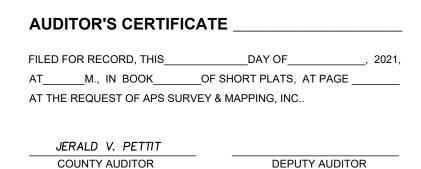
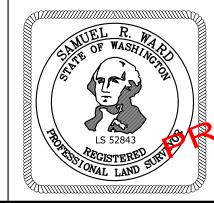
ZIPPERER SHORT PLAT, SP-20-00005 **VICINITY MAP** 20 KCPN-959371 KCPN-516136 N15°07'15"F 144.70' 856.59 29 27 N89°20'40"W 927.97' 28 30' ESMT PER AFN: 30867 & 31476 KCPN-949702 KCPN-949701 LARSON SP KITTITAS CO. NO. SP-04-51 OZBOLT LANE NW1/4 NW1/4 **APPROVALS** KITTITAS CO. KITTITAS COUNTY PUBLIC WORKS EXAMINED AND APPROVED THIS __ _ A.D., 20____ HORIZONTAL DATUM: KITTITAS COUNTY ENGINEER ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON OBSERVATIONS USING THE WASHINGTON STATE REFERENCE NETWORK, WASHINGTON STATE PLANE COORDINATE SYSTEM NAD83/2011 (EPOCH 2010.00), SOUTH ZONE, EXPRESSED IN US SURVEY FEET, GROUND DISTANCES. COMMUNITY DEVELOPMENT SERVICES **SURVEY NOTES:** I HEREBY CERTIFY THAT THE BIG CREEK II SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY. DATED THIS _____ __DAY OF __ _A.D., 20_ THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS KITTITAS COUNTY PLANNING OFFICIAL STANDARDS PER WAC 332-130-090. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MAY OF 2020. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS KITTITAS COUNTY HEALTH DEPARTMENT AT THAT TIME. I HEREBY CERTIFY THAT THE BIG CREEK II SHORT PLAT HAS BEEN EXAMINED AND ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13. COURSE OF THIS SURVEY. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE DATED THIS _ DAY OF ___ __A.D., 20__ FOLLOWING: BOOK H OF SHORT PLATS, PAGE 66 & 67 •BOOK J OF SHORT PLATS, PAGES 13 & 14 •BOOK D OF SHORT PLATS, PAGES 18 & 19 KITTITAS COUNTY HEALTH OFFICER •BOOK A OF SHORT PLATS, PAGES 62 & 63 *BOOK H OF SHORT PLATS, PAGES 193 & 194 BOOK H OF SHORT PLATS, PAGES 191 & 192 *BOOK D OF SHORT PLATS, PAGES 20 & 21 •BOOK 27 OF SURVEYS, PAGES 248 & 249 •BOOK 12 OF PLATS, PAGES 130 THROUGH 132 CERTIFICATE OF COUNTY TREASURER RECORDS OF KITTITAS COUNTY, WASHINGTON. I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PROCEEDING THE ORDINARY HIGH WATER MARK SHOWN HEREON IS BASED UPON YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED. DIRECT FIELD OBSERVATIONS USING WETLAND VEGETATION INDICATORS IN MAY OF 2020. FURTHER INVESTIGATION MAY BE NEEDED TO VERIFY THE LOCATION SHOWN HEREON. DATED THIS DAY OF _A.D., 20___ THE EXTERIOR BOUNDARY OF LOT 1, EARL GENTRY SHORT PLAT, AS SHOWN HEREON, IS BASED ON THE EXISTING BOUNDARY CORNER MONUMENTS SET AS A RESULT OF THAT CERTAIN SURVEY KITTITAS COUNTY TREASURER AS RECORDED IN BOOK H OF SHORT PLATS, PAGES 66 AND 67, RECORDS OF KITTITAS COUNTY. ALL OTHER CORNERS SHOWN FOUND 1/2" REBAR & CAP "LS 16233/18929" ORIGINAL TAX PARCEL NUMBER: 15148 HEREON ARE WITHIN 0.5' OF CALCULATED POSITION UNLESS OTHERWISE NOTED. SET 5/8" REBAR & CAP "LS 52843" SURVEYOR'S CERTIFICATE AUDITOR'S CERTIFICATE

