# KUHN SHORT PLAT SP-\_\_\_\_\_

SUBDIVISION OF LOT 2, SKY RIDGE SHORT PLAT SP-2004-19, AFN 200501260008 SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN, KITTITAS COUNTY, WASHINGTON 2011



VICINITY MAP NOT TO SCALE 24 MONTGOMERY COLUMBIA INTERSTATE 90 CLE ELUM WESTSIDE UPPER PEOH

### NOTES

- 1. 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 SURFACED ORIGINALLY WITH GRAVEL.
- 2. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE. THE COUNTY WILL NOT MAINTAIN THE ACCESS.
- 3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY THE PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITTITAS COUNTY ROAD STANDARDS.
- 4. 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.
- 5. DOMESTIC WATER SHALL BE PROVIDED BY AN INDIVIDUAL OR SHARED WELL AT THE EXPENSE
- 6. MAILBOXES SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL
- 7. EACH LOT SHALL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS AT THE EXPENSE OF THE INDIVIDUAL LOT OWNERS AND APPROVED BY THE KITTITAS COUNTY HEALTH OFFICER.
- 8. THE DECLARANT AND SURVEYOR ARE NOT AWARE OF CRITICAL AREAS WITHIN THIS SHORT

## **DEDICATION**

KNOW ALL MEN BY THESE PRESENT THAT DAVID KUNH AND ADRIENNE KUHN, HUSBAND AND WIFE, THE UNDERSIGNED, ARE THE OWNERS IN FEE SIMPLE OF THE LOT 2, SKY RIDGE SHORT PLAT SP-2004-19, AS RECORDED UNDER AUDITOR'S FILE NO. 200501260008, RECORDS OF KITTITAS COUNTY, WASHINGTON AND DO HEREBY DELCARE THIS SHORT PLAT AND DEDICATE TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OF WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THIS SHORT PLAT, AND DO HEREBY GRANT A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF PUBLIC PROPERTY WITHIN THIS SHORT SUBDIVISION.

DAVID KUNH

ADRIENNE KUHN

### **ACKNOWLEDGMENT**

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID KUNH AND ADRIENNE KUHN, HUSBAND AND WIFE, SIGNED THIS INSTRUEMTN AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THIS

SIGNATURE OF NOTARY PUBLIC

PRINTED NAME

MY COMMISION EXPIRES

### SURVEY PROCEDURE

CONTROL ESTABLISHED USING REAL TIME KINEMATIC (RTK) THREE (3) MINUTE TIMED OBSERVATIONS AVERAGED FOR COORDINATE VALUES. PROJECT GRID TO GROUND SCALE FACTOR CALCULATED HOLDING DISTANCES OF RECORD PER SKY RIDGE SHORT PLAT. HELD RECORD BEARING AND DISTANCE BETWEEN THE NORTHWEST CORNER OF SECTION 25 AND THE NORTH 1/4 CORNER OF SECTION 25. MULTIPLE PLATTED LINES AND MONUMENTS WERE CHECKED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.

