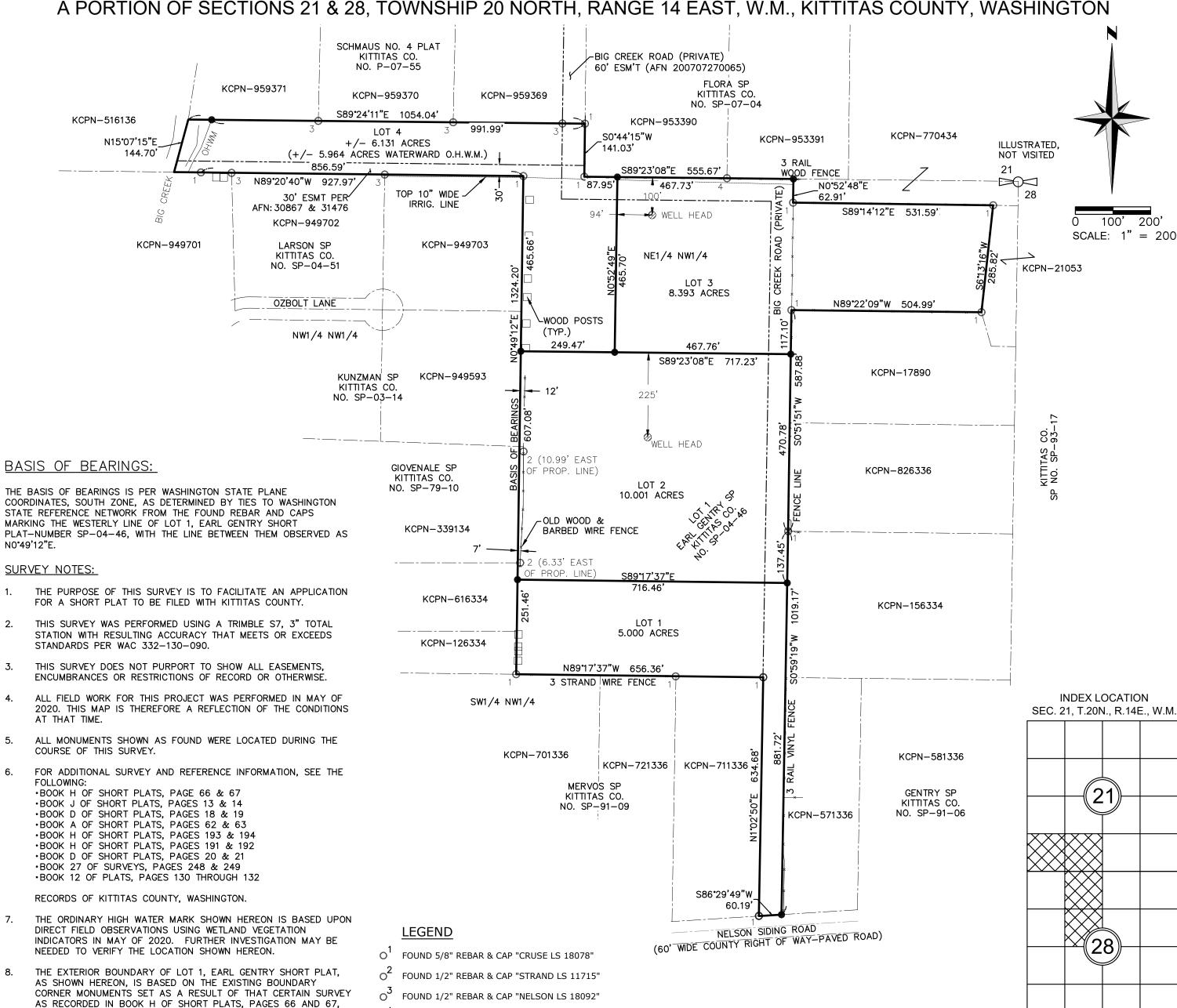
VICINITY MAP 20 29 27 28 **APPROVALS** KITTITAS COUNTY PUBLIC WORKS EXAMINED AND APPROVED THIS _ _ A.D., 20____ KITTITAS COUNTY ENGINEER COMMUNITY DEVELOPMENT SERVICES I HEREBY CERTIFY THAT THE BIG CREEK II SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY DATED THIS _____ __DAY OF __ _A.D., 20_ KITTITAS COUNTY PLANNING OFFICIAL KITTITAS COUNTY HEALTH DEPARTMENT I HEREBY CERTIFY THAT THE BIG CREEK II SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 13. DAY OF __ DATED THIS __A.D., 20__ KITTITAS COUNTY HEALTH OFFICER CERTIFICATE OF COUNTY TREASURER I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PROCEEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED. DATED THIS DAY OF _A.D., 20___ KITTITAS COUNTY TREASURER ORIGINAL TAX PARCEL NUMBER: 15148

