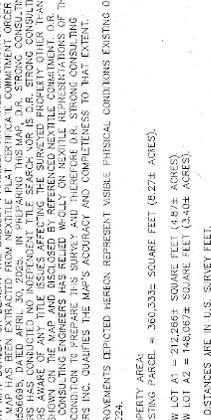


GREGERSEN SHORT PLAT — SP-25-00003/SPF-25-00003
 A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON



VICINITY MAP

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS
 EXAMINED AND APPROVED THIS 5TH DAY OF MAY A.D., 2025.

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT
 I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND APPROVED WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.
 DATED THIS 5TH DAY OF MAY A.D., 2025.

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE GREGERSEN SHORT PLAT HAS BEEN EXAMINED AND APPROVED BY THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS 13TH DAY OF MAY A.D., 2025.

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN FULL FOR THE PLAT AS NOW TO BE FILED.

DATED THIS 14TH DAY OF MAY A.D., 2025.

KITTITAS COUNTY TREASURER

CERTIFICATE OF KITTITAS COUNTY ENGINEER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN FULL FOR THE PLAT AS NOW TO BE FILED.

DATED THIS 14TH DAY OF MAY A.D., 2025.

KITTITAS COUNTY ENGINEER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14TH DAY OF MAY, 2025 AT 10:58 A.M. IN BOOK 11 OF SHORT PLATS AT PAGES 49 AT THE REQUEST OF D.R. STRONG CONSULTING ENGINEERS

KITTITAS COUNTY AUDITOR

ORIGINAL LEGAL DESCRIPTION:

LOT 2 OF EARL GENTRY SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 04-46, AS RECORDED JUNE 20, 2005, IN BOOK H OF SHORT PLATS, PAGES 56 AND 67, UNDER AUDITOR'S FILE NO. 2005060000, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THAT PORTION OF LOT 3 OF ZIPPERER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS AT PAGES 229 AND 227, USER RECORDING NUMBER 20240610072, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 3;

THENCE NORTH 89°00'00" WEST, ALONG THE SOUTH LINE THEREOF, 544.99 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 3;

THENCE S89°42'04" EAST, 531.59 FEET TO THE POINT OF BEGINNING.

SITuate IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

DEDICATION

FROM ALL MEN BY THESE PRESENTS THAT CHRISTOPHER GREGERSEN, A MARRIED MAN, OF THE COUNTY OF KITTITAS, STATE OF WASHINGTON, DOES HEREBY DECLARE, SUBMIT AND PAT AS HEREIN DECLARED,

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 14 DAY OF MAY A.D., 2025.

Christoph Gregeresen
 ALEXANDRIA GREGERSEN

ACKNOWLEDGEMENT

STATE OF WASHINGTON }
 COUNTY OF KITTITAS }

THIS IS TO CERTIFY THAT ON THIS 14 DAY OF MAY A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER GREGERSEN AND ALEXANDRIA GREGERSEN, KNOWN TO ME TO BE THE SAME AS THEIR TRUE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

Kimberly Adams
 Kimberly Adams
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Cik Elum
 MY COMMISSION EXPIRES 10-16-27

REFERENCES:

1. ZIPPERER SHORT PLAT NO. SP-20-00005, REC. NO. 20210610072
 2. EARL GENTRY SHORT PLAT NO. SP-04-46, REC. NO. 20030602000
 3. RECORD OF SURVEY - RECORDING NO. 200208130003
 4. RECORD OF SURVEY - RECORDING NO. 19881210046
 5. RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT - RECORDING NO. 202406260040
 6. DEED - RECORDING NUMBER 20241020030

CERTIFICATE OF KITTITAS RECLAMATION DISTRICT (WRD)

I HEREBY CERTIFY THAT THE RECLAMATION FOR THE GREGERSEN SHORT PLAT CONFORMS TO THE REQUIREMENTS OF THE KITTITAS RECLAMATION DISTRICT.

DATED THIS 5 DAY OF May A.D., 2025

Shelley Gregeresen
 KITTITAS RECLAMATION DISTRICT REPRESENTATIVE

SURVEYOR'S CERTIFICATE:

THIS MAP OR CERTIFICATE IS MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF CHRISTOPHER GREGERSEN IN NOVEMBER, 2024.

Joseph J. Long
 JOSEPH J. LONG
 35974
 CERTIFICATE NO.

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ENGINEERING AND SURVEYING WORKS SHOWN ON THIS MAP OR CERTIFICATE WERE DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE ENGINEERING ACT AT THE REQUEST OF D.R. STRONG CONSULTING ENGINEERS IN NOVEMBER, 2024.

Bryan Elliott
 BRYAN ELLIOTT
 KITTITAS COUNTY AUDITOR

ENGINEER'S NOTES

1. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, COVENANTS, ENCUMBRANCES, OR INTERESTS IN THE LAND. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS REVIEWED THE RECORDS OF THE KITTITAS COUNTY ENGINEERS AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND HAS REQUESTED THAT THE APPLICANT OBTAIN ALL NECESSARY TITLE INSURANCE POLICIES AND EASEMENTS FROM THE APPLICANT'S TITLE INSURANCE COMPANY. THE ENGINEER'S CONSULTING ENGINEERS HAS BELIEVED THAT ALL NECESSARY TITLE INSURANCE POLICIES AND EASEMENTS FROM THE APPLICANT'S TITLE INSURANCE COMPANY ARE IN PLACE AND COMPLETE TO THAT EXTENT.

