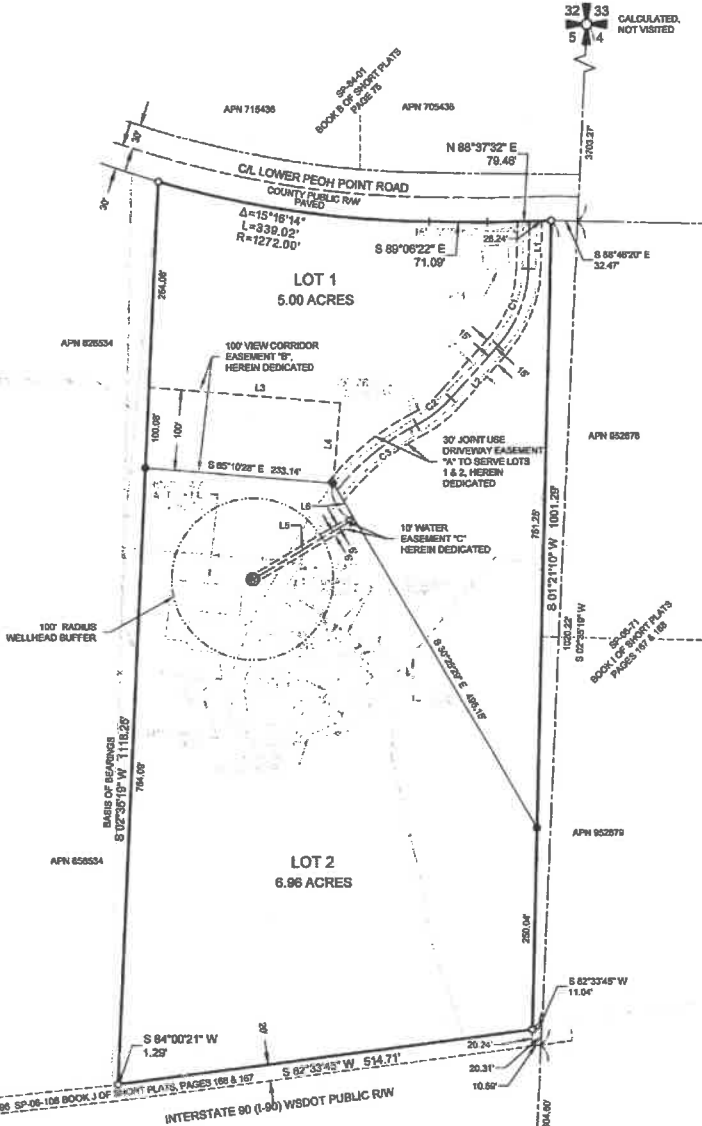
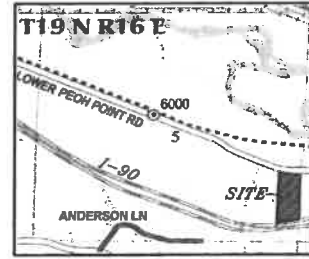


**RECEIVED**  
AUG 01 2019  
Kittitas Co. CDS

**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.,  
KITKITAS COUNTY, STATE OF WASHINGTON

SP-18-00001  
FSP-



**LEGEND**

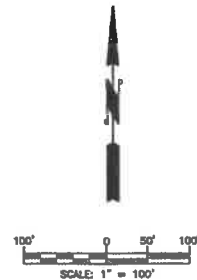
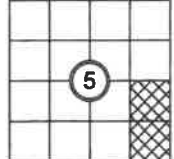
- SECTION CORNER, AS NOTED
- FOUND 1/2" IRON ROD & CAP, LS 18092
- SET 5/8" IRON ROD & CAP, LS 45503
- ASSESSOR'S PARCEL NUMBER

LINE #	DIRECTION	DISTANCE
L1	S 1°05'47" W	88.70'
L2	S 41°49'42" W	96.53'
L3	S 65°10'28" E	237.00'
L4	S 4°49'32" W	100.00'
L5	N 69°34'31" E	160.00'
L6	S 30°26'29" E	51.29'

CURVE #	RADIUS	LENGTH	DELTA
C1	150.00'	104.45'	39°53'55"
C2	190.00'	83.90'	20°36'19"
C3	300.00'	127.30'	24°18'43"



INDEX LOCATION  
SEC. 5 T. 19 N.R. 16 E.W.M.