### SURVEY EQUIPMENT

TOPCON GR-3 GPS/GLONASS FC2500 DATA COLLECTOR

		LINE TABLE								CURVE TABLE					
	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
	L1	N14'25'09"E		L14	N64*59'56"W	143.22'	L27	N40'23'38"W	160.43	C1	59.31'	81.60'	41*38'52"	S35°14'35"W	58.01'
$\parallel$	L2	N14°25'09"E	24.18'	L15	N64'13'29"W	63.85'	L28	N12'35'01"E	207.92'	C2	89.24'	60.00'	85°12'55"	N18°27'41"W	81.24'
	L3	N56'04'01"E	20.96'	L16	N61°18'42"W	77.95'	L29	N07'20'02"W	63.98'	C3	181.03'	287.42'	36°05'14"	N35'28'22"W	178.05'
	. L4	N38'34'06"E	53.13'	L17	N57'36'52"W	145.49'	L30	N03'07'09"E	155.48'	C4	142.37	269.95	30°13'00"	S38'24'28"E	140.72'
	L5	N20'19'57"E	79.97'	L18	N57°0'46"W	60.44	L31	N17*25'45"W	233.87	C5	111.99'	61.82	103'47'43"	S44°08'57"W	97.29'
, [[	L6	N29'47'27"E	80.92'	L19	N45'50'42"W	47.00'	L32	N53'30'58"W	95.29'						
$\parallel$	L7	N24°8'47"E	38.10'	L20	N36'38'51"W	60.40'	L33	N07'44'54"W	81.74						
Ш	L8	N61'04'09"W	38.98'	L21	N51°06'16"E	164.75'	L34	S83'57'11"E						40 S	
	L9	N70'28'51"W	145.51'	L22	N24°26'57"W	215.27									
$\prod$	L10	N56'04'06"W	141.74'	L23	N24'26'57"W	307.86									
$\ [$	L11	N53'17'35"W	123.25'	L24	N45'29'07"W	357.91								5.8	
$\parallel$	L12	N53*17'35"W	151.15'	L25	N36'10'05"W	286.24'								e di Serej Serie Mili	
	L13	N53°22'39"W	172.49'	L26	N36'10'05"W	33.73'									
1[													,		

# EASEMENTS OF RECORD

EASEMENT INFORMATION PROVIDED BY AMERITITLE, P.O. BOX 617 ELLENSBURG, WA 98926. PH: (509) 925-1477

TITLE NUMBER: 0113171 EFFECTIVE DATE: AUGUST 12, 2011

- . Easement and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by instrument recorded on December 4, 1978, under Kittitas County Auditor's Affects: A 60 foot strip of land across a portion of said premises
- 2. Partial Waiver of Surface Use Rights, and the terms and conditions
- Executed by: Meridian Oil Inc. Dated: February 13, 1992 Recorded: April 8, 1995

Auditor's File No.: 199604080028

3. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as reserved by instrument recorded on May 30, 2001, under Kittitas County Auditor's File No. 200105300021.

In favor of: Plum Creek Land Company, a Delaware Corporation, its successors and assigns For Ingress, egress, utilities, reconstruction, use and maintenance

A strip of land sixty (60') feet in width over, upon, along and across existing roads

- 4. Matters disclosed and/or delineated on that certain Survey recorded January 24, 2002, in Book 27 of Surveys, Pages 69 and 70, under Auditor's File No. 200201240010, as follows: a) 60' Easement for ingress, egress and utilities
- 5. Matters disclosed on the Plat of SP-2003-08 BROOKSIDE TRAILS EAST LARGE LOT SUBDIVISION recorded in Book 8 of Plats, Pages 227 and
- 228, as follows: a) Dedication contained thereon
- 60' easement for ingress, egress and utilities;
- Notes contained thereon
- 6. Matters disclosed on the Sky Ridge Short Plat, Book G, Page 240, under Auditor's File No. 200501260008, including but not limited to the following:
- a) 60' easement for ingress, egress and utilities
- b) 110' radius cul-de-sacs
- c) Dedication thereon
- d) Easement provision which states:

"Except as otherwise noted, declarant, its heirs, successors and assigns, hereby reserves a non-exclusive easement for ingress, egress and utilities over, under, across and upon all easements depicted on the face of this Survey. (hereinafter the "Easements") for the benefit of declarant, its successors, and assigns. The purpose of the reserved easement rights is to provide declarant with the right to provide legal access over the easements to other property owned or hereafter acquired by declarant (including any future subdivision thereof) and other property in the vicinity of the property that declarant concludes in its discretion should be provided access and utilities via the easements (hereinafter the "benefited property). Declarant shall be entitled to assign non-exclusive easement rights to third parties that own or acquire portions of the benefited property. As part of the reservation, declarant, its successors and assigns, shall retain permanent right to dedicate the roadways or portions thereof to Kittitas County or other applicable governmental entity for creation of a public road or right—of—way for public use. Declarant also expressly reserves the right to modify the location of the easements to meet grade, side slope, approach angels, cuts and fills, and radius requirements of County or municipal road standards. Any such revisions shall not cross the primary building sites of any of the lots depicted on this Survey. Lots owners may not install any gates on the easements without the prior consent of declarant"

