

VICINITY MAP

**SULLIVAN SHORT PLAT**  
 A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9,  
 TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON

SP-14-00003

**APPROVALS**

**KITTITAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS 9 DAY  
 OF April A.D., 2015

*[Signature]*  
 KITTITAS COUNTY ENGINEER

**COMMUNITY DEVELOPMENT SERVICES**

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

DATED THIS 10<sup>th</sup> DAY OF April A.D., 2015

*[Signature]*  
 KITTITAS COUNTY PLANNING OFFICIAL

**KITTITAS COUNTY HEALTH DEPARTMENT**

PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS 9 DAY OF March A.D., 2015

*[Signature]*  
 KITTITAS COUNTY HEALTH OFFICER

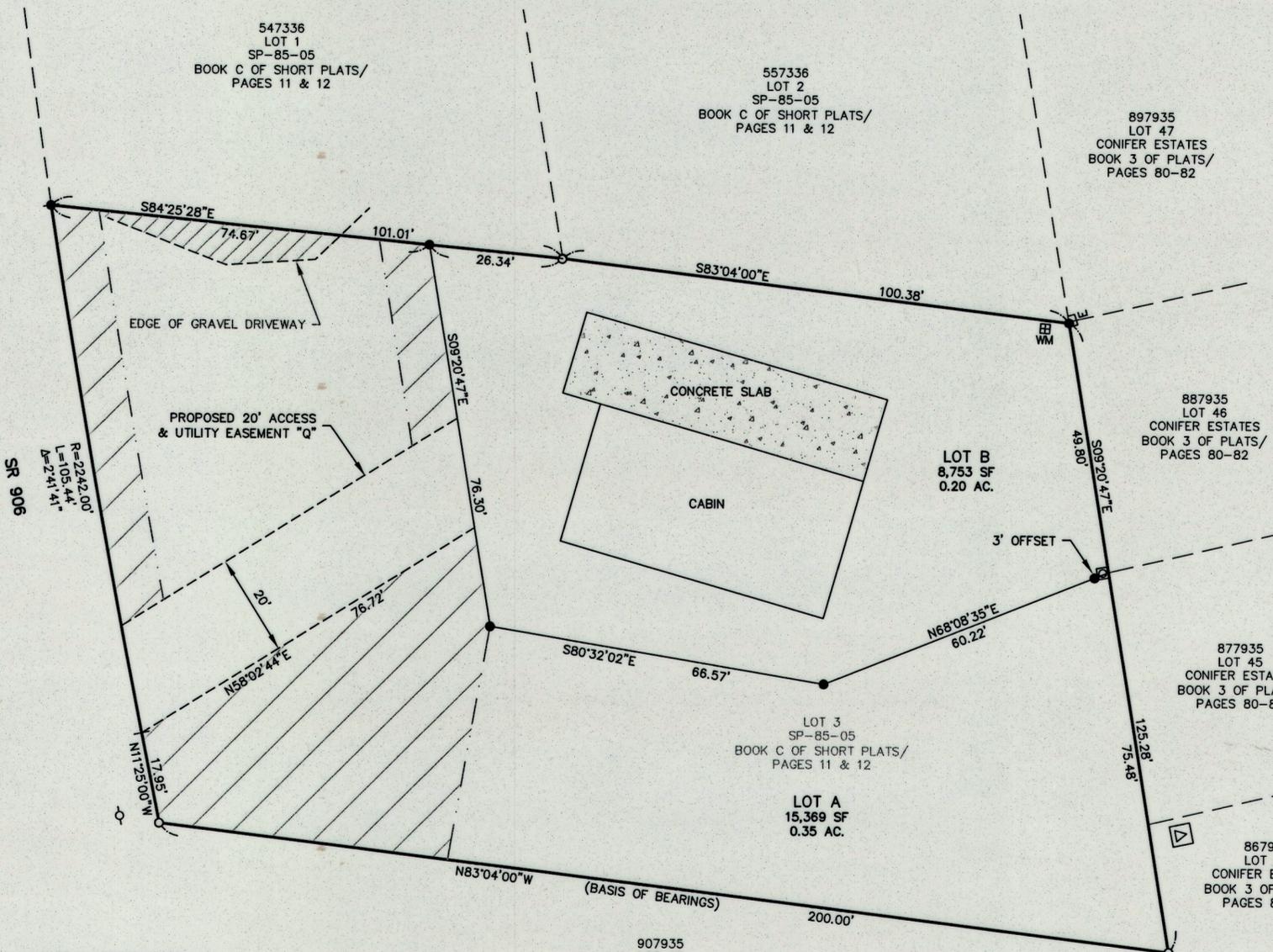
**CERTIFICATE OF COUNTY TREASURER**

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

DATED THIS 8 DAY OF April A.D., 2015

*[Signature]*  
 KITTITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 567336  
 MAP NO. 22-11-09055-0003



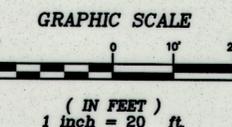
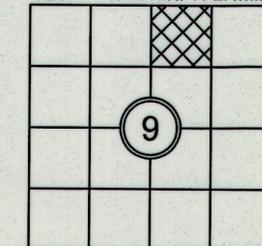
**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT LOT 3 OF THE OLSON SHORT PLAT SP-85-05, RECORDED IN BOOK C OF SHORT PLATS, AT PAGES 11 AND 12, RECORDED UNDER AUDITOR'S FILE NUMBER 492741, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, TO THE CONFIGURATION SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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 ALL EASEMENTS OF RECORD OR OTHERWISE.
  4. FOR ADDITIONAL SURVEY INFORMATION & BASIS OF BEARINGS, SEE THE FOLLOWING:
    - BOOK C OF SHORT PLATS, PAGES 11 & 12, AFN: 492741
    - BOOK 38 OF SURVEYS, PAGE 200, AFN: 201307170057
- AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON.

