VICINITY MAP 20 22 21 SHORT PLAT-29 27 NELSON SIDING RD **APPROVALS**

EXAMINED AND APPROVED THIS _____ DAY OF _____, A.D., 2025. KITTITAS COUNTY ENGINEER

KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

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 SHORTH 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.

GREGERSEN SHORT PLAT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER

RECEIVED 01/29/2025

KITTITAS CO CDS SECTION 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

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.

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 O	F	,	A.D.,	2025.
CHRISTOPH	IER GREGEF	RSEI	٧					ALEXA	ANDRIA	GREGERSE	 N		

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF KITTITAS

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF ______, A.D., 2025, BEFORE 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.

10.	TARY	PUBLIC	IN A	AND	FOR	THE	STATE	OF	WASHINGTON	RESIDING	ΑТ	
ΙY	СОМІ	MISSION	EXPI	IRES:	:							

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. 199812110046

DOUGLAS J. COOMBES

5. RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT - RECORDING NO. 202409260040

6. DEED — RECORDING NUMBER 202410020030

RECORDING NO. VOL. /PAGE

> SP-25-XXXXXSPF-25-XXXXX

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 DECEMBER 16, 2024. 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

- 2. IMPROVEMENTS DEPICTED HEREON REPRESENT VISIBLE PHYSICAL CONDITIONS EXISTING ON 7/16/2024.
- 3. PROPERTY AREA:

EXISTING PARCEL = $360,333\pm$ SQUARE FEET (8.27± ACRES).

NEW LOT A1 = $212,266\pm$ SQUARE FEET (4.87± ACRES) NEW LOT A2 = $148,067\pm$ SQUARE FEET (3.40 \pm ACRES).

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

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.

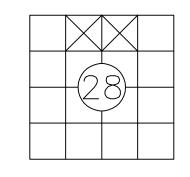
6. EXISTING PROPERTY CORNER MONUMENTS WERE USED AS THE SURVEY CONTROL AND BASIS OF BEARINGS FOR THIS SURVEY.

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 TRANSFÉRRED 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.