**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 TERRANCE & PATRICIA MILLER-JERKE IN AUGUST, 2018.

DUSTIN L. PIERCE DATE  
CERTIFICATE NO. 45503

**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  
HERALD V. PETTY  
County Auditor Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 574-7433

**MILLER-JERKE FINAL SHORT PLAT**  
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.,  
KITKITAS COUNTY - WASHINGTON

DWN BY <b>G. WEISER</b>	DATE <b>8/2019</b>	JOB NO. <b>17195</b>
CHKD BY <b>M.K.K./D.L.P.</b>	SCALE <b>1" = 100'</b>	SHEET <b>1 of 3</b>

**RECEIVED**  
AUG 01 2019  
Kittitas Co. CDS

**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.,  
KITTTAS 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 PEOSH POINT ROAD  
CLE ELUM, WA 98922-8930

**PROPERTY INFORMATION:**

PARCEL NO.: 818534  
MAP NO.: 19-16-05040-0005  
ACREAGE: 11.71 ACRES (ASSESSOR) - 11.96 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. 72156-46305939:**

THE EAST 810 FEET OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITTTAS, STATE OF WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF LOWER PEOSH 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., KITTTAS 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°35'07" 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, 101.59 FEET; THENCE NORTH 01°21'10" EAST 1021.53 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY BOUNDARY LINE OF LOWER PEOSH POINT ROAD; THENCE SOUTH 88°48'20" 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°35'07" 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:**

KITTTAS COUNTY PARCEL NO. 705436  
CINDY E & JAMES F HEWITT  
6918 131ST AVE SE  
BELLEVUE WA 98006-4036

KITTTAS COUNTY PARCEL NO. 715436  
GREGORY A NORTHGUTT  
7341 LOWER PEOSH POINT ROAD  
CLE ELUM WA 98922-8928

KITTTAS COUNTY PARCEL NO. 828534  
KITTTAS COUNTY PARCEL NO. 856534  
RALPH L & PAULA R GRIFIN  
7020 LOWER PEOSH POINT ROAD  
CLE ELUM WA 98922

KITTTAS COUNTY PARCEL NO. 828276  
KITTTAS COUNTY PARCEL NO. 952679  
MICHAEL D & KAREN BAKER  
PO BOX 1134  
CLE ELUM WA 98922-2134

KITTTAS COUNTY PARCEL NO. 954386  
MARK & KATHY BLAYLOCK  
PO BOX 247  
CLE ELUM WA 98922-0247

**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 KITTTAS 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 I OF SHORT PLATS, PAGES 167 & 168, AFN: 200705110054
  - BOOK J OF SHORT PLATS, PAGES 166 & 167, AFN: 200805080025

RECORDS OF KITTTAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.

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 I 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 ABOUT 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 KITTTAS 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 KITTTAS 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 KITTTAS 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 90A.44.050) FOR THIS PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT 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 KITTTAS COUNTY CODE 13.35.
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 DEFLECT 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 KITTTAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 4.00 IRRIGABLE ACRES AND LOT 2 HAS 10 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.

**APPROVALS**

**KITTTAS COUNTY PUBLIC WORKS**

EXAMINED AND APPROVED THIS \_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITTTAS 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 KITTTAS COUNTY PLANNING COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITTTAS COUNTY PLANNING OFFICIAL

**KITTTAS COUNTY HEALTH DEPARTMENT**

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

KITTTAS 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\_\_\_\_

KITTTAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 818534 (19-16-05040-0005)

**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. PETTIT**  
County Auditor Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
Eastern Washington Division  
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

**MILLER-JERKE FINAL SHORT PLAT**  
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.,  
KITTTAS 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

