



MILLER-JERKE FINAL SHORT PLAT
A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.,
KITITITAS COUNTY, STATE OF WASHINGTON

SP-18-00001
FSP-

PROPERTY OWNER:

TERRANCE E. JERKE & PATRICIA A MILLER-JERKE,
AS CO-TRUSTEES OF THE TERRY AND PATRICIA JERKE FAMILY TRUST
7432 LOWER PECH POINT ROAD
CLE ELUM, WA 98922-9830

PROPERTY INFORMATION:

PARCEL NO.: 816534
MAP NO.: 19-16-05040-0005
ACREAGE: 11.71 ACRES (ASSESSOR) - 11.98 ACRES (SURVEYED)
LOTS: 2
WATER SOURCE: SHARED WELL
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELD
ZONE: AG-5

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY POLICY NO. 72156-46303939:

THE EAST 519 FEET OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, LING SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF LOWER PECH POINT ROAD AND NORTHERLY OF THE NORTHERLY BOUNDARY LINE OF INTERSTATE HIGHWAY NO. 90;

EXCEPT:

1. THE SOUTHERLY 20 FEET, THEREOF;
2. THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST W.M., KITITITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 02°23'10" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER, 604.80 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF INTERSTATE HIGHWAY 90 AND THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 82°33'45" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY LINE, 10.59 FEET; THENCE NORTH 01°21'10" EAST 1021.53 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF LOWER PECH POINT ROAD; THENCE SOUTH 88°46'20" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE, 32.47 FEET, MORE OR LESS, TO SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 02°35'19" WEST, ALONG SAID EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER, 1020.22 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

ADJACENT PROPERTY OWNERS:

- KITITITAS COUNTY PARCEL NO. 705436
ONDY E & JAMES F HEWITT
6916 131ST AVE SE
BELLEVUE WA 98008-4036
- KITITITAS COUNTY PARCEL NO. 715436
GREGORY A NORTHGUTT
7341 LOWER PECH POINT ROAD
CLE ELUM WA 98922-8928
- KITITITAS COUNTY PARCEL NO. 828634
KITITITAS COUNTY PARCEL NO. 858534
RALPH L & PEULA K GRIFFIN
7420 LOWER PECH POINT ROAD
CLE ELUM WA 98922
- KITITITAS COUNTY PARCEL NO. 952878
KITITITAS COUNTY PARCEL NO. 952879
MICHAEL D & KANDIE BAKER
PO BOX 1134
CLE ELUM WA 98922-2134
- KITITITAS COUNTY PARCEL NO. 954396
MARK & KATHY BLAYLOCK
PO BOX 247
CLE ELUM WA 98922-0247

APPROVALS

KITITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
OF ____ A.D., 20__

KITITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "MILLER-JERKE" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF ____ A.D., 20__

KITITITAS COUNTY PLANNING OFFICIAL

KITITITAS COUNTY HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITITAS COUNTY CODE CHAPTER 13.

DATED THIS ____ DAY OF ____ A.D., 20__

KITITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE SHORT PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF ____ A.D., 20__

KITITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 816534 (19-16-05040-0005)

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITITITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 23 OF SURVEYS, PAGES 40 & 41, AFN: 199712170012
 - BOOK 1 OF SHORT PLATS, PAGES 167 & 168, AFN: 200705110064
 - BOOK 1 OF SHORT PLATS, PAGES 166 & 167, AFN: 200805080025
5. THE FIELD WORK FOR THIS PROJECT WAS PERFORMED DURING DECEMBER 2017. THIS MAP IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME.
6. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED IN DECEMBER 2017 UNLESS OTHERWISE NOTED.
7. THE BASIS OF BEARINGS FOR THIS PROJECT IS S01°21'10"W ALONG THE EASTERN BOUNDARY LINE OF THE PARCEL SHOWN HEREON AS SHOWN ON THAT SURVEY RECORDED UNDER BOOK 1 OF SHORT PLATS, PAGES 167 & 168.

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 SHALL ALSO BE USED FOR IRRIGATION.
2. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITITAS COUNTY ROAD STANDARDS.
4. 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.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. METERING SHALL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
7. THE APPROVAL OF THIS DIVISION 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.
8. ALL WATER PROPOSED TO BE USED MUST BE OBTAINED FROM A WATER BUDGET NEUTRAL SOURCE AND MEET CONDITIONS OF KITITITAS COUNTY CODE 15.335.
9. 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.
10. ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
11. THIS SHORT PLAT EXISTS IN AN AREA WITH TRAFFIC NOISE. DUE TO ITS PROXIMITY TO I-90 IT SHOULD BE EXPECTED THAT TRAFFIC NOISE MAY CONTINUE TO GROW INTO THE FUTURE. AND I-90 MAY NEED TO BE EXPANDED TO ACCOMMODATE FUTURE GROWTH. IF THE PROPERTY OWNER IS CONCERNED WITH TRAFFIC NOISE AFFECTING THIS PROPERTY, IT IS THEIR RESPONSIBILITY TO DAMPEN OR DETECT ANY TRAFFIC NOISE FOR IT.
12. THE SUBJECT PROPERTY IS ADJACENT TO INTERSTATE 90 (I-90), WHICH IS A FULLY-CONTROLLED LIMITED ACCESS FACILITY WITH A POSTED SPEED LIMIT OF 70 MILES PER HOUR. WSDOT HAS ACQUIRED ALL ACCESS RIGHTS TO I-90. DIRECT ACCESS IS PROHIBITED.

KRD NOTES:

1. ACCORDING TO KITITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 4.00 IRRIGABLE ACRES AND LOT 2 HAS NO IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF ____ 20__ AT ____ M.
IN BOOK ____ OF ____ AT PAGE ____ AT THE REQUEST OF

DUSTIN L. PIERCE
SURVEYOR'S NAME

JERALD V. BETTI
County Auditor

Deputy County Auditor



Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230
407 Swiftwater Blvd • Cle Elum, WA 98922 • Phone: (509) 674-7433
Eastern Washington Division

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PREPARED FOR
TERRANCE JERKE & PATRICIA MILLER-JERKE
A PTN OF THE E 1/2 OF THE SE 1/4 OF SECTION 5,
TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M.
KITITITAS COUNTY - WASHINGTON

DWN BY	DATE	JOB NO.
G. WEISER	8/2019	17195
CHKD BY	SCALE	SHEET
M.K.K./D.L.P.	N/A	2 OF 3