SPF-21-00002 A PORTION OF SECTIONS 21 & 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON SCHMAUS NO. 4 PLAT -BIG CREEK ROAD (PRIVATE) KITTITAS CO. NO. P-07-55 60' ESM'T (AFN 200707270065) FLORA SP KCPN-959370 KITTITAS CO. KCPN-959369 NO. SP-07-04 S89°24'11"E 1054.04' KCPN-953390 LOT 4 KCPN-770434 S0°44'15"W KCPN-953391 +/- 6.131 ACRES ILLUSTRATED. 141.03 (+/- 5.964 ÁCRES WATERWARD O.H.W.M.) NOT VISITED 3 RAIL S89°23'08"E 555.67 WOOD FENCE $\triangleright 0 \triangleleft$ N0°52'48"E TOP 10" WIDE -62.91 IRRIG. LINE S89°14'12"E 531.59' → WELL HEAD SCALE: 1" = 200KCPN-949703 NE1/4 NW1/4 KCPN-21053 LOT 3 8.393 ACRES N89°22'09"W 504.99' -WOOD POSTS (TYP.) 249.47 467.76 S89°23'08"E 717.23' KCPN-17890 KUNZMAN SP KCPN-949593 - 12' 225' NO. SP-03-14 CO. ₩ELL HEAD KITTITAS NO. SP-2 (10.99' EAST GIOVENALE SP OF PROP. LINE) KCPN-826336 KITTITAS CO. LOT 2 NO. SP-79-10 10.001 ACRES -OLD WOOD & KCPN-339134 BARBED WIRE FENCE 2 (6.33' EAST OF PROP. LINE) S89°17'37"E 716.46 KCPN-616334 KCPN-156334 LOT 1 5.000 ACRES KCPN-126334 N89°17'37"W 656.36' 3 STRAND WIRE FENCE INDEX LOCATION SW1/4 NW1/4 SEC. 21, T.20N., R.14E., W.M. KCPN-701336 KCPN-581336 KCPN-721336 | KCPN-711336 MERVOS SP GENTRY SP KITTITAS CO. KITTITAS CO. NO. SP-91-09 NO. SP-91-06 KCPN-571336 S86°29'49"W 60.19 NELSON SIDING ROAD LEGEND (60' WIDE COUNTY RIGHT OF WAY-PAVED ROAD) (28)FOUND 5/8" REBAR & CAP "CRUSE LS 18078" FOUND 1/2" REBAR & CAP "STRAND LS 11715" FOUND 1/2" REBAR & CAP "NELSON LS 18092"





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 JUSTIN & STEPHANIE ZIPPERER, IN MAY OF 2020. Man 7/14/2021 SAMUEL R. WARD, PLS DATE

STATE OF WASHINGTON CERTIFICATE NO. 52843

ZIPPERER SHORT PLAT

SP-20-00005 SPF-21-00002 FOR JUSTIN C. & STEPHANIE N. ZIPPERER

SW1/4 OF SECTION 21 AND NW1/4 OF SECTION 28, T20N, R14E, W.M.

SURVEYED BY: JC DRAWN BY: MAGG CHECKED BY: VW APPROVED BY: SRW APSSM JOB NO.: 1819002 | ACAD NAME: 1819002SP (2018) DATE: NOV. 2020

xceptional Service Has No Boundarie

INDEX LOCATION

SEC. 28, T.20N., R.14E., W.M.