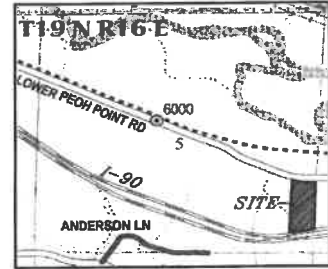




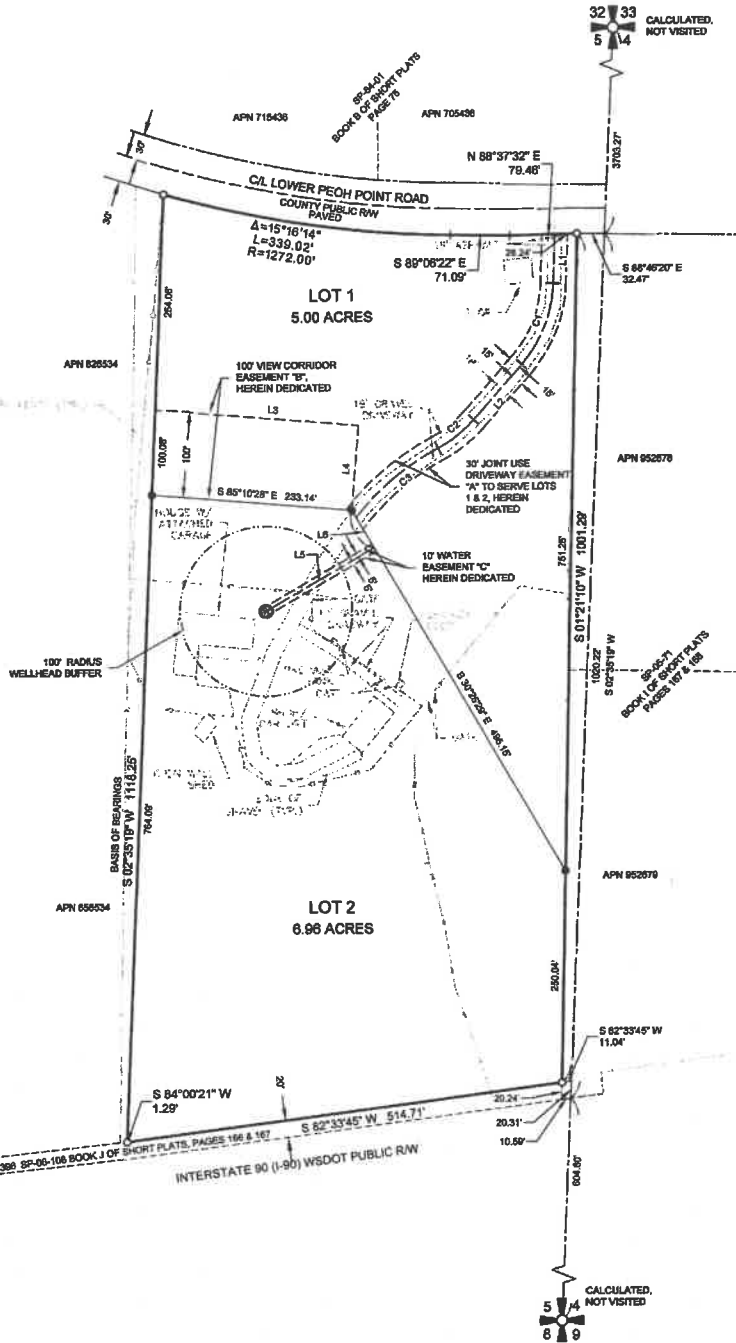
**RECEIVED**  
 AUG 01 2019  
 Kittitas Co. CDS

**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.,  
 KITTITAS COUNTY, STATE OF WASHINGTON

SP-18-00001  
 FSP-



VICINITY MAP - N.T.S.



**LEGEND**

- SECTION CORNER, AS NOTED
- FOUND 1/2" IRON ROD & CAP, LS 16092
- SET 5/8" IRON ROD & CAP, LS 45503
- APN ASSESSOR'S PARCEL NUMBER

**LINE TABLE**

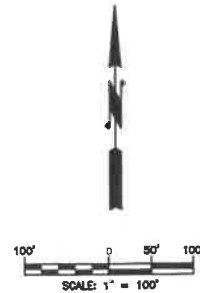
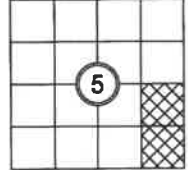
LINE #	DIRECTION	DISTANCE
L1	S 1°55'47" W	68.70'
L2	S 41°49'42" W	86.63'
L3	S 85°10'29" E	237.05'
L4	S 4°48'32" W	100.00'
L5	N 59°34'31" E	150.90'
L6	S 30°28'29" E	61.29'

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA
C1	160.00'	104.45'	39°53'59"
C2	160.00'	53.90'	20°33'11"
C3	300.00'	127.30'	24°18'43"



INDEX LOCATION  
 SEC. 5 T. 19 N.R. 16 E.W.M.



