.005	ACAD NAME: 1565005SP			