VICINITY MAP RODNEY T. DUNN ESTATE SHORT PLAT No. 3 TRACT 2, SECTION 34, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. (A PORTION OF T.L. 20-15-3424-0011) KITTITAS COUNTY SHORT PLAT No. 95-12 SO. CLE 33 34 CENTER OF SEC. 34-20-15 (R&C#11715-11/95) S89'57'50"E 2650.44' (TOTAL) 1325.22' CHICAGO MILWAUKIE & ST. PAUL & ST (AUGUST, 1994) 1325.22 Tract 1-Portion of T.L. 7420 1-101100 of 1.L. 20-15-3424-0011 Rodney T. Dunn RTUX Rt. 4 Box 133 Cle Elum, WA 38922 MCINITY MAP **APPROVALS** 0-15-3424-0023 SOUTH CLE ELUMdney T. Dunn ETUX 4 Box 133 Elum, WA 98922 KITTITAS COUNTY DEPT. OF PUBLIC WORKS EXAMINED AND APPROVED THIS 15 5 LOT 3 3.7 ACRES LOT 4 DIRECTOR, DEPARTMENT OF PUBLIC WORKS 3.7 ACRES © CURVE DATA △=40°05′25″ R=410.19′ L=287.01′ -60'x60' 6.1 ACRES J.U.D.E. CERTIFICATE OF COUNTY PLANNING DIRECTOR O' UTILITY ESMT. I HEREBY CERTIFY THAT THE ROOMEY T. DUMN BHORT PLAT NO.3 , HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIYE PLAN OF THE KITHTAS COUNTY PLANNING COMMISSION. Tract 3-Portion of T.L. 20-15-3424-0011 S40'09'17"E 20-15-3424-0011 Rodney T. Dunn ETUX Rt. 4 Box 133 Cle Elum, WA 98922 CALC. LOT 1 26 37 7.7 ACRES 60'y60' MERIDIAN: NAD83 (DEA-GPS) J.U.D.E. KITTITAS COUNTY PLANNING DIRECTOR DATE 20-15-34-30-0021 CURVE DELTA RADIUS LENGTH C1 02'00'40" 756.21' 26.54' C2 06'55'42" 756.21' 91.44' C3 08'54'32" 756.21' 117.58' C4 1718'35" 380.19' 114.86' Retcher P. Barnes 11428 142nd Av. SE Renton, WA 98056 CERTIFICATE OF COUNTY HEALTH DEPARTMENT S47'50'02"W S89'49'13"W SCALE: 1"=200" I HEREBY CERTIFY THAT THE ROOMEY T. DUMN SHORT PLAT "3 . HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DO MEET AND COMPLY WITH ALL REQUIREMENTS OF 33.46 20-15-33-40-0008 G. L. Russell HC 60 Box 11215 Cle Sturn, WA 98922 © CURVE DATA △=17'50'55" R=716.21' 20-15-34-0005 Werritt D. Dupuis HC 60 Box 11190 Cle Mum. WA 98922 THE COUNTY HEALTH DEPARTMENT. L=223.11 PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY 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 LOTS WITHIN THIS PLAT. PROSPECTIVE BUYERS ARI 20-15-34-30-0022 (AUG. 1994) 33 11428 142nd Au SE Renton, VA 98056 5200 1-1/2"IP -JROED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPT. ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS. John Wolfer ATTITUS COUNTY HEAVITH OFFICER LEGAL DESCRIPTION 1. BEARINGS ARE ON LAMBERT MERIDIAN (NAD83) — WASHINGTON SOUTH 20NE BASED ON HOLDING NORTH 8946 20" WEST FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 39 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS, PAGES 151-1657. TRACT 2 OF THAT CERTAIN SURVEY RECORDED NOVEMBER 15, 1994 UNDER AUDITOR'S FILE NO. 576938 AND FILED IN BOOK 20 OF CERTIFICATE OF KITTITAS COUNTY TREASURER SURVEYS, PAGE 147, RECORDS OF KITTITAS COUNTY, STATE OF I HEREBY GERTIFY THAT THE TAKES AND ASSESSMENTS ARE PAID FOR THE PRECEDENING YEARS IN WHICH THE WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANDE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON. SURVEYS, PAGES 151-1557. SURVEYS, PAGES 151-1557. CONTROLLIME SECTION CORNERS WERE TIED IN NOVEMBER 1993 AND AUGUST, 1994 IN ACCORDANCE WITH WAC 332-190. SECTION SUBDIVISION IS BASED ON THE RECORD OF SURVEY FILED IN BOOK 4 OF SURVEYS, PAGE 74 AND ROTATED INTO PROJECT MERIDIAN, THE EXCEPTION IN THE NORTHEAST CORNER OF THE PAGCEL IS SHOWN BASED ON HOLDING MONUMENTATION RECOVERED FROM THE ORIGINAL SURVEY. 4. THE REFIEL OF WAY FOR WESTSIDE ROAD HAS BEEN CALCULATED FROM THE RIGHT OF WAY PLANS ON FILE WITH THE KITTITAS COUNTY DEPARMENT OF FUBILIT WORKS AND THE DEED FILED IN VOLUME 332, PAGES 815-820. PLAT IS NOW FILED. 20:-15-3424-001/ 12/11/97 DATE AUDITOR'S CEREFICATE FRED FOR RECORD AT THE REQUEST OF THE KITTITAS COUNTY BOARD OF COMMISSIONERS, THIS I'M DAY OF DECEMBER. THIS THE AT HER ALM, IN VOLUME FOR THE ATTEMPT OF PLATS, AT PAGE(S) ATTEMPT RECORDS KITTITAS COUNTY, MASSINGTON. Benert Mr. allenbough by an INDEX LOCATION: SEC. 34 T.20N, R.15E., W.M. SURVEYOR'S CERTIFICATE LEGEND 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 REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUIREMENTS OF THE SURVEY RECORDS OF THE RESULTS OF T SECTION CORNER (DESC.) QUARTER CORNER (DESC.) MONUMENT IN CASE FOUND MONUMENT (DESC.) Certificate No... 16915 SET S" BRASS CAP (LS#16915) SET 1/2" REBAR & CAP (LS#16915) OWNER: RODNEY T. DUNN ETUX AGENT: EASTSIDE CONSULT. c/o DIGBY GRANGER 51E EAST FIRST STREET ALPINE LAND CO. CLE ELLIM, WA. 98922 220 E. 1nt STREET (509) 674-7433 CLE ELLIM, WH. 98922 ALLEN LANG, P.E. (509) 674-5522 9. Due to soil CONDITIONS ALTERNATIVE SEPTIC SYSTEMS WILL BE SET HUB & TACK (LINE STAKE) REQUIRED ON ALL FOUR HOTE, (SUB) 074-5522 TOTAL ACRES 21.28 ACRES PROPOSED LOTS: 4 EQIST. ZONING: WATER SOURCE: COMMUNITY WELL SYSTEM SEWER SYSTEM: SEPTIC TANKS ROAD ACCESS: COUNTY (MAINTAINED) EASTSIDE CONSULTANTS, INC. ENGINEERS-SURVEYORS 945253P 1/31/95 516 EAST FIRST CLE ELUM WA 98922 PHONE (509)674-7433