2. IMPROVEMENTS DEPICTED HEREON REPRESENT VISIBLE PHYSICAL CONDITIONS EXISTING ON 7/16/2024.

3. PROPERTY AREA:
 EXISTING PARCEL = 360,333± SQUARE FEET (8.27± ACRES).
 NEW LOT A1 = 212,289± SQUARE FEET (4.9± ACRES).
 NEW LOT A2 = 148,044± SQUARE FEET (3.4± ACRES).

4. ALL DISTANCES ARE IN U.S. SURVEY FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE THREE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN POINTS. THE MEASUREMENTS WERE MADE WITH AN ANGLE OF SIGHT TO THE POINTS. ALL MEASUREMENTS WERE MADE WITH EQUIPMENT MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. EXISTING PROPERTY CORNER MONUMENTS WERE USED AS THE SURVEY CONTROL AND BASIS OF BEARINGS FOR THIS SURVEY.

6. THERE ARE DIMENSION AND BEARING RELATIONSHIP DIFFERENCES BETWEEN SHORT PLAT NO. SP-20-00002 (ZIPPERER) AND SHORT PLAT NO. SP-04-46 (EARL GENTRY). FOR PURPOSES OF BOUNDARY LINE ADJUSTMENT RECORDING NO. 202406260040, IT WAS DEEMED APPROPRIATE TO USE THE BEARINGS AND DISTANCES DERIVED ON SAID ZIPPERER SHORT PLAT FOR THE BOUNDARY LINE ADJUSTMENT. THE BEARINGS AND DISTANCES ON SAID EARL GENTRY SHORT PLAT SP-04-46 SHOULD BE USED FOR CALCULATIONS AS THIS IS THE UNDERLYING BASIS FOR ZIPPERER SHORT PLAT SP-20-00005. THE BEARINGS AND DISTANCES ON SAID EARL GENTRY SHORT PLAT SP-04-46 SHOULD BE USED FOR THE BOUNDARY LINE ADJUSTMENT RECORDING NO. 202406260040.

7. THE AREA OF THIS SHORT PLAT IS TO BE CRETED NEW LOT A1 OUT OF THAT SAME PORTION OF SP-20-00002 THAT WAS TRANSFERRED VIA BOUNDARY LINE ADJUSTMENT RECORDING NO. 202406260040.

8. SHORT PLAT NO. SP-04-46, REC. NO. 20030602000, OBTAINS AN UNDERGROUND TELEPHONE LINE CROSSING THE NORTHEASTERN PORTION OF THE SUBJECT PARCEL AND A POWER LINE CROSSING THE SOUTHWESTERN PORTION OF THE SUBJECT PARCEL. THE DEPTH OF THE UNDERGROUND TELEPHONE LINE AND THE DEPTH OF THE POWER LINE WITHIN SECTION 21 AND NOT IN SECTION 28 WHERE THIS SURVEY LIES, IS UNKNOWN WHETHER OR NOT THERE IS ACTUALLY AN UNDERGROUND TELEPHONE LINE CROSSING THE SUBJECT PARCEL OR AN ASSOCIATED RECORDED EASEMENT.

NOTES

1. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS, THE APPLICANT AND/OR ALL FUTURE OWNERS OF LOT A1 OR LOTS A1 AND A2 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CODES, AND REGULATIONS. IT IS INTENDED UPON SAID APPLICANT AND FUTURE OWNERS TO OBTAIN ALL NECESSARY PERMITS, CODES, AND REGULATIONS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.

2. ALL DEVELOPMENT SHALL COMPLY WITH INTERNATIONAL FIRE CODE.

3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.

4. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC UTILITIES AND TRANSPORTATION (DPUT) FOR ANY EGRESS ACCESS ON THE PROPERTY WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

5. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUND WATER EXEMPTION (R.W. 84-44-020) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.

6. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY POUP STRUCTURES.

7. A PUBLIC UTILITY EASEMENT OFFSET IN WITH IS REQUIRED AS ALL LOTS UNLESS THE FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR BRIGADION.

8. METERS IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USES MUST BE APPROVED BY A MANAGER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 16.08 AND LOCAL ORDINANCES.

9. PUBLIC UTILITY EASEMENTS ON LOTS A1 AND A2 ARE REQUIRED FOR ALL LOTS. FOREST LANDS ARE BEING PRESERVED WITHIN THE BOUNDARIES OF THIS PLAT. FOREST MANAGEMENT OPERATIONS MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT. THE APPLICANT AND FUTURE OWNERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, CODES, AND REGULATIONS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION. LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES.

DATE 04/30/2025 SCALE N/A DRAWN D/C

A PORTION OF NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.

ENGINEERS PLANNERS SURVEYORS
 609-70-7000 KIRKLAND WA 98033
 9-4263673-3665 F 426272425

DRS
 D.R. STRONG CONSULTING ENGINEERS

SHEET 1 OF 2

