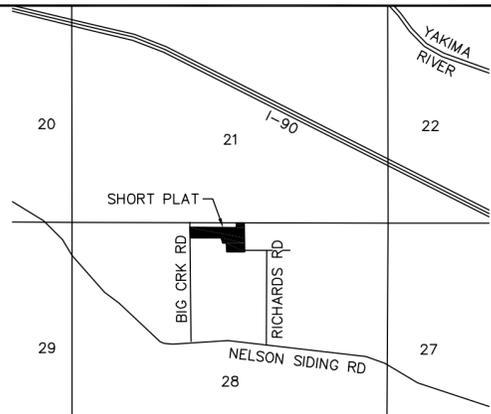


VICINITY MAP



GREGERSEN SHORT PLAT - SP-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

RECORDING NO.

VOL./PAGE

SURVEYOR'S NOTES

- 1. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, COVENANTS, ETC. THAT MAY BURDEN OR BENEFIT THE SUBJECT PARCELS. ANY TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM NEXTITLE PLAT CERTIFICATE COMMITMENT ORDER NO. NXWA-0556695, DATED MARCH 27, 2025. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED NEXTITLE COMMITMENT. D.R. STRONG CONSULTING ENGINEERS HAS RELIED WHOLLY ON NEXTITLE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS 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 = 212,266± SQUARE FEET (4.87± ACRES). NEW LOT A2 = 148,067± SQUARE FEET (3.40± 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 THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. EXISTING PROPERTY CORNER MONUMENTS WERE USED AS THE SURVEY CONTROL AND BASIS OF BEARINGS FOR THIS SURVEY.
7. THERE ARE DIMENSION AND BEARING RELATIONSHIP DIFFERENCES BETWEEN SHORT PLAT NO. SP-20-00005 (ZIPPERER) AND SHORT PLAT NO. SP-04-46 (EARL GENTRY). FOR PURPOSES OF DESCRIBING THAT PORTION OF SP-20-00005 THAT WAS BEING TRANSFERRED VIA BOUNDARY LINE ADJUSTMENT RECORDING NO. 202409260040, IT WAS DEEMED APPROPRIATE TO USE THE BEARINGS AND DISTANCES DEPICTED ON SAID ZIPPERER SHORT PLAT. FOR PURPOSES OF THIS SHORT PLAT HOWEVER, IT WAS DETERMINED THAT THE BEARINGS AND DISTANCES ON THE EARL GENTRY SHORT PLAT SP-04-46 SHOULD BE USED FOR CALCULATIONS AS IT IS THE UNDERLYING BASIS FOR ZIPPERER SHORT PLAT SP-20-00005. DISTANCE CALLS BETWEEN FOUND CORNER MONUMENTS AND CALCULATED CORNERS AS SHOWN ON THIS SURVEY ARE BASED UPON SAID EARL GENTRY SHORT PLAT.
8. THE INTENT OF THIS SHORT PLAT IS TO CREATE NEW LOT A2 OUT OF THAT SAME PORTION OF SP-020-00005 THAT WAS TRANSFERRED VIA BOUNDARY LINE ADJUSTMENT RECORDING NO. 202409260040.
9. SHORT PLAT NO. SP-04-46, REC. NO. 200506200020, DEPICTS AN UNDERGROUND TELEPHONE LINE CROSSING THE NORTHEASTERLY PORTION OF THE SUBJECT PARCEL AND REFERENCES RECORDING NO. 202133. RECORDING NO. 202133 DESCRIBES AN EASEMENT LYING WITHIN SECTION 21 AND NOT IN SECTION 28 WHERE THIS SURVEY LIES. IT IS UNKNOWN WHETHER OR NOT THERE IS ACTUALLY AN UNDERGROUND TELEPHONE LINE CROSSING THE SUBJECT PARCEL OR AN ASSOCIATED RECORDED EASEMENT.

KITTITAS CO CDS RECEIVED 04/17/2025

APPROVALS

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

KITTITAS COUNTY ENGINEER

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025

KITTITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE GREGERSON 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., 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 WHICH THE PLAT IS NOW TO BE FILED. PARCEL NO. 21053.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025

KITTITAS COUNTY TREASURER

OWNER(S): CHRISTOPHER & ALEXANDRIA GREGERSEN

ADDRESS: 443 RICHARDS RD. CLE ELUM, WA 98922

PARCEL NO.: 21053

EXISTING ZONE: AG-5

SOURCE OF WATER: SHARED WELL

SEWER SYSTEM: ON-SITE SEPTIC SYSTEM

STORM WATER: NO IMPROVEMENTS PER THIS APP.