**LEGEND**

- SET 5/8" IRON ROD & CAP, LS# 45503
- FOUND IRON ROD & CAP
- ⊠ JUNCTION BOX
- └─ ELECTRICAL STUB
- ⊠<sup>WM</sup> WATER METER
- ⊠ ELEC. TRANSFORMER
- POWER POLE

**INDEX LOCATION**  
 SEC. 9 T. 22 N.R. 11 E. W.M.



Know what's below.  
 Call before you dig.

907935  
 LOT 48  
 CONIFER ESTATES  
 BOOK 3 OF PLATS/  
 PAGES 80-82



APPROXIMATE SNOW STORAGE AREAS

RECORDER'S CERTIFICATE \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF

DUSTIN L. PIERCE  
 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 TERRENCE & CYNTHIA SULLIVAN  
 IN FEB. 2015

*[Signature]* 2/20/15  
DUSTIN L. PIERCE DATE  
 CERTIFICATE NO. 45503



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

**SULLIVAN SHORT PLAT**

PREPARED FOR  
 TERRENCE & CYNTHIA SULLIVAN  
 A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9,  
 TOWNSHIP 22 N., RANGE 11 E., W.M.

KITTITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
<b>G. WEISER</b>	<b>02/2015</b>	<b>14085</b>	
CHKD BY	SCALE	SHEET	
<b>D. PIERCE</b>	<b>1"=20'</b>	<b>1 OF 2</b>	

OWNER:

TERRENCE G. & CYNTHIA L. SULLIVAN  
6100 CANTER LANE  
WEST LINN OREGON 97068-2541

PARCEL NO.: 567336  
MAP NO.: 22-11-09055-0003  
AREA: 0.55 ACRES  
LOTS: 2  
WATER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT  
SEWER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT  
ZONE: RESIDENTIAL, LAMIRD

**SULLIVAN SHORT PLAT**  
A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9,  
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,  
KITITITAS COUNTY, WASHINGTON

SP-14-00003

EXISTING LEGAL DESCRIPTION:

LOT 3, OF OLSON SHORT PLAT, KITITITAS COUNTY SHORT PLAT NO. SP-85-05, AS RECORDED DECEMBER 31, 1985, IN VOLUME "C" OF SHORT PLATS, PAGES 11 AND 12, UNDER AUDITOR'S FILE NO. 492741, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

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 KITITITAS 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 KITITITAS 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 KITITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITITITAS 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. ALL DEVELOPMENT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE.
9. 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 GROUND WATER 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.
10. PARKING WILL NOT BE PERMITTED WITHIN WSDOT RIGHTS-OF-WAY.
11. DUE TO THE SMALL NATURE OF THESE LOTS, LP-GAS PROPANE TANKS WILL NOT BE ALLOWED ON THE UNDEVELOPED LOT, LOT A (15,369 SQUARE FEET).
12. ANY NEW STRUCTURES OR SUBSTANTIAL DEVELOPMENT TO EXISTING STRUCTURES WILL REQUIRE A WUI PERMIT PER KITITITAS COUNTY CODE TITLE 20, 20.10 WILDLAND URBAN INTERFACE CODE.

ADJACENT OWNERS:

- 557336  
STEVEN L LOPER ETUX  
19535 SE 51ST ST  
ISSAQUAH WA 98027
- 547336  
DONALD E ALBER  
10799 NE OLD CREOSOTE HILL ROAD  
BAINBRIDGE ISLAND WA 98110-2153
- 907935  
JACK R DAVIS  
21402 130TH AVE SE  
KENT WA 98031-3912
- 897935  
NICHOLAS I HAISCH  
KALEIGH A DAY  
2326 118TH AVE E  
EDGEWOOD WA 98372-1604
- 887935  
DAVID D SMITH  
8647 46TH AVE SW  
SEATTLE WA 98136
- 877935  
PEGGY J MEYER TRUSTEE  
1050 S SHORE DR  
MIAMI BEACH FL 33141-2414
- 867935  
RICHARD ROHWER ETUX  
PO BOX 892  
GIG HARBOR WA 98335-0892
- 157835  
THE MOUNTAINEERS  
7700 SAND POINT WAY NE  
SEATTLE WA 98115

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TERRENCE G. SULLIVAN & CYNTHIA L. SULLIVAN, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEE SIMPLE 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., 20\_\_

\_\_\_\_\_  
TERRENCE G. SULLIVAN

\_\_\_\_\_  
CYNTHIA L. SULLIVAN

**ACKNOWLEDGEMENT**

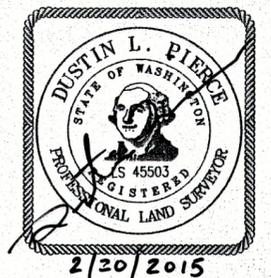
STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } S.S.

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 \_\_\_\_\_



RECORDER'S CERTIFICATE \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ M.

IN BOOK \_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
DUSTIN L. PIERCE  
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 \_\_\_\_\_

IN \_\_\_\_\_ FEB. 2015 \_\_\_\_\_ DATE

\_\_\_\_\_  
DUSTIN L. PIERCE  
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

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SULLIVAN SHORT PLAT PREPARED FOR TERRENCE & CYNTHIA SULLIVAN A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 22 N., RANGE 11 E., W.M.		
KITITITAS COUNTY	WASHINGTON	
DWN BY G. WEISER	DATE 02/2015	JOB NO. 14085
CHKD BY D. PIERCE	SCALE N/A	SHEET 2 OF 2