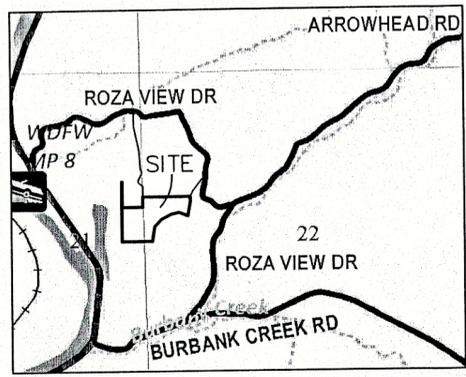


SP-14-00005

### SUN DOG SHORT PLAT

A PORTION OF THE NE 1/4 OF SECTION 21 &  
A PORTION OF THE NW 1/4 OF SECTION 22  
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

SP-14-XXXX



LINE	BEARING	DISTANCE
L1	S09°08'00"W	72.16
L2	S42°59'00"W	235.33
L3	S82°10'00"W	265.67
L4	S77°30'00"W	170.06
L5	S89°51'57"E	217.88
L6	S00°08'03"W	110.00
L7	S89°51'57"E	186.32
L8	S00°03'00"E	110.00
L9	S09°58'00"W	116.57
L10	S09°58'00"W	42.68
L11	S09°58'00"W	38.26
L12	S09°58'00"W	120.92

- SURVEY NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT KITITAS COUNTY PARCEL NUMBERS 604133 AND 244133 TO THE CONFIGURATION AS SHOWN HEREON.
  2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 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 SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, AND BASIS OF BEARING, SEE BOOK 9 OF SURVEYS AT PAGE 23, UNDER AUDITOR'S FILE NO. 454987 AND BOOK 13 OF SURVEYS AT PAGE 7, UNDER AUDITOR'S FILE NO. 480175, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, AND THE SURVEYS REFERENCED THEREON.

## APPROVALS

### KITITAS COUNTY PUBLIC WORKS

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

KITITAS COUNTY ENGINEER

### COMMUNITY DEVELOPMENT SERVICES

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY PLANNING OFFICIAL

### KITITAS 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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITITAS COUNTY HEALTH OFFICER