ACCESS: PRIVATE ACCESS ROAD

NO. OF SHORT PLATTED LOTS: 2

ORIGINAL LEGAL DESCRIPTION:

LOT 2, OF EARL GENTRY SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 04-46, AS RECORDED JUNE 20, 2008, IN BOOK H OF SHORT PLATS, PAGES 66 AND 67, UNDER AUDITOR'S FILE NO. 200506200020, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING PORTIONS OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 3 OF ZIPPERER SHORT PLAT, SP-20-00005, RECORDED IN BOOK L OF SHORT PLATS AT PAGE(S) 226 AND 227, UNDER RECORDING NUMBER 202109010072 MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE EASTERLY MOST CORNER OF SAID LOT 3; THENCE SOUTH 05°45'24"-WEST, ALONG THE EAST LINE THEREOF (SHORT PLAT BEARINGS ROTATED COUNTER-CLOCKWISE 00°27'52"), 285.82 FEET; THENCE NORTH 89°50'01"-WEST, ALONG THE SOUTH LINE THEREOF, 504.99 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID LOT 3; THENCE NORTH 00°24'57"-EAST, 285.69 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 3; THENCE SOUTH 89°42'04"-EAST, 531.59 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER GREGERSEN, A MARRIED MAN, PRESUMPTIVELY SUBJECT TO THE COMMUNITY INTEREST OF HIS SPOUSE, ALEXANDRIA GREGERSEN, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

CHRISTOPHER GREGERSEN

ALEXANDRIA GREGERSEN

ACKNOWLEDGEMENT

STATE OF WASHINGTON ) COUNTY OF KITTITAS )

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHRISTOPHER GREGERSEN AND ALEXANDRIA GREGERSEN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED 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: \_\_\_\_\_

REFERENCES:

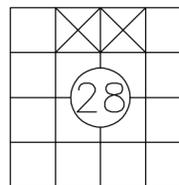
- 1. ZIPPERER SHORT PLAT NO. SP-20-00005, REC. NO. 202109010072
2. EARL GENTRY SHORT PLAT NO. SP-04-46, REC. NO. 200506200020
3. RECORD OF SURVEY - RECORDING NO. 200208130003
4. RECORD OF SURVEY - RECORDING NO. 19982110046
5. RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT - RECORDING NO. 202409260040
6. DEED - RECORDING NUMBER 202410020030

CERTIFICATE OF KITTITAS RECLAMATION DISTRICT (KRD)

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025

KITTITAS RECLAMATION DISTRICT REPRESENTATIVE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_

AT THE REQUEST OF D.R. STRONG CONSULTING ENGINEERS

KITTITAS COUNTY AUDITOR

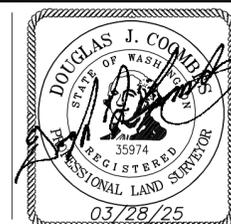
SURVEYOR'S CERTIFICATE:

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 CHRISTOPHER GREGERSEN IN NOVEMBER, 2024.

35974

DOUGLAS J. COOMBS

CERTIFICATE NO.



D.R. STRONG CONSULTING ENGINEERS

ENGINEERS PLANNERS SURVEYORS

620 - 7th AVENUE KIRKLAND, WA 98033

O 425.827.3063 F 425.827.2423

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.

