

SP-07-??

OWNER:

TONY SCHUMACHER
100902 RIDGE VIEW DRIVE
KENNEWICK, WA 99338
509-521-2714

EXISTING TAX PARCEL No. 20-14-18040-0014

ORIGINAL PARCEL AREA: 18.12 ACRES
EXISTING ZONE: RURAL 3
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANK AND DRAIN FIELD
WIDTH AND TYPE OF ACCESS: 40.00 FOOT
ACCESS AND UTILITY EASEMENT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, SCOTT ROBERTS AND JENNIFER ROBERTS, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/3 INTEREST, VENDEES OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 2007.

SCOTT ROBERTS

JENNIFER ROBERTS

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITTITAS)

THIS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SCOTT ROBERTS AND JENNIFER ROBERTS, HUSBAND AND WIFE, TO BE 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 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 RESIDENT AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TONY SCHUMACHER AND ARI SCHUMACHER, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/3 INTEREST, VENDEES OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 2007.

TONY SCHUMACHER

ARI SCHUMACHER

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITTITAS)

THIS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TONY SCHUMACHER AND ARI SCHUMACHER, HUSBAND AND WIFE, TO BE 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 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 RESIDENT AT _____
MY COMMISSION EXPIRES: _____

CADDIS CREEK SHORT PLAT

A PORTION OF THE SE 1/4 OF SECTION 18,
TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO DELINEATE PARCEL B OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 15 AT PAGE 91 UNDER AUDITOR'S FILE NUMBER (A.F.N.) 506871, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, AND TO SHORT PLAT SAID PARCEL INTO 3 LOTS, AS SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 15 OF SURVEYS AT PAGE 91, UNDER A.F.N. 506871, BOOK 24 OF SURVEYS AT PAGE 129, UNDER A.F.N. 199909170002, BOOK 26 OF SURVEYS AT PAGE 179, UNDER A.F.N. 200109040059, AND BOOK 26 OF SURVEYS AT PAGE 198, UNDER A.F.N. 200110080028, AND THE SURVEYS REFERENCED THEREON AS RECORDED IN KITTITAS COUNTY, STATE OF WASHINGTON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 26 OF SURVEYS AT PAGE 198.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS WITHIN THIS SHORT PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE SHORT PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
10. 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.
11. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
12. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
13. 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.
14. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTION AND SHALL BEE 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.
15. 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 SURFACE ORIGINALLY WITH GRAVEL.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, ROB TRENT AND DANA TRENT, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/3 INTEREST, VENDEES OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____, A.D., 2007.

ROB TRENT

DANA TRENT

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITTITAS)

THIS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROB TRENT AND DANA TRENT, HUSBAND AND WIFE, TO BE 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 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 RESIDENT AT _____
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS THAT, MARIE C. MONAHAN, AS HER SEPARATE ESTATE, VENDOR 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., 2007.

MARIE C. MONAHAN

DEDICATION

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITTITAS)

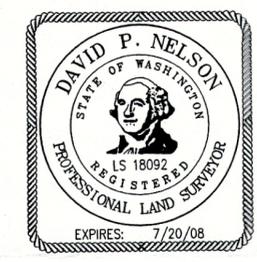
THIS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARIE C. MONAHAN, TO BE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR USES 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 RESIDENT AT _____
MY COMMISSION EXPIRES: _____

ORIGINAL LEGAL DESCRIPTION:

PARCEL B OF THAT CERTAIN SURVEY AS RECORDED AUGUST 20, 1987, IN BOOK 15 OF SURVEYS, PAGE 91, UNDER AUDITOR'S FILE No. 506871, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.



RECORDER'S CERTIFICATE

Filed for record this.....day of 20.....atM
in book.....of.....at page.....at the request of

DAVID P. NELSON
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...SCOTT ROBERTS & TONY SCHUMACHER in...MARCH...2006.

DAVID P. NELSON
DATE 03/29/07

Certificate No. 18092

K.C.S.P. NO. 07-

PRTN OF THE SE 1/4 SEC. 18, T20N, R14E, W.M.

Kittitas County, Washington

DWN BY T. ROLETTO	DATE 03/2007	JOB NO. 06132
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 2 OF 2

Encompass
ENGINEERING & SURVEYING

108 EAST 2ND STREET
CLE ELUM, WA 98922
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