NOTES



SHEET 1 OF 2

AUDITOR'S CERTIFICATE

KITTITAS COUNTY AUDITOR

ACCESS: PRIVATE ACCESS ROAD NO. OF SHORT PLATTED LOTS: 2

FILED FOR F	RECORD THIS	DAY OF	, 2025
AT	_M. IN BOOK	OF	AT PAGE(S)
AT THE REG	QUEST OF D.R. S	TRONG CONSULTING	ENGINEERS

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

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 01/23/2025 SCALE N/A

DRAWN DJC

JOB NO. 24074

RECORDING NO. VOL./PAGE GREGERSEN SHORT PLAT 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., SP-25-XXXXXKITTITAS COUNTY, WASHINGTON SPF-25-XXXXXFOUND 1/2" REBAR W/CRACKED WIF 3.7' W. OF P.C. ¬ YELLOW PLASTIC CAP STAMPED "LS 11715", AT SURFACE. FOUND 5/8" REBAR > 0.3'W X 0.6'S OF P.C. -FOUND 1/2" REBAR FOUND 5/8" REBAR FOUND 5/8" REBAR W/O CAP, DOWN 0.3'. FOUND 5/8" REBAR-W/YELLOW PLASTIC CAP W/BLUE PLASTIC CAP 0.0'W X 0.1'S OF P.C. W/BLUE PLASTIC CAP FOUND 5/8" REBAR W/DAMAGED-W/YELLOW PLASTIC CAP FNOT VISITED STAMPED "16233 / STAMPED "WARD YELLOW PLASTIC CAP STAMPED STAMPED "WARD THIS SURVEY STAMPED "CRUSE LS 18929", AT SURFACE. 52843", AT SURFACE. "CRUSE LS 18078", DOWN 1.0'. 52843", AT SURFACE. NOT VISITED-18078", DOWN 0.1'. FLORA S.P. 0.1'S OF P NOT VISITED > AT P.C. (HELD FOR BEARING) AT P.C. (HELD) 0.1'N OF P.C. THIS SURVEY 0.2'W X 1.4'S OF P.C. THIS SURVEY NO. SP-07-04 TPN: 953391 4.4' TPN: 089036 BASIS OF BEARINGS - 2.4 TPN: 953390 N89'51'00"W 1380.20'(M) 1380.22'(C) 20 🛛 21 29 28 NORTH _467.73'(C)(R1)= 694.78(C)(R2) -217.71'(C) ==== 217.70'(R2) 28 -N00°23'33"E TPN: 770434 62.68'(C)(R2) 62.91'(R1) STREAM **GRAPHIC SCALE** 695.07(C)(R2) N00°07'31"E 62.68' ⁻S89**°**51'00**"**E ⁻⁻⁻ ⁻531.67'(C)(R2) N89'51'00"W 163.40' S89'42'04"E(R5) 531.59'(R1) FNC COR. 1.1'S X 1 INCH = 100 FT. 60' ESMT AFN 0.7'W OF P.C. FOUND 5/8" REBAR 200707270065 ~STREAM -APPROX. LOCATION 20' W/O CAP, DOWN 0.5'. WELL HOUSE, -10' PERIMETER ESMT WIDE WATERLINE ESMT 0.0'E X 0.2'S OF P.C. 10' PERIMETER ESMT WEST WALL ON P AFN 202109010072 AFN 201803280050 WIF ON PL BASIS OF BEARINGS: AFN 200506200020 END OF FNC 0.1'S OF P WELL CASING~ N89'51'00"W BETWEEN FOUND CORNER 30'ESMT-6.5' E. OF ₽ **A1** AFN 540995, MONUMENTS AS SHOWN HEREON **A2** 547356 4.87 AC TPN: 21054 3.40 AC BLA V.46 / PG. 164 HORIZONTAL DATUM: SHED TPN: 962110 WOOD FENCE POSTS, WOOD FENCE POSTS, NO WIRE OR RAILS NO WIRE OR RAILS EARL GENTRY SHORT PLAT NO. SP-04-46 ~10' ESMT REC. NO. 200506200020 AFN 200506200020 N89'50'01"W (R5) 504.99'(R1) 504.86'(C)(R2) N89°51'00"W-4' PRF ON P FOUND 5/8" REBAR-FOUND 5/8" REBAR SEPTIC TANK W/YELLOW PLASTIC CAP W/YELLOW PLASTIC CAP LIDS (2) EARL GENTRY S.P. 60' ESMT AFN-STAMPED "CRUSE LS 18078" STAMPED "CRUSE LS NO. SP-04-46 SHOP 200302210046 LOOSE AND BADLY BENT. 18078", DOWN 0.45'. BK. H / PG. 66-67 0.5'N OF P.C. 0.0'E X 0.1'S OF P.C. (PRIVATE) HOUSE #443 FOUND 5/8" REBAR-~N END WRF N89°51'00"W-W/YELLOW PLASTIC CAP 4' PRF 1.5' E. OF P STAMPED "CRUSE LS ACCESS & UTILITY ESMT 18078", AT SURFACE. PER SP NO. SP-04-46 0.2'E X 0.0'S OF P.C. FOUND 5/8" REBAR 8 GARAGE W/BLUE PLASTIC CAP FOUND 5/8" REBAR TPN: 17890 STAMPED "WARD W/YELLOW PLASTIC CAP (PRIVATE RD.) 52843", AT SURFACE. STAMPED "CRUSE LS LEGEND: 314.40'(C) 314.38'(R2)_ 0.0'E X 0.1'N OF P.C. CRE ZIPPERER S.P. 18078", DOWN 0.5'. N89°51'00"W NO. SP-20-00005 0.0'W X 0.1'S OF P.C. ON PL FOUND MONUMENT AS NOTED BK. L / PG. 226-227 10' ESMT AFN-TPN: 231436 FOUND CORNER MONUMENT AS NOTED 202109010072 FOUND 5/8" REBAR FOUND 5/8" REBAR ROW OF METAL W/YELLOW PLASTIC CAP PROPERTY LINE TPN: 962109 W/YELLOW PLASTIC CAP TEE POSTS, SOUTH STAMPED "CRUSE LS OF P, NO WIRE STAMPED "CRUSE LS CALCULATED PROPERTY CORNER P.C. 18078", DOWN 0.3'. 18078", DOWN 0.1'. AT P.C. ——X———X— FENCE SP-93-17 ______ EDGE OF PAVEMENT MEASURED CALCULATED TAX PARCEL NUMBER HORIZONTAL BOARD FENCE WIRE FENCE WHITE PLASTIC RAIL FENCE WOOD RAIL FENCE 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

KITTITAS 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 01/23/2025 | SCALE 1"=100'

DRAWN DJC

DJC JOB NO. 24074