- e) Notes contained thereon.
- 7. Easement, and the terms and conditions thereof, affecting a portion of said premises and for the purposes hereinafter stated, as granted by Instrument recorded on March 28, 2005, under Kittitas County Auditor's File No. 200503280027.

In favor of: Peterson Investment Properties, LLC, a Washington Limited Liability Company

Permanent exclusive easement and right-of-ways sixty (60') feet in width for ingress, egress, utilities, reconstruction, use and maintenance, over, upon, along and across existing roads as shown on SP-2003-08 Brookside Trails East Large Lot Subdivision, and on SP-2004-19 Sky Ridge Short Plat, recorded January 26, 2005, in Book G of Surveys, pages 240 and 241, under Auditor's File No. 200501260008.

### APPROVALS

### KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF\_\_\_\_\_\_, 20\_\_\_.

PUBLIC WORKS DIRECTOR

### COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE KUHN SHORT PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_

KITTITAS COUNTY PLANNING DIRECTOR

### 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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_

KITTITAS COUNTY TREASURER

### COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE KUHN SHORT PLAT HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DOES MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 20\_\_\_\_\_

KITTITAS COUNTY HEALTH OFFICER

# SURVEYOR CERTIFICATE

F. C. AM A REGISTERED PROFESSIONAL AND SURVEY IN THE STATE OF WASHINGTON UNDER REGISTRATION NUMBER 46310 AND THAT THIS MAP CORRECTLY REPRESENT A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SEQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVID KUHN IN SEPTEMBER, 2011.

DATE

### AUDITOR'S CERTIFICATE FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_

AT \_\_\_\_\_ M. UNDER AUDITORS FILE NUMBER AT THE REQUEST OF DAVID KUHN.

