

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS  
 EXAMINED AND APPROVED THIS 16 DAY OF November, A.D. 2021  
 \_\_\_\_\_  
 KITTITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES  
 I HEREBY CERTIFY THAT THE BIG CREEK SHORT PLAT HAS BEEN EXAMINED BY ME AND FOUND TO CONFORM TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.  
 DATED THIS 31 DAY OF August, A.D. 2021  
 \_\_\_\_\_  
 KITTITAS COUNTY PLANNING OFFICIAL

KITTITAS COUNTY HEALTH DEPARTMENT  
 I HEREBY CERTIFY THAT THE BIG CREEK SHORT PLAT HAS BEEN EXAMINED AND DATED THIS 18 DAY OF August, A.D. 2021  
 \_\_\_\_\_  
 KITTITAS COUNTY HEALTH OFFICER

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS IS PER WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, AS DETERMINED BY TIES TO WASHINGTON STATE REFERENCE NETWORK FROM THE FOUND BEAR AND CHS PLAT NUMBER SP-04-44 WITH THE LINE BETWEEN THEM OBSERVED AS N0°49'12"E.

**SURVEY NOTES:**  
 1. THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.  
 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 5" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 352-150-090.  
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL ENCUMBRANCES, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.  
 4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN MAY OF 2020. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.  
 5. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.  
 6. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:  
 -BOOK J OF SHORT PLATS, PAGES 66 & 67  
 -BOOK J OF SHORT PLATS, PAGES 13 & 14  
 -BOOK H OF SHORT PLATS, PAGES 18 & 19  
 -BOOK H OF SHORT PLATS, PAGES 193 & 194  
 -BOOK H OF SHORT PLATS, PAGES 191 & 192  
 -BOOK J OF SHORT PLATS, PAGES 224 & 249  
 -BOOK 12 OF PLATS, PAGES 139 THROUGH 112  
 RECORDS OF KITTITAS COUNTY, WASHINGTON.  
 7. THE ORIGINAL HIGH WATER MARK SHOWN HEREON IS BASED UPON INDICATIONS IN MAY OF 2020. FURTHER INVESTIGATION MAY BE NECESSARY TO VERIFY THE LOCATION SHOWN HEREON.  
 8. THE EXTERIOR BOUNDARY OF LOT 1, EARL GENTRY SHORT PLAT, CORNER MONUMENT SET AS A RESULT OF THIS SURVEY IS SHOWN AS BEING 1.5 FEET FROM THE EXTERIOR BOUNDARY RECORDS OF KITTITAS COUNTY. ALL OTHER CORNERS SHOWN HEREON ARE WITHIN 0.5' OF CALCULATED POSITION UNLESS OTHERWISE NOTED.

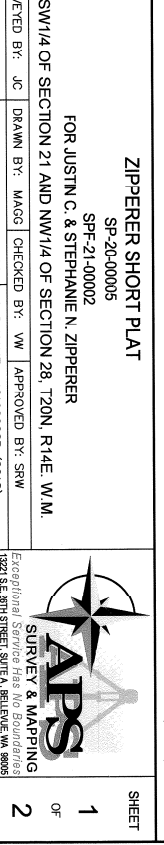
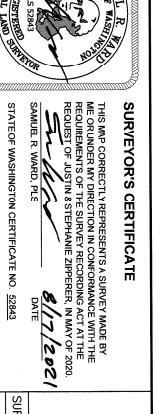
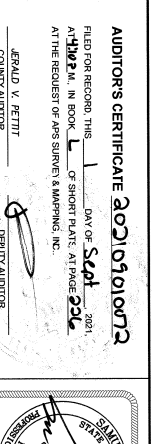
**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE REQUIREMENTS OF JUSTIN C. ZIPPERER, SURVEYOR, IN MAY OF 2020.  
 SAMUEL R. WARD, P.E.  
 DATE: 8/17/2021  
 STATE OF WASHINGTON CERTIFICATE NO. 32983

