

VICINITY MAP



APPROVALS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D. 20____

KITTITAS COUNTY ENGINEER _____

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE MORAZZ ESTATES SHORT PLAT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITTITAS COUNTY PLANNING COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20____

KITTITAS COUNTY PLANNING OFFICIAL _____

KITTITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE MORAZZ ESTATES SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITTITAS COUNTY CODE CHAPTER 11.

DATED THIS _____ DAY OF _____ 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: 35113

AUDITOR'S CERTIFICATE

FILED FOR RECORD, THIS _____ DAY OF _____ 2021, AT _____ IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE REQUEST OF _____, SURVEYOR IN CHARGE OF THE COUNTY AUDITOR.

BRAND V. PERITT

DEPUTY AUDITOR

MORAZZ ESTATES SHORT PLAT, SP-XX-XXXX

SPE-XX-XXXX

WITHIN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KENT RASMUSSEN AND ANNETTE RASMUSSEN, HUSBAND AND WIFE, OWNERS IN FEEL SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBMIT AND PLAY AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D. 20____

KENT RASMUSSEN

ANNETTE RASMUSSEN

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ A.D. 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED KENT RASMUSSEN AND ANNETTE RASMUSSEN TO ME THAT THEY ARE THE OWNERS AS REPRESENTED BY THE FOREGOING CERTIFICATE AND REQUEST TO ME THAT I BE THE FIRST TO RECORD THIS INSTRUMENT AS THE INSTRUMENTS AND TO BE A PARTY TO THE PURPOSES HEREBY MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY COMMISSION EXPIRES _____

PROPERTY OWNER

KENT AND ANNETTE RASMUSSEN

PO BOX 907

SILVERDALE, WA 98583-017

LOTS 5

SHARED WELL

SYSTEM

PLANNED

ZONE: AG-S

EXISTING LEGAL DESCRIPTION

PER STRIUM TITLE GUARANTEE COMPANY ALTA OWNERS POLICY, UNDER POLICY NUMBER 03001-330020

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON, WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER AT WHICH POINT IS THE TRUE POINT OF BEGINNING;

THENCE NORTH 89.40 FEET TO THE SOUTH BOUNDARY OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER, 37.40 FEET;

THENCE NORTH 80.14 FEET;

THENCE NORTH 89.40 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 12;

THENCE WEST 125.00 FEET TO THE WEST LINE OF THE SOUTHWEST CORNER OF SECTION 12;

THENCE WEST 125.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER, 38.20 FEET MORE OR LESS, TO THE POINT OF BEGINNING;

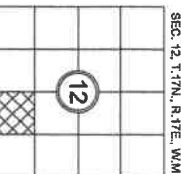
EXCEPT THE RIGHT OF WAY OF THE COUNTY ROAD, AND EXCEPT THE RIGHT OF WAY OF THE KITTITAS RECLAMATION DISTRICT, LATERAL, S. 1/4.

ADJOINING PROPERTY OWNERS

- | | |
|---|---|
| PARCEL NUMBER 63003
JESSICA AND MICHAEL KAPRNER
11002 CEDAR STREET, SATE B
ELLensburg, WA 98926-8272 | PARCEL NUMBER 65113
MICHAEL HOFFMAN ETUX
ELLensburg, WA 98926-8100 |
| PARCEL NUMBER 17779
JOHN KENNETH STERNBERG
6714 MANUASHASH ROAD
ELLENSBURG, WA 98926 | PARCEL NUMBER 13523
KATHLEEN MOYER AND USA WALKER-MOYER
978 W. 1ST PLACE
BELLVIEW, WA 98004-0451 |
| PARCEL NUMBER 15068
JOHN KENNETH STERNBERG
6500 MANUASHASH ROAD
ELLENSBURG, WA 98926-7215 | PARCEL NUMBER 68213
MICHAEL HOFFMAN ETUX
6500 MANUASHASH ROAD
ELLENSBURG, WA 98926 |

SHORT PLAT NOTES:

- A PUBLIC UTILITY EASEMENT TO FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE PROPORTIONATE SHARE OF ANY ALSO BE USED FOR IRRIGATION.
- IMPROVEMENTS, AND ESTATE TORY, REVIEW MAY BE REQUIRED FOR ALL CHANGES AND IN THESE RESERVEMENT, CONSTRUCTION, AND IMPROVEMENTS, THE APPLICANT SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REGULATIONS, CODES, AND ORDINANCES, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND APPROVALS FOR ANY DEVELOPMENT, CONSTRUCTION, IMPROVEMENTS THAT OCCUR WITHIN THE BOUNDARIES OF THE SUBDIVISION.
- KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNLESS SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS AND FORMALLY ADOPTED BY THE KITTITAS COUNTY BOARD OF COUNTY COMMISSIONERS.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM THE USE.
- ANY APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW DRIVEWAY ACCESS OR REPAIRING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROVIDED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
- MAINTENANCE IS REQUIRED FOR ALL NEW USES OF DOMESTIC WATER FOR RECREATIONAL WELL CONNECTIONS AND USAGE MUST BE RECORDED IN A ESTATE RECORD BOOK.
- THE APPROVAL OF THIS SUBDIVISION OF LAND PROVIDES NO GUARANTEE FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBMITTED TO CUMULATIVE BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.



