

RAMPART ROW SHORT PLAT

A PORTION OF THE WEST 1/2 OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

PROPERTY OWNER:

EAST PEAK DEVELOPMENT, LLC
A WASHINGTON LIMITED LIABILITY COMPANY
3621 STONE WAY N UNIT E
SEATTLE WA 98103-8050

PROPERTY INFORMATION:

PARCEL NO. 198335
MAP NO. 22-11-15033-0001
4 LOTS
WATER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
SEWER SOURCE: SNOQUALMIE PASS UTILITY DISTRICT
ZONE: P.U.D., COMMERCIAL FOREST, RESIDENTIAL & LAMIRDS TYPE 1

LEGAL DESCRIPTION PER NEXTITLE TITLE & ESCROW COMPANY ORDER NO. NXWA-0321759:

PARCEL 2B OF THAT CERTAIN SURVEY AS RECORDED JUNE 6, 2018, IN BOOK 41 OF SURVEYS, PAGES 144 THROUGH 147, UNDER AUDITOR'S FILE NO. 201806060015, RECORDS OF KITITAS COUNTY, WASHINGTON; BEING A PORTION OF THE WEST HALF OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

SURVEY NOTES:

- THE PURPOSE OF THIS SURVEY IS TO ILLUSTRATE PARCELS AS SHOWN HEREON AND TO FACILITATE SATISFYING THE CONDITIONS FOR APPROVAL FOR AN APPLICATION FOR A SHORT PLAT SUBMITTED SEPARATELY TO KITITAS COUNTY.
 - THIS SURVEY WAS PERFORMED