Receiving No.

VICINITY MAP SO. CLE ELUM **APPROVALS** KITTITAS COUNTY DEPT. OF PUBLIC WORKS EXAMINED AND APPROVED THIS 15th DIRECTOR, DEPARTMENT OF PUBLIC WORKS CERTIFICATE OF COUNTY PLANNING DIRECTOR I HEREBY CERTIFY THAT THE RODNEY T. DUNN SHORT PLAT No. 5 , HAS BEEN EXAMINED BY ME AND I FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITHTAS COUNTY PLANNING COMMISSION.

CERTIFICATE OF COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE RODNEY T. DUNN SHORT PLAT *3 . HAS BEEN EXAMINED BY ME AND I FIND THAT THE SEWAGE AND WATER SYSTEM HEREIN SHOWN DO MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

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

ANTITIAS COUNTY HEAVITH OFFICER

KITTITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITTITAS COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEEDING YEARS IN WHICH THE PLAT IS NOW FILED. 20-15-3424-0011

12/11/97 DATE KITTITAS COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE KITITAS COUNTY BOARD OF COMMISSIONERS, THIS LE DAY OF DESCRIPTION OF PLATS AT PRACE(S) FROM RECORDS KITITAS COUNTY, MASSINGTON.

Benert Mr. allenbough by awiff

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. RODNEY T. DUMN ESUR.

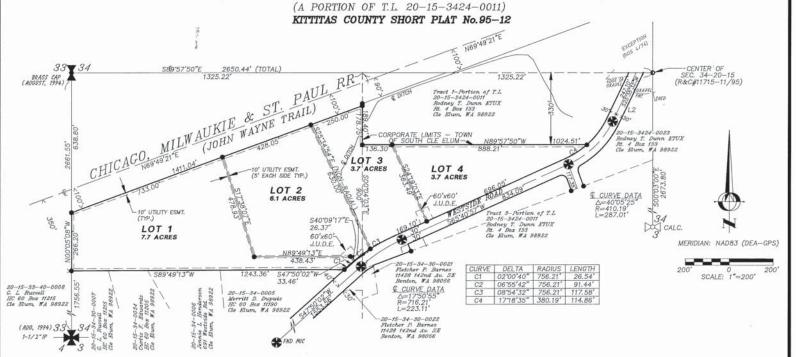
Certificate No. 16915

OWNER: RODNEY T, DUNN ETUX AGENT: EASTSIDE CONSULT. 67 J. DIGBY GERMAGER 516 EAST RIRGT STREET ALPINE LAND CO. 220 E. 1 at STREET (509) 674-7433 CLE ELUM, WA. 98922 ALLEN LANG, P.E. (509) 674-5322

TOTAL ACRES: 21.28 ACRES PROPOSED LOTS: 4 OSED LOTS:
. ZONING:
R SOURCE: COMMUNITY WELL SYSTEM
R SYSTEM: SEPTIC TANKS
ACCESS: COUNTY (MAINTAINED)

RODNEY T. DUNN ESTATE SHORT PLAT No.

TRACT 2, SECTION 34, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M.



NOTES:

NOTES:

1. BEARINGS ARE ON LAMBERT MERIDIAN (NAD88) — WASHINGTON SOUTH SOME BASED ON HOLDING NORTH 89'16'20" WEST FOR THE SOUTH LINE OF THE SOUTHWEST FURSTER OF SECTION 39 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 17 OF SURVEYS. PAGES 15-1557.

2. CONTROLLING SECTION CORNERS WERE TIED IN NOVEMBER, 1998 AND AUGUST, 1994 IN ACCORDANCE WITH WAS 528-190.

3. SECTION SUBDIVISION IS BASED ON THE RECORD OF SURVEY FILED IN BOOK 4 OF SURVEYS. PAGE 74 AND ROTATED INTO PROJECT MERIDIAN. THE EXCEPTION IN THE NORTHEAST CORNER OF THE PARCEL IS SHOWN BASED ON HOLDING MONTHMENTATION RECOVERED FROM THE ORIGINAL SURVEY. 4 THE RIGHT OF WAY FOR WESTSIDE ROAD HAS BEEN

CONNEX OF THE PARKEL IS SHOWN BASED WILL SURVEY.

4. THE RIGHT OF WAY FOR WESTSIDE ROAD HAS BEEN CALCUARD FROM THE ROITO OF WAY FOR WESTSIDE ROAD HAS BEEN CALCUARD FROM THE RIGHT OF WAY PLANS ON FILE WITH THE KITTIAS COUNTY DEPARMENT OF PUBLIC WORKS AND THE DEED FILED IN VOLUME 332, FACES 816-820.