SHEET

OF

13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005 TEL: (425) 746-3200 WWW.APSSM.COM

ZIPPERER SHORT PLAT, SP-20-00005 SPF-21-00002

A PORTION OF SECTIONS 21 & 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT, JUSTIN C. ZIPPERER AND STEPHANIE N. ZIPPERER, HUSBAND AND WIFE, 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 THISDAY OF, A.D., 20
JUSTIN C. ZIPPERER STEPHANIE N. ZIPPERER
<u>ACKNOWLEDGMENT</u>
STATE OF WASHINGTON }
COUNTY OF } ss.
THIS IS TO CERTIFY THAT ON THISDAY OF, A.D., 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED MICK C. SANTA, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT
MY COMMISSION EXPIRES:
DEDICATION
DEDICATION
KNOW ALL MEN BY THESE PRESENT THAT, THE UNDERSIGNED SECURED PARTY FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THISDAY OF, A.D., 20
UNDERSIGNED SECURED PARTY
NAME NAME TITLE TITLE
ACKNOWLEDGMENT
STATE OF WASHINGTON }
} ss. COUNTY OF }
THIS IS TO CERTIFY THAT ON THISDAY OF, A.D., 20, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED
, TO ME KNOWN
TO BE THEAND, RESPECTIVELY, OFBANK, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT
MY COMMISSION EXPIRES:

PROPERTY OWNER:

JUSTIN C. ZIPPERER AND STEPHANIE N. ZIPPERER 311 BIG CREEK ROAD P.O. BOX 971 CLE ELUM, WA 98922-0971

PROPERTY INFORMATION:

PARCEL NUMBER: 15148 MAP NUMBER: 20-14-28059-0001 ACREAGE: 29.525 ACRES LOTS: 4 WATER SOURCE: INDIVIDUAL AND/OR SHARED WELL SEWER SOURCE: ON-SITE SEPTIC SYSTEM DRAINAGE IMPROVEMENTS: NONE PLANNED ZONE: AG-5

EXISTING LEGAL DESCRIPTION:

(PER ALTA OWNER'S POLICY, UNDER POLICY NUMBER OP-35-OR1002-5420723)

LOT 1 OF EARL GENTRY SHORT PLAT, SP-04-46, RECORDED IN BOOK H OF SHORT PLATS AT PAGE(S) 66 AND 67, UNDER RECORDING NUMBER 200506200020, BEING A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 20 NORTH, RANGE 14 EAST, W.M., RECORDS OF KITTITAS COUNTY, WASHINGTON.

ADJOINING PROPERTY OWNERS:

KITTITAS COUNTY PARCEL NUMBER 516136 ROBERT L. KALLIO 17936 NORMANDY TERRACE SW NORMANDY PARK, WA 98166

KITTITAS COUNTY PARCEL NUMBER 959371 MICHAEL F. & VICKI OSBORNE 5823 148TH PL SW EDMONDS, WA 98026

KITTITAS COUNTY PARCEL NUMBER 959370 MICHAEL J. & TAMARA L. KULP P.O. BOX 168 SOUTHWORTH, WA 98386

KITTITAS COUNTY PARCEL NUMBER 959369 JERRY W. & CHERI HARRELL 951 BIG CREEK RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 953390 DIXIE M. & MARK G. SMITH 800 BIG CREEK RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 953391 RICK A. & ALLISON COLEMAN 600 BIG CREEK RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 770434 DANIEL B. & DONNA L. CROWE 590 BIG CREEK RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 949701 CATHERINE E. & FREDERICK B. KUNZMANN 2524 N. ASTOR CT. EAST WENATCHEE, WA 98802