REVIEW DRAFT

MORAZZ ESTATES SHORT PLAT

SP-XX-XXXX
SPE-XX-XXXX
FOR TREVOR & MECHELLE MORAN AND KENT & ANNETTE RASMUSSEN
SW 1/4 OF THE SE 1/4 OF SECTION 12, T. 17N., R. 17E., W.M.

SUBMITTED BY: JC DRAWN BY: SSM CHECKED BY: VW APPROVED BY: SRW
DATE: DEC. 2021 AP-SSM JOB NO.: 2078.002 ACAD NAME: 2078002SP (2019)



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUEST OF TREVOR & MECHELLE MORAN AND KENT & ANNETTE RASMUSSEN, IN DATE OF 2021.

DATE 1/28/2022
SAULER, R. WAARD, PLS

STATE OF WASHINGTON CERTIFICATE NO. 52963

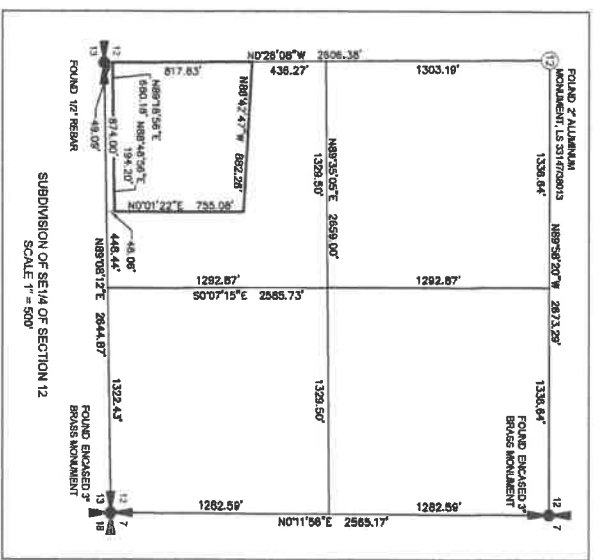
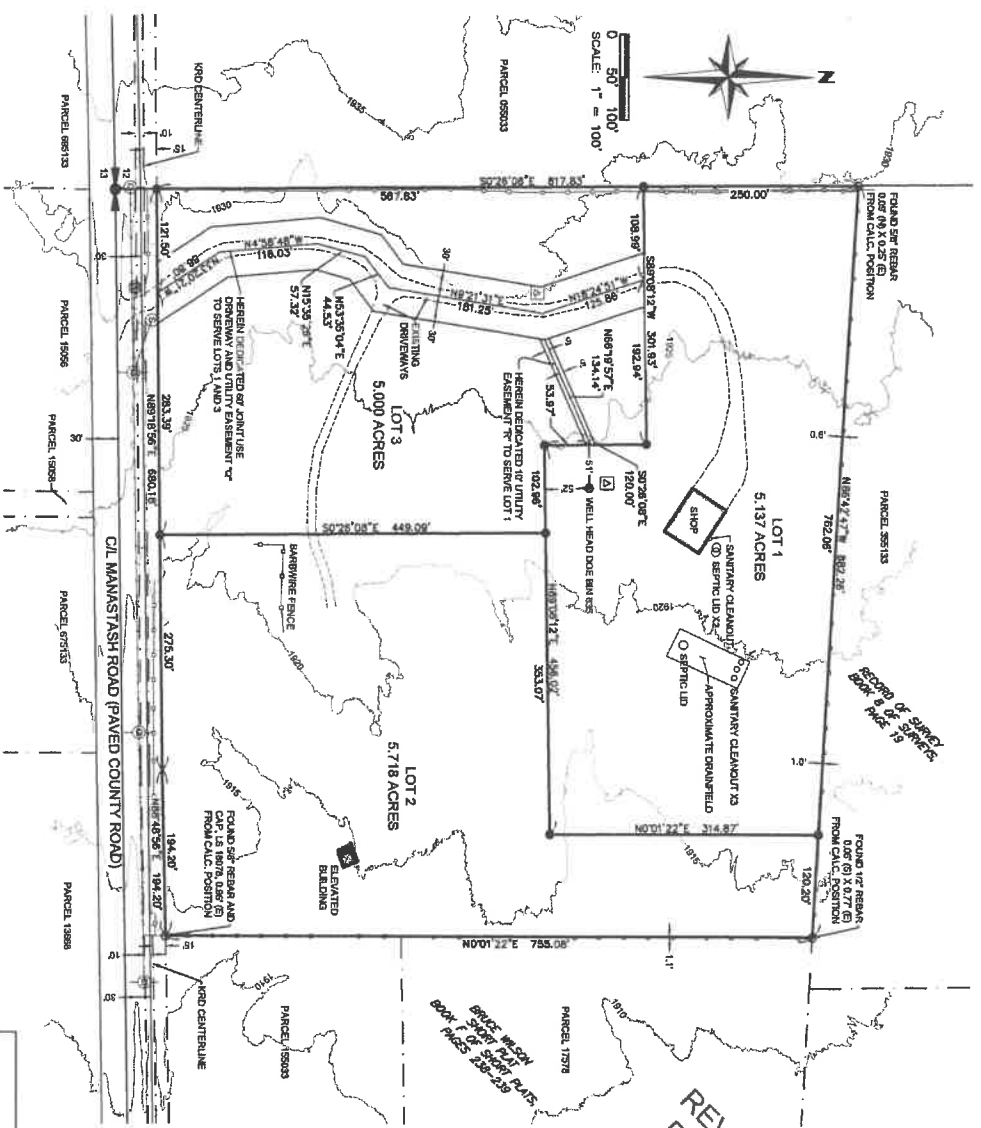