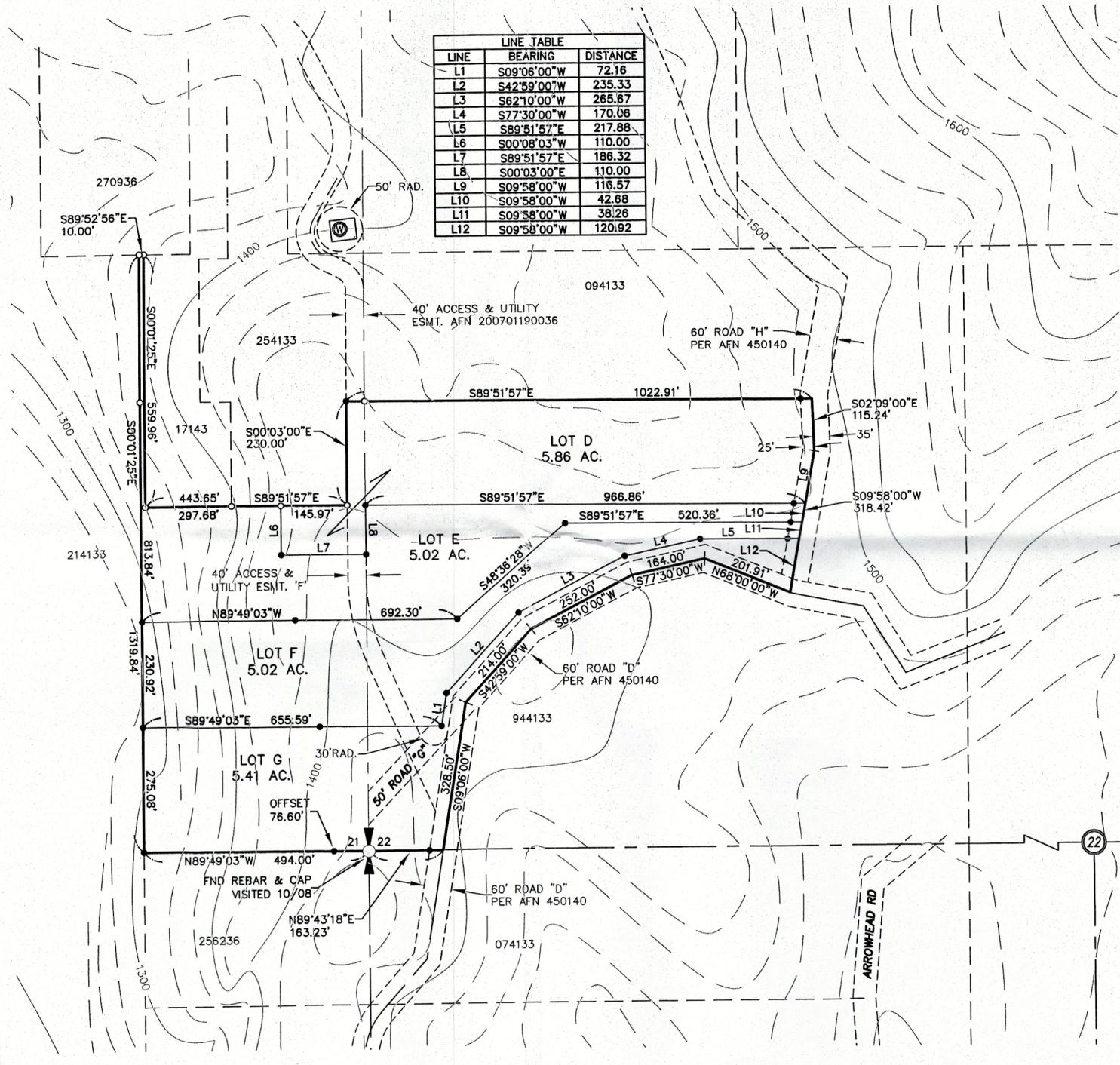
### CERTIFICATE OF COUNTY TREASURER

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 \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

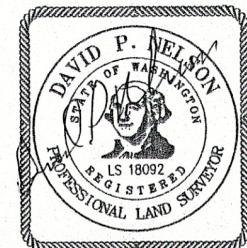
KITITAS COUNTY TREASURER

PARCEL NOS.: 15-19-22000-0027 (604133) & 15-19-21000-0016 (244133)

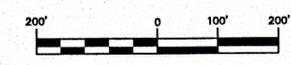


### LEGEND

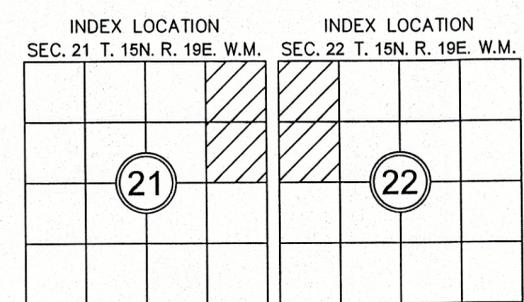
- Quarter corner as noted
- Center of Section 22
- Set 1/2" iron rod w/cap LS#18092
- Found monument
- Existing well



### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.



### RECORDER'S CERTIFICATE

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

DAVID P. NELSON  
SURVEYOR'S NAME

JERALD V. PETTIT  
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 PHOENIX UNITED PROPERTIES, LLP

IN \_\_\_\_ OCT. 2014

DAVID P. NELSON  
DATE 10/09/2014  
CERTIFICATE NO. 18092

## 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

### SUN DOG SHORT PLAT

PREPARED FOR  
PHOENIX UNITED PROPERTIES, LLP  
PTN. OF THE NE 1/4 OF SEC. 21 & PTN. OF THE NW 1/4 OF SEC. 22  
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.

KITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G. WEISER	10/2014	14039	
CHKD BY	SCALE	SHEET	
D. NELSON	1"=200'	1 OF 2	

SP-14-00005

SUN DOG SHORT PLAT
A PORTION OF THE NE 1/4 OF SECTION 21 &
A PORTION OF THE NW 1/4 OF SECTION 22
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.
KITITAS COUNTY, STATE OF WASHINGTON

OWNER:

PHOENIX UNITED PROPERTIES, LLP
1302 HWY 28
EHRATA WA 98823

PARCEL NOS.: 15-19-21000-0016 (244133) & 15-19-22000-0027 (604133)
ACREAGE: 21.31 (SURVEY) 20.76 (ASSESSOR'S RECORDS)
LOTS: 4
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC & DRAINFIELD
ZONE: RURAL 5

SP-14-XXXXX

EXISTING LEGAL DESCRIPTIONS:

PARCEL A

THAT PORTION OF LOTS 2 AND 3 OF THAT CERTAIN SURVEY RECORDED JUNE 28, 1984, IN BOOK 13 OF SURVEYS, PAGE 7, UNDER AUDITOR'S FILE NUMBER 480175, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; LYING WITHIN SECTION 22, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON.

