

SP-14-00001

RISNER RANCH SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. SP-14-000XX
 A PORTION OF GOV'T LOT 1,, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
 KITTITAS COUNTY, WASHINGTON

OWNER:

KATHLEEN ANDERSON
 410 GAME FARM RD.
 ELLENSBURG, WA 98926

- PARCEL NO.: 674734
- MAP NO.: 18-19-31020-0033
- PARCEL AREA: 9.17 ACRES (ASSESSOR)
- ZONE: URBAN RESIDENTIAL
- PROPOSED LOTS: 2
- WATER SOURCE: INDIVIDUAL WELLS
- SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, KATHLEEN P. ANDERSON, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

KATHLEEN ANDERSON

ACKNOWLEDGMENT

STATE OF _____)
) s.s.
 COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

_____ TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SIGNED THE SAME AS _____ FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ___ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WASHINGTON MUTUAL, SUCCESSORS AND ASSIGNS, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

NAME _____ TITLE _____

NAME _____ TITLE _____

ACKNOWLEDGMENT

STATE OF _____)
) s.s.
 COUNTY OF _____

ON THIS ___ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____

PRESIDENT AND _____ SECRETARY, RESPECTIVELY, OF _____ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING AT _____

MY APPOINTMENT EXPIRES: _____

EXISTING LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
 A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE WEST 321 FEET; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT, 295 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE EAST 295 FEET TO THE SOUTHEAST CORNER THEREOF, AND THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

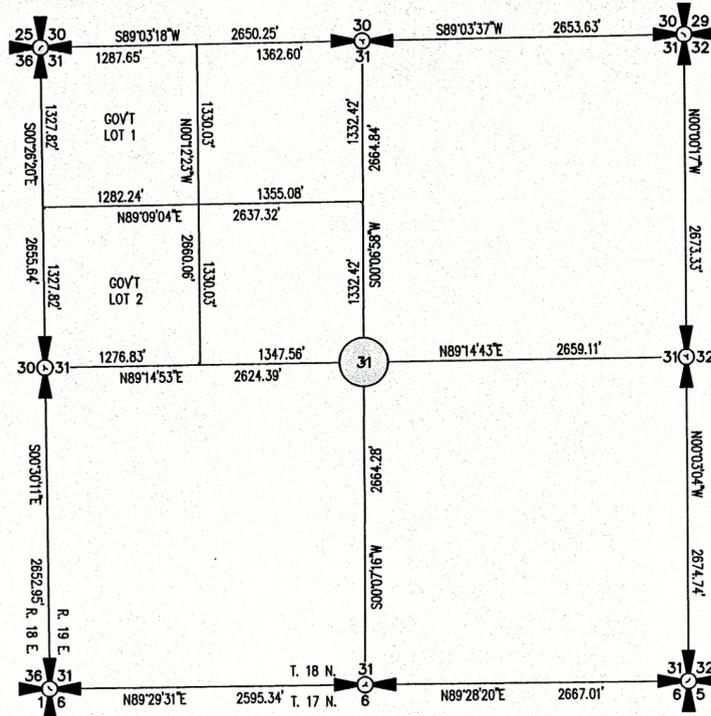
EXCEPT RIGHT OF WAY FOR COUNTY ROAD, KNOWN AS GAME FARM ROAD, ALONG THE NORTH LINE OF SAID TRACT.

EXCEPT ANY PORTION THEREOF LYING WEST OF THE EAST LINE OF THE EAST 982 FEET OF THE SOUTH 650.50 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31.

PARCEL B:

THE EAST 25 FEET OF THE NORTH 360 FEET OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY SITUATED IN KITTITAS COUNTY, WASHINGTON;

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITTITAS COUNTY STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 648.75 FEET NORTH AND 507.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1 AND RUNNING NORTH TO A POINT 507.5 FEET EAST AND 238.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST 208.7 FEET; THENCE NORTH 208.7 FEET TO A POINT 716.2 FEET EAST AND 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST, ALONG THE SOUTH BOUNDARY LINE OF COUNTY ROAD, TO A POINT 321.0 FEET EAST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT, TO A POINT 474.5 FEET EAST OF THE POINT OF BEGINNING; AND THENCE WEST TO THE POINT OF BEGINNING.



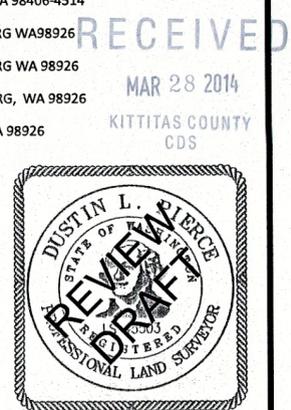
SECTION BREAKDOWN
 1" = 1000'

NOTES:

1. 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.
2. 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
4. 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.
5. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. 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.
8. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION. THE APPROVAL OF THIS DIVISION OF LAND PROVIDES NO GUARANTEE THAT USE OF WATER UNDER THE GROUNDWATER EXEMPTION (RCW 90.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
9. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.
10. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)
11. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.

ADJACENT PROPERTY OWNERS:

1. APN: 435736 - ANDREW KEATON, 1909 E TOLMAN RD., ELLENSBURG, WA 98926
2. APN: 445736 - MELODY LYNN SHAFF, 1913 TOLMAN RD., ELLENSBURG, WA 98926-7268
3. APN: 455736 - LYLE C. HUMMEL, 1919 TOLMAN RD., ELLENSBURG, WA 98926
4. APN: 424734 - JOHN R WEBB LIVING TRUST, 1116 N MONROE ST., TACOMA, WA 98406-4514
5. APN: 444734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG WA 98926
6. APN: 454734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG WA 98926
7. APN: 464734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG, WA 98926
8. APN: 574734 - WILLIAM W. GLESSNER, 490 GAME FARM RD., ELLENSBURG, WA 98926



J:\1414009\SURVEY\SHEETS\14009-SP.dwg, SHEET 2, 3/27/2014 9:01:45 AM

RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS ___ DAY OF _____, 20__ AT _____ M.
 IN BOOK ___ OF _____ AT PAGE ___ AT THE REQUEST OF

 SURVEYOR'S NAME

 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 _____
 IN _____, 20__.

 DATE
 CERTIFICATE NO. 45503

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055

Eastern Washington Division
 108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT
 PREPARED FOR
 ANGELA RISNER
 A PORTION OF GOV'T LOT 1, SECTION 31,
 TOWNSHIP 18 NORTH, RANGE 19, EAST, W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
DLP	3/2014	14009	
CHKD BY	SCALE	SHEET	
GW	N/A	1 OF 2	