DATE 03/28/2025

SCALE N/A

DRAWN DJC

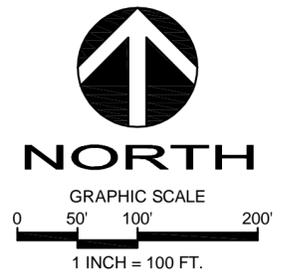
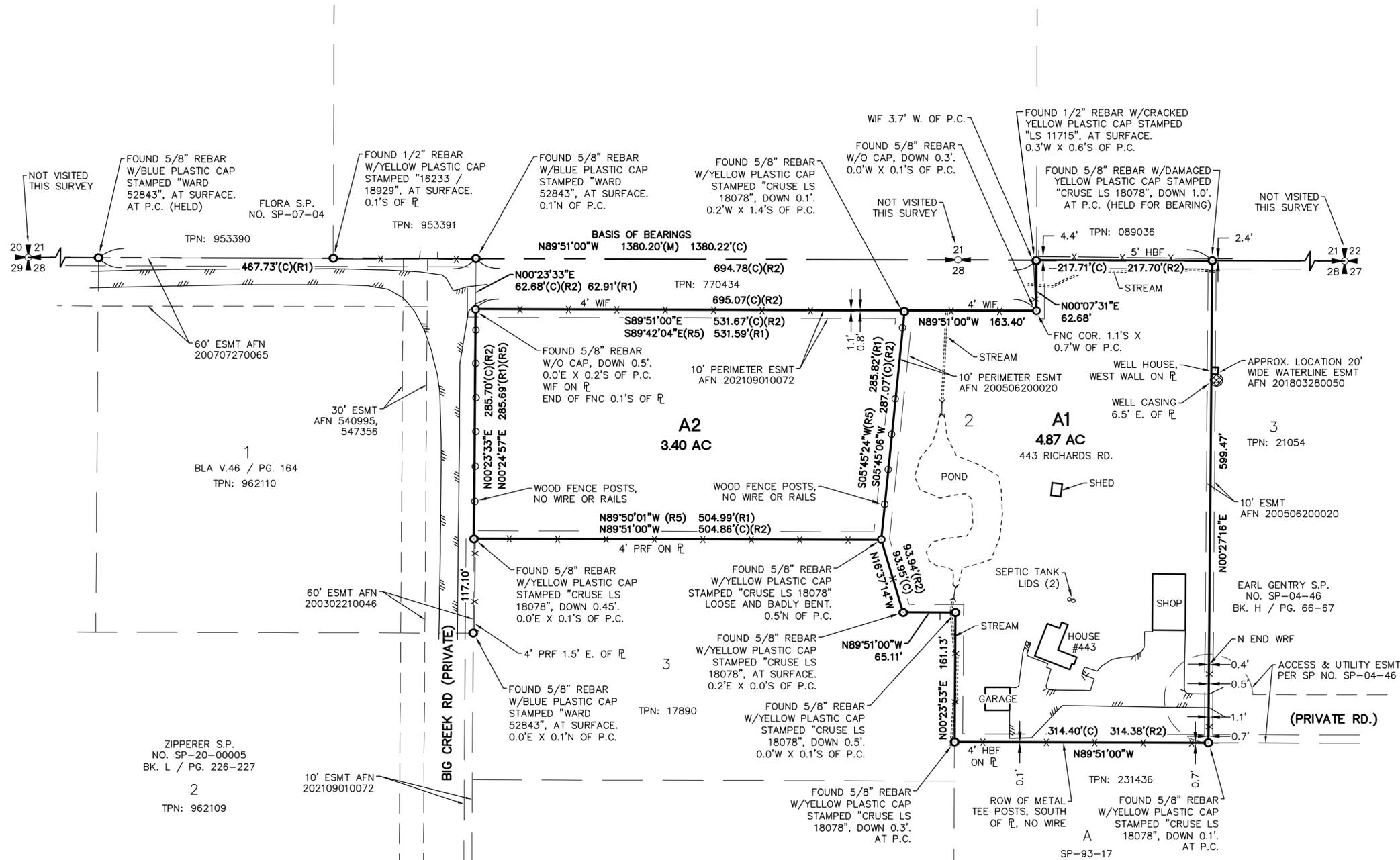
JOB NO. 24074

# GREGERSEN SHORT PLAT - SP-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.,  
KITITAS COUNTY, WASHINGTON

RECORDING NO.

VOL./PAGE



**BASIS OF BEARINGS:**  
N89°51'00"W BETWEEN FOUND CORNER MONUMENTS AS SHOWN HEREON

**HORIZONTAL DATUM:**  
EARL GENTRY SHORT PLAT NO. SP-04-46  
REC. NO. 200506200020

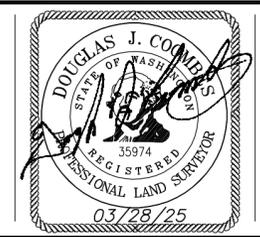
- LEGEND:**
- ⊕ FOUND MONUMENT AS NOTED
  - FOUND CORNER MONUMENT AS NOTED
  - ℓ PROPERTY LINE
  - P.C. CALCULATED PROPERTY CORNER
  - x-x- FENCE
  - ▨ EDGE OF PAVEMENT
  - (M) MEASURED
  - (C) CALCULATED
  - TPN: TAX PARCEL NUMBER
  - HBF HORIZONTAL BOARD FENCE
  - WIF WIRE FENCE
  - PRF WHITE PLASTIC RAIL FENCE
  - WRF WOOD RAIL FENCE
  - (R...) SEE REFERENCES SHEET 1

SHEET 2 OF 2

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025  
AT \_\_\_\_ M. IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE(S) \_\_\_\_  
AT THE REQUEST OF D.R. STRONG CONSULTING ENGINEERS

\_\_\_\_\_  
KITITAS COUNTY AUDITOR



ENGINEERS PLANNERS SURVEYORS  
620 - 7th AVENUE KIRKLAND, WA 98033  
O 425.827.3063 F 425.827.2423

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.

DATE 03/28/2025    SCALE 1"=100'    DRAWN DJC    JOB NO. 24074