**CERTIFICATE OF COUNTY TREASURER**  
 I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THE YEARS IN WHICH THE SHORT PLAT IS NOW TO BE FILED.  
 DATED THIS 1 DAY OF September, A.D. 2021  
 \_\_\_\_\_  
 KITTITAS COUNTY TREASURER  
 ORIGINAL TAX PARCEL NUMBER: 11418

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS 20 DAY OF Sept, 2021, AT 10:00 A.M., IN BOOK L OF SHORT PLATS, AT PAGE 236, AT THE REQUEST OF A.S. STRIVEN & MAPPING, INC.  
 \_\_\_\_\_  
 COUNTY AUDITOR

**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: SNW  
 AFSM JOB NO.: 1819002 | ACAD NAME: 1819002SP (2018)

**INDEX LOCATION**  
 SEC. 28 T20N, R. 14E, W.M.  
 SHEET 1 OF 2



1007

# 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 THE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBMIT, AND PLAT AS HEREBY DESCRIBED AND  
WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 11th day of August 2021  
Justin C. Zipperer  
Stephanie N. Zipperer

**ACKNOWLEDGMENT**  
STATE OF WASHINGTON }  
COUNTY OF Kittitas } ss.  
I, the undersigned, a Notary Public, personally appeared Justin C. Zipperer and Stephanie N. Zipperer to me known to be the persons who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act and deed on the 11th day of August 2021 in person.  
WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST WRITTEN.



**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE UNDERSIGNED SECURED PARTY FOR THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE AND PLAT AS HEREBY DESCRIBED  
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS 11th day of August 2021.  
UNDERSIGNED SECURED PARTY  
NAME TITLE  
NAME TITLE  
ACKNOWLEDGMENT  
STATE OF WASHINGTON } ss.  
COUNTY OF Kittitas }  
THIS IS TO CERTIFY THAT ON THIS 11th day of August 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED  
TO ME, THE \_\_\_\_\_ AND \_\_\_\_\_ TO ME KNOWN  
RESPECTIVELY OF \_\_\_\_\_ AND \_\_\_\_\_ BANK AND I ACKNOWLEDGED THAT THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID BANK FOR THE 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 98922-9071

**PROPERTY INFORMATION**  
PARCEL NUMBER: 15148  
ADDRESS: 3205 1/2 RD  
ACRES: 0.2203  
LOTS: 4  
OWNER SOURCE: ORIGINAL AND/OR SHARED WELL  
DRAINAGE IMPROVEMENTS: NONE PLANNED  
ZONE: A03

**EXISTING LEGAL DESCRIPTION**  
(PER ALTA OWNER'S POLICY) UNDER POLICY NUMBER 09-34-CR-1020-5420723  
LOT 1 OF EARL GENTRY SHORT PLAT, SP-04-8, RECORDED IN BOOK H OF 200602020 BINGO 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 9161936  
1738 NORMANDY PARK, WA 98106  
KITTITAS COUNTY PARCEL NUMBER 969771  
MICHAEL F. VADCO OSBORNE  
EDMONDS, WA 98026  
KITTITAS COUNTY PARCEL NUMBER 969370  
MICHAEL J. & TAMARA L. KUP  
P.O. BOX 188  
SCOTTSDOWN, WA 98288  
KITTITAS COUNTY PARCEL NUMBER 969899  
KITTITAS COUNTY PARCEL  
951 BIG CREEK RD  
CLE ELUM, WA 98922  
DIXIE M. & MARK G. SMITH  
KITTITAS COUNTY PARCEL NUMBER 962390  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 963391  
RICK A. & CHELSEA DOLAN  
800 BIG CREEK RD.  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 770424  
5600 BIG CREEK RD.  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 949771  
CATHERINE E. & FREDERICK E. KINZDANN  
EAST WENATCHER, WA 98802  
KITTITAS COUNTY PARCEL NUMBER 949702  
2524 N. ASTOR CT.  
EAST WENATCHER, WA 98802  
KITTITAS COUNTY PARCEL NUMBER 949703  
KELSI SUE MOEL WELLS  
EAST WENATCHER, WA 98802  
KITTITAS COUNTY PARCEL NUMBER 21093  
KEVIN R. & VYAN WOODSON  
1300 W. 1ST AVE. S.W.  
MABLETON, GA 30654