KITTITAS COUNTY PARCEL NUMBER 949702 CATHERINE E. & FREDERICK B. KUNZMANN 2524 N. ASTOR CT. EAST WENATCHEE, WA 98802

KITTITAS COUNTY PARCEL NUMBER 949703 KELSEY NOEL MUELLER 550 STRANGE RD. ELLENSBURG, WA 98926

KITTITAS COUNTY PARCEL NUMBER 21053 KEVIN R. & VIVIAN MORRISON 2218 ARBOR FOREST TRAIL SW MARIETTA, GA 30064

KITTITAS COUNTY PARCEL NUMBER 949593 NADINE P. & PAUL LARSON 8208 N. AUSTIN RD. SPOKANE, WA 99208

KITTITAS COUNTY PARCEL NUMBER 339134 MORGAN FAMILY HOLDING TRUST BILLY D. & SUSAN E. MORGAN 4391 NELSON SIDING RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 616334 JAN M. CAVELIA 4341 NELSON SIDING RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 126334 JAN M CAVELIA 4341 NELSON SIDING RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 701336 ALFRED V. & KATHLEEN L. MONTGOMERY 4281 NELSON SIDING RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 721336 ALFRED V. & KATHLEEN L. MONTGOMERY 4281 NELSON SIDING RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 711336 RONALD T. TROMBLEY, JR. P.O. BOX 672 CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 571336 COREY J. & LISA A. RIEL 50 BIG CREEK RD. CLE ELUM. WA 98922

KITTITAS COUNTY PARCEL NUMBER 156334 STEPHANIE L. HUBER 230 BIG CREEK RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 826336 **BRIAN NASS ETUX** 330 BIG CREEK RD. CLE ELUM, WA 98922

KITTITAS COUNTY PARCEL NUMBER 17890 **KENT & KELLY CHRISTENSEN** 460 BIG CREEK RD. CLE ELUM, WA 98922

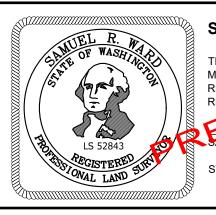
SHORT PLAT NOTES:

- 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 BY 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT MAY ALSO BE USED FOR IRRIGATION.
- 2. ENVIRONMENTAL AND STATUTORY REVIEW MAY BE REQUIRED FOR ALL CURRENT AND FUTURE DEVELOPMENT, CONSTRUCTION, AND IMPROVEMENTS. THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REQUIREMENTS, CODES, AND REGULATIONS. IT IS INCUMBENT UPON SAID APPLICANTS AND FUTURE OWNERS TO INVESTIGATE FOR, AND OBTAIN FROM THE APPROPRIATE AGENCY OR THEIR REPRESENTATIVE, ALL REQUIRED PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, AND/OR IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- 3. 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 AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY
- 4. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- 6. 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.
- 7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- 8. METERING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY CODE CHAPTER 13.35.027 AND **ECOLOGY REGULATIONS**
- 9. THE APPROVAL OF THIS SUBDIVISION 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.

AUDITOR'S CERTIFICATE FILED FOR RECORD, THIS_ DAY OF_ OF SHORT PLATS, AT PAGE ___M., IN BOOK__ AT THE REQUEST OF APS SURVEY & MAPPING, INC.. JERALD V. PETTIT

DEPUTY AUDITOR

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 JUSTIN & STEPHANIE, ZIPPERER, IN MAY OF 2020. War 7/14/2021 AMUEL R. WARD. PLS

STATE OF WASHINGTON CERTIFICATE NO. 52843

ZIPPERER SHORT PLAT

SP-20-00005 SPF-21-00002 FOR JUSTIN C. & STEPHANIE N. ZIPPERER

SW1/4 OF SECTION 21 AND NW1/4 OF SECTION 28, T20N, R14E. W.M.

SURVEYED BY: JC DRAWN BY: MAGG CHECKED BY: VW APPROVED BY: SRW APSSM JOB NO.: 1819002 | ACAD NAME: 1819002SP (2018) DATE: NOV. 2020



TEL: (425) 746-3200 WWW.APSSM.COM

OF 13221 S.E. 26TH STREET, SUITE A , BELLEVUE, WA 98005

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