PARCEL B

LOT S-2 OF THAT CERTAIN SURVEY RECORDED JANUARY 19, 2007 IN BOOK 33 OF SURVEYS, PAGE 186, UNDER AUDITOR'S FILE NUMBER 200701190036, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

EXCEPT:

THAT PORTION OF LOT S-2 OF THAT CERTAIN SURVEY RECORDED IN BOOK 33 OF SURVEYS, PAGE 186, UNDER AUDITOR'S FILE NUMBER 200701190036, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT S-2; THENCE NORTH 89°51'57" WEST, ALONG THE NORTH BOUNDARY OF SAID LOT S-2, 40.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING NORTH 89°51'57" WEST, ALONG SAID NORTH BOUNDARY OF SAID LOT S-2, 254.15 FEET, TO A POINT COMMON TO LOTS S-2, S-1 AND LOT 12 OF SAID SURVEY; THENCE SOUTH 00°01'25" EAST, ALONG A LINE COMMON TO LOTS S-2 AND LOT 12 OF SAID SURVEY, 230.00 FEET; THENCE SOUTH 89°51'57" EAST 254.26 FEET, MORE OR LESS, TO THE WESTERN BOUNDARY OF EASEMENT "F" AS DELINEATED ON SAID SURVEY; THENCE NORTH 00°03'00" WEST, ALONG SAID WESTERN EASEMENT BOUNDARY, 230.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF SAID LINE.

SITUATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, WASHINGTON.

ADJACENT PROPERTY OWNERS:

270936
OTTO SIEBER
1117 BOYLSTON AVE E
SEATTLE WA 98102-4302

214133
PHILLIP F MAHRE ETUX
70 ROZA VIEW DR
YAKIMA WA 98901

17143
MICHAEL R SCANES
400 ALVERSON BLVD
EVERETT WA 98201

254133
TS BRANSFORD LLC
22509 49TH AVE SE
BOTHELL WA 98021

094133
WINFRED G CLEMENSON ETUX
1331 ROZA VIEW DR
YAKIMA WA 98901

944133
CLYDE H & SHIRLEY J PHIFER
2487 E TABLE ROCK RD
BOISE ID 83712-7560

256236
074133
MAREK & EVA LICHOTA
170 BOONE LANE
SELAH WA 98942-9509

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PHOENIX UNITED PROPERTIES, LLP, A WASHINGTON LIMITED LIABILITY PARTNERSHIP, THE UNDERSIGNED OWNER IN FEE SIMPLE 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., 20\_\_.

JOSEPH T. WHALEN
MANAGING PARTNER

ACKNOWLEDGEMENT

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 JOSEPH T. WHALEN, TO ME KNOWN TO BE THE MANAGING PARTNER RESPECTIVELY, OF PHOENIX UNITED PROPERTIES, LLP, THE LIMITED LIABILITY PARTNERSHIP THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY PARTNERSHIP, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT \_\_\_\_\_ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

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 \_\_\_\_\_

NOTES:

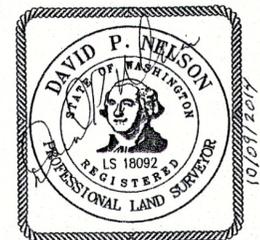
- 1. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABUT THE EXTERIOR PLAT BOUNDARY AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS 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 THE KITITAS 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. 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 KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. KITITAS 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 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.



NOTE:

THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-553-4344



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_ 20\_\_ AT \_\_\_ M.
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 PHOENIX UNITED PROPERTIES, LLP
IN OCT. 2014
DAVID P. NELSON
DATE 10/29/2014
CERTIFICATE NO. 18092



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

SUN DOG SHORT PLAT

Table with 3 columns: DWN BY, CHKD BY, DATE, SCALE, JOB NO., SHEET. Includes G. WEISER, D. NELSON, 10/2014, N/A, 14039, 2 OF 2.