COUNTY AUDITOR

LADD F. CLUFF, PLS

# 3620 MONTROSE CT. SE.

OLYMPIA, WASHINGTON 98501 PHONE: (360)489-8066 EMAIL: pls12460@yahoo.com

### AUDITOR'S INDEXING DATA

NE1/4 NE1/4

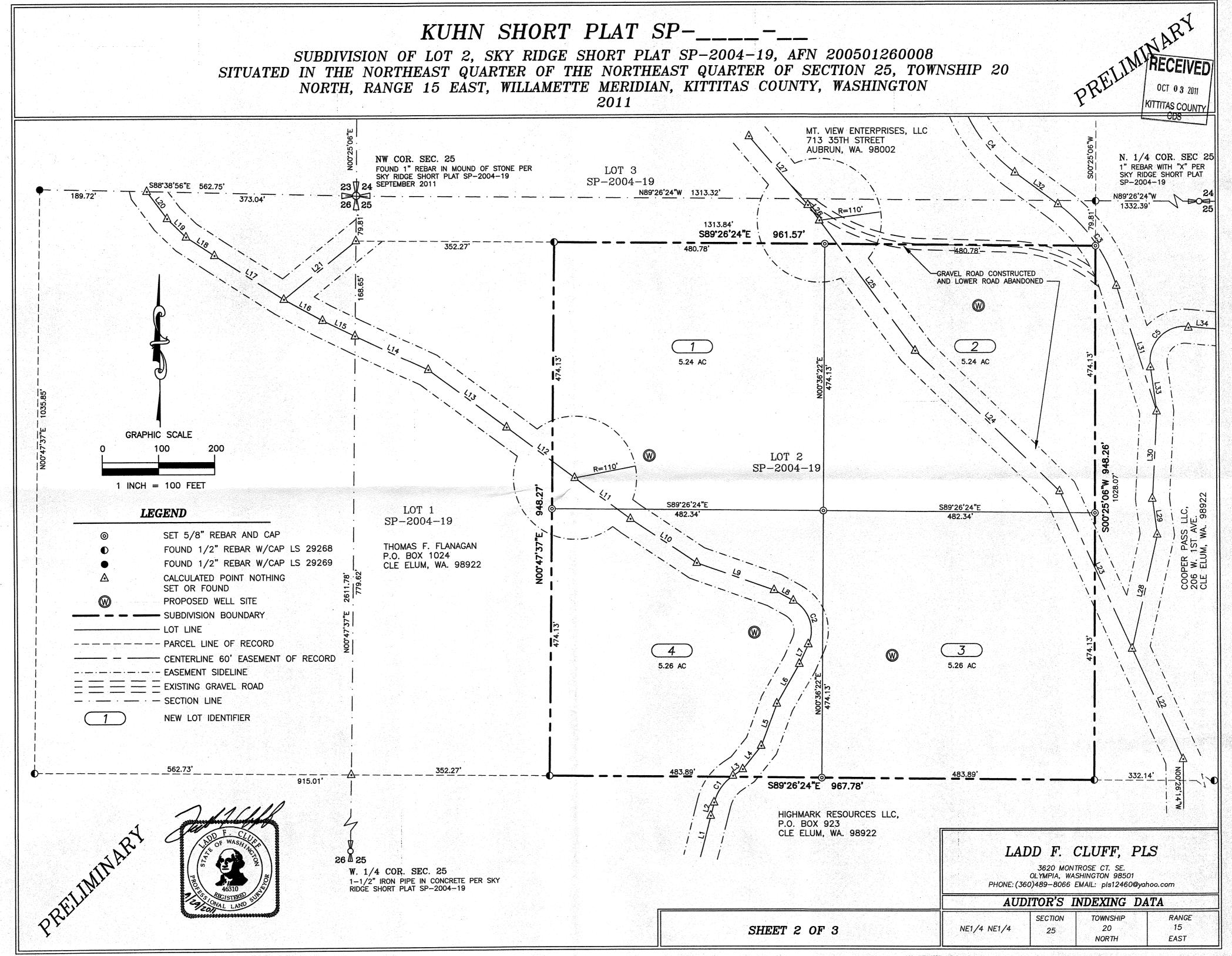
SECTION 25

TOWNSHIP 20 **NORTH** 

RANGE 15 EAST

**DEPUTY** 

SHEET 1 OF 3



EAST

# KUHN SHORT PLAT SP-\_\_\_-SUBDIVISION OF LOT 2, SKY RIDGE SHORT PLAT SP-2004-19, AFN 200501260008 SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 15 EAST, WILLAMETTE MERIDIAN, KITTITAS COUNTY, WASHINGTON 2011 KITTITAS COUNTY GRAPHIC SCALE 1 INCH = 100 FEET **LEGEND** SET 5/8" REBAR AND CAP FOUND 1/2" REBAR W/CAP LS 29268 FOUND 1/2" REBAR W/CAP LS 29269 CALCULATED POINT NOTHING SET OR FOUND PROPOSED WELL SITE SUBDIVISION BOUNDARY LOT LINE PARCEL LINE OF RECORD 14 CENTERLINE 60' EASEMENT OF RECORD - - EASEMENT SIDELINE - EXISTING GRAVEL ROAD - SECTION LINE 25 FOOT CONTOUR LINE — 5 FOOT CONTOUR LINE NEW LOT IDENTIFIER LADD F. CLUFF, PLS 26 \$ 25 3620 MONTROSE CT. SE. OLYMPIA, WASHINGTON 98501 PHONE: (360)489–8066 EMAIL: pis12460@yahoo.com AUDITOR'S INDEXING DATA SHEET 3 OF 3 NE1/4 NE1/4 15 20 NORTH