5. PER RCW 17.10.140 LAND OWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTIAS COUNTY NOXIOUS WEED BOARD RECOMMENDS HAMEDIATE RESEADING OF AREAS DISTORBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.

6. ACCESS TO PROPOSED LOTS WILL BE LIMITED TO THE JOINT USE DRIVEWAY EASEMENTS (J.U.D.E.) SHOWN. AN ACCESS PERMIT MUST BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.

7. CONSTRUCTION AND MAINTENANCE OF THE JOINT USE DRIVEWAYS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM THEIR USE. ANY FURTHER SUBDIVISION OF THESE LOTS WILL REQUIRE UPGRADING EXISTING ACCESSES TO CURRENT STANDARDS.

UPCRADING EXISTING ACCESSES TO CURRENT STANDARDS.
A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES AS SHOWN. SAID EASEMENTS SHALL ALSO BE USED FOR

9. Due to sail conditions ALTERNATIVE SEPTIC SYSTEMS WILL BE REQUIRED ON ALL FOUR LOTS.

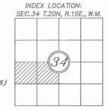
LEGAL DESCRIPTION

TRACT 2 OF THAT CERTAIN SURVEY RECORDED NOVEMBER 15, 1994 UNDER AUDITOR'S FILE NO. 576938 AND FILED IN BOOK 20 OF SURVEYS, PAGE 147, RECORDS OF KITITIAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.



LEGEND

- SECTION CORNER (DESC.)
- QUARTER CORNER (DESC.) MONUMENT IN CASE
- FOUND MONUMENT (DESC.) SET 3" BRASS CAP (LS#16915)
- SET 1/2" REBAR & CAP (LS#16915)
- SET HUB & TACK (LINE STAKE)





EASTSIDE CONSULTANTS.INC.

516 EAST FIRST CLE ELUM, WA 98922 PHONE (509)674-7433

RODNEY T. DUNN ESTATE SHORT PLAT NO. TRACT 2, SECTION 34, TOWNSHIP 20 NORTH, RANGE 15 EAST, W.M. KITTITAS COUNTY SHORT PLAT NO. 95-12

(A PORTION OF T.L. 20-15-3424-0011)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS
That we, the undersigned owners of interest of the herein described property, do hereby declare this plat and dedicate to the public forever all roads and ways shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon no drainage water on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road rights—of—way, or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

IN WITNESS WHEREOF, We have hereunto set our hands and seal this <u>19</u> day of <u>Naverber</u>, A.D., 1995:7

DUNN FAMILY CORPORATION, A WASHINGTON CORPORATION

BY: ARSONAL REPRESENTATIVE BY:

ACKNOWLEDGEMENT

STATE OF WASHINGTON COUNTY OF KITTITAS

THIS IS TO CERTIFY That on this <u>17</u> day of <u>Novertises</u> A.D., 199**5**, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared <u>Reserver</u>. W. <u>Blumer</u>. W. <u>Blumer</u>. to me known to be the PERSONAL REPERSONAL President and

Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and

WITNESS My hand and official seal the day and year first written.

Notary Bublic, in and for the State of Wash, residing at CLE EL 444





RECORDER'S CERTIFICATE

RICHARD R. KITZ Distay Grouger

Severly Malley Loyd Deputy County Auditor SURVEYOR'S CERTIFICATE

Certificate No. 16915

EASTSIDE CONSULTANTS.INC PHONE: (509)674-7433

ENGINEERS-SURVEYORS CLE ELUM, WA. 98922

RODNEY DUNN ESTATE SHORT PLAT NO. 3 SEC 34 TWN 20N P 15F

DEC. 04, 1711. 2011., 1.101.		
DWN BY	DATE	JOB NO.
L.RIGG	8/95	94525
CHKD BY	SCALE	SHEET
R.KITZ	N/A	2 OF 2