**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. PETTIT  
 County Auditor Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

**MILLER-JERKE FINAL SHORT PLAT**  
 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.  
 KITTITAS COUNTY - WASHINGTON

**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 TERRANCE & PATRICIA MILLER-JERKE IN AUGUST, 2019.

DUSTIN L. PIERCE DATE  
 CERTIFICATE NO. 45503

DWN BY <b>G. WEISER</b>	DATE <b>8/2019</b>	JOB NO. <b>17195</b>
CHKD BY <b>M.K.K./D.L.P.</b>	SCALE <b>1" = 100'</b>	SHEET <b>1 OF 3</b>

**RECEIVED**  
AUG 01 2019  
Kittitas Co. CDs

**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 PEON POINT ROAD  
CLE ELUM, WA 98922-8930

**PROPERTY INFORMATION:**

PARCEL NO.: 816534  
MAP NO.: 19-16-05040-0005  
ACREAGE: 11.71 ACRES (ASSESSOR) - 11.06 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. 72156-46305939:**

THE EAST 819 FEET OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON, LYING SOUTHERLY OF THE SOUTHERLY BOUNDARY LINE OF LOWER PEON 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°35'19" EAST, ALONG THE EAST BOUNDARY LINE OF SAID SOUTHEAST QUARTER, 804.80 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 62°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 PEON POINT ROAD; THENCE SOUTH 88°45'20" 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  
CINDY E. & JAMES F. HEWITT  
6919 131ST AVE SE  
BELLEVUE WA 98006-4036

KITITITAS COUNTY PARCEL NO. 715438  
GREGORY A. NORTHCUTT  
7341 LOWER PEON POINT ROAD  
CLE ELUM WA 98922-8928

KITITITAS COUNTY PARCEL NO. 828534  
KITITITAS COUNTY PARCEL NO. 858534  
RALPH L. & PAULA K. GRIFFIN  
7020 LOWER PEON POINT ROAD  
CLE ELUM WA 98922

KITITITAS COUNTY PARCEL NO. 952878  
KITITITAS COUNTY PARCEL NO. 952879  
MICHAEL D. & KANDI 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

**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 ST. 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 I OF SHORT PLATS, PAGES 167 & 168, AFN: 200705110084
  - BOOK J OF SHORT PLATS, PAGES 166 & 167, AFN: 200805080025

**RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.**

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 I 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 13.35.
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 DEFLECT 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.

**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 (19-18-05040-0005)

**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. PETTIT**  
County Auditor Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 201 • Bellingham, WA 98027 • Phone: (425) 392-0250  
Eastern Washington Division  
407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

**MILLER-JERKE FINAL SHORT PLAT**  
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



**RECEIVED**  
 AUG 01 2019  
 Kittitas Co. CDS

**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.,  
 KITTITAS COUNTY, STATE OF WASHINGTON

SP-18-00001  
 FSP-

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TERRANCE JERKE AND PATRICIA MILLER-JERKE, 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_

\_\_\_\_\_  
 TERRANCE JERKE

\_\_\_\_\_  
 PATRICIA MILLER-JERKE

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 COUNTY OF \_\_\_\_\_ ) s.s.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF  
 WASHINGTON, RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, TERRANCE E. JERKE AND PATRICIA A. MILLER-JERKE, AS CO-TRUSTEES OF THE TERRY AND PATRICIA JERKE FAMILY TRUST, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

\_\_\_\_\_  
 TERRANCE E. JERKE

\_\_\_\_\_  
 PATRICIA A. MILLER-JERKE

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
 COUNTY OF \_\_\_\_\_ ) s.s.

ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THE SAME AS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF  
 WASHINGTON, RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS), SOLELY AS NOMINEE FOR UMPQUA BANK, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

\_\_\_\_\_  
 NAME  
 TITLE

\_\_\_\_\_  
 NAME  
 TITLE

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ ) s.s.

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ AND \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY, OF \_\_\_\_\_ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT \_\_\_\_\_ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF  
 \_\_\_\_\_, RESIDING AT \_\_\_\_\_  
 MY APPOINTMENT EXPIRES \_\_\_\_\_



**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_\_, WA.  
 IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

\_\_\_\_\_  
 SURVEYOR'S NAME  
 JERALD V. PETTIT  
 County Auditor Deputy County Auditor

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250  
 Eastern Washington Division  
 407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

**MILLER-JERKE FINAL SHORT PLAT**  
 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.,  
 KITTITAS COUNTY - WASHINGTON

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