SHEET 1 OF 2

MORAZZ ESTATES SHORT PLAT, SP-XX-XXXXX

SPF-XX-XXXXX

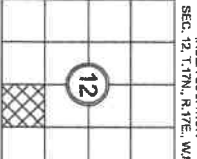
WITHIN THE SW1/4 OF THE SE1/4 OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 17 EAST, W.M., KITTITAS COUNTY, WASHINGTON



- SURVEY NOTES:**
1. THE PURPOSE OF THIS SURVEY IS TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITTITAS COUNTY.
 2. THE SURVEY WAS PERFORMED USING A TRIMBLE 5121 IN CONJUNCTION WITH A TRIMBLE 67, 7" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 320-30-000.
 3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 4. ALL FIELD WORK FOR THIS PROJECT WAS PERFORMED IN SEPTEMBER OF 2021. 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 RECORDS OF KITTITAS COUNTY, WASHINGTON.
 7. UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THE SITE.

LEGEND

+	FOUND SECTION CORNER, AS NOTED
⊕	FOUND QUARTER CORNER, AS NOTED
⊙	FOUND CENTER OF SECTION, AS NOTED
⊗	FOUND REBAR AND CAP, AS NOTED
⊘	FOUND REBAR, AS NOTED
⊙	SET FOR REBAR AND CAP, 1/2" DIA. UPGM APPROXIMATE OF PUL. STATION MARK
⊖	ELECTRICAL TRANSDUCER
⊖	ELECTRICAL METER
—	ELECTRICAL LINE
⊖	SERVICE POLE
⊖	DISTRIBUTION POLE
—	OVERHEAD ELECTRICAL LINES



VERTICAL DATUM:
NAVD 83

COUNTY INTERVAL & FOOT:
THE CORNERS SHOWN HEREON WERE COMPUTED GENERATED FROM WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES UTM DATA.

BASIS OF BEARINGS:
THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (COUNTY ZONE), NAD 83, ADJUSTED, BASED ON THE BEARING BETWEEN CONTROL POINTS STATION 1183 (P.O. 145659) AND STATION 1185 (P.O. 6529) ALL DISTANCES SHOWN HEREON ARE GROUND SCALE MEASUREMENTS. THE SCALE FACTOR (CF) OF 0.999994165 IS MULTIPLY CFS BY GROUND DISTANCES TO OBTAIN GRID DISTANCES.

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 RULES AND REGULATIONS THEREUNDER, AS APPLICABLE TO THIS SURVEY, AND I AM NOT PROVIDING ANY WARRANTY OF ANY KIND, INCLUDING MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR NON-INFRINGEMENT, IN CONNECTION WITH THIS SURVEY.

DATE: 1/26/2022



REVIEW DRAFT

REVIEW DRAFT

MORAZZ ESTATES SHORT PLAT
SP-XX-XXXXX

FOR TREVOR & MECHELLE MORAN AND KENT & ANNETTE RASMUSEN
SW 1/4 OF THE SE 1/4 OF SECTION 12, T. 17N., R. 17E., W.M.

SURVEYED BY: JC DRAWN BY: SBM CHECKED BY: JW APPROVED BY: SRW
DATE: DEC. 2021 APSSM JOB NO.: 207B.002 ACPD NAME: 207B002SP (2018)

APRS
SURVEY & MAPPING

1201 S.E. 21TH STREET SUITE A, BELLEVUE, WA 98005
TEL: (206) 462-0000 WWW.APRS.COM

SHEET 2 OF 2