KITTITAS COUNTY PARCEL NUMBER 969933  
8208 N. AUSTIN RD  
SPOKANE, WA 99208  
KITTITAS COUNTY PARCEL NUMBER 191934  
MORRISON FARM HOLDING TRUST  
4991 NELSON SIMONS RD  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 110334  
JAN M. CAVELLA  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 28334  
JAN M. CAVELLA  
4241 NELSON SIMONS RD  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 21336  
ALFRED V. & KATHLEEN L. MONTGOMERY  
4691 NELSON SIMONS RD  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 21336  
ALFRED V. & KATHLEEN L. MONTGOMERY  
4691 NELSON SIMONS RD  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 11336  
RONALD C. THOMAS JR.  
P.O. BOX 972  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 21336  
50965 KISSA HILL  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 95334  
STEPHANIE L. HUBER  
2200 BIG CREEK RD.  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 963396  
350 BIG CREEK RD.  
CLE ELUM, WA 98922  
KITTITAS COUNTY PARCEL NUMBER 7890  
KEVIN J. & BILLY CHRISTENSEN  
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 THE APPLICANT AND/OR ALL FUTURE OWNERS OF ANY LOT OR LOTS WITHIN THIS SUBDIVISION ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE REGULATIONS. THIS INCLUDES BUT IS NOT LIMITED TO FEDERAL, STATE AND LOCAL REGULATIONS. ALL REQUIRED PERMITS, LICENSES AND APPROVALS FROM ALL APPLICABLE AGENCIES MUST BE OBTAINED PRIOR TO DEVELOPMENT OF THIS SUBDIVISION AND IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
  3. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS THE ADJACENT PROPERTY OWNERS AGREE TO MAINTAIN AND PAY FOR THE MAINTENANCE OF SUCH STREETS OR ROADS AND TO COMPLY WITH THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
  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 TRANSPORTATION FOR ALL ACCESS OR EGRESS ON OR OFF THE PROPERTY PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
  7. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY APPROVED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
  8. RETENING IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RESIDENTIAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A RECORD REGULATION.
  9. THAT USE OF WATER UNDER THE GROUND WATER EXPIRATION (RCW 91.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO COMPLIANCE BY THE DEPARTMENT OF ECOLOGY ON A COUNTY OF LAW.

**AUDITOR'S CERTIFICATE 20210101 00072**  
FILED FOR RECORD THIS 1st day of Sept 2021  
AT THE OFFICE OF THE COUNTY AUDITOR  
AT THE REQUEST OF AFS SURVEY & MAPPING, INC.  
GERALD V. PATTI  
COUNTY AUDITOR  
DEPUTY AUDITOR



**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT WITH THE REQUEST OF JUSTIN C. ZIPPERER AND STEPHANIE N. ZIPPERER. I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON. I AM THE SURVEYOR OF RECORD FOR THIS SURVEY.  
DATE: 8/18/2021  
STATE OF WASHINGTON CERTIFICATE NO. 52983

**ZIPPERER SHORT PLAT**  
SP-20-00005  
SPF-21-00002  
FOR JUSTIN C. & STEPHANIE N. ZIPPERER  
SW 1/4 OF SECTION 21 AND NW 1/4 OF SECTION 28, T20N, R14E, W.M.  
SURVEYED BY: JC DRAWN BY: MAGG CHECKED BY: VW APPROVED BY: SRW  
DATE: AUG. 2021 AFSM JOB NO.: 181902 ACAD NAME: 181902SP (2018)