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

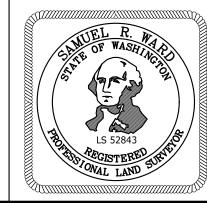


AUDITOR'S CERTIFICATE FILED FOR RECORD, THIS__ _DAY OF__ ____M., IN BOOK____ OF SHORT PLATS, AT PAGE AT THE REQUEST OF APS SURVEY & MAPPING, INC..

DEPUTY AUDITOR

JERALD V. PETTIT

COUNTY AUDITOR



SURVEYOR'S CERTIFICATE

OTHERWISE NOTED.

RECORDS OF KITTITAS COUNTY. ALL OTHER CORNERS SHOWN

HEREON ARE WITHIN 0.5' OF CALCULATED POSITION UNLESS

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.

DATE

SAMUEL R. WARD, PLS

STATE OF WASHINGTON CERTIFICATE NO. 52843

ZIPPERER SHORT PLAT

O⁴ FOUND 1/2" REBAR & CAP "LS 16233/18929"

SET 5/8" REBAR & CAP "LS 52843"

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: AUG. 2021

xceptional Service Has No Boundarie

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

OF

SHEET

INDEX LOCATION

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

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		
ZIPPERER, HUSBAND AND WIF	ESENTS THAT, JUSTIN C. ZIPPERER AND E, OWNERS IN FEE SIMPLE OF THE HEF ARE, SUBDIVIDE AND PLAT AS HEREIN I	REIN DESCRIBED REAL
N WITNESS WHEREOF, WE HA A.D., 20	VE SET OUR HANDS THISDAY OF	
IUSTIN C. ZIPPERER	STEPHANIE N. ZIPPERE	R
ACKNOWLEDGMENT		
STATE OF WASHINGTON	}	
COUNTY OF	} ss. }	
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NITNESS MY HAND AND OFFIC	CIAL SEAL THE DAY AND YEAR FIRST WE	RITTEN.
NOTARY PUBLIC IN AND FOR T	THE STATE OF WASHINGTON	
RESIDING AT		
MY COMMISSION EXPIRES:	·	
DEDICATION		
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N WITNESS WHEREOF, WE HA	AVE SET OUR HANDS THISDAY	OF, A.D.,
INDERSIGNED SECURED PAR	TY	
NAME FITLE	NAME TITLE	
ACKNOWLEDGMENT		
STATE OF WASHINGTON	}	
COUNTY OF	} ss. }	
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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 COMMISSIONERS.
- 4. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 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.

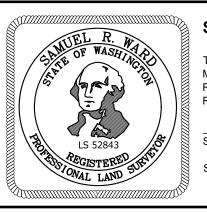
AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS ______ DAY OF ______, 2021,
AT ______M., IN BOOK _____ OF SHORT PLATS, AT PAGE _____
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.

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

DATE: AUG. 2021 APSSM JOB NO.: 1819002 ACAD NAME: 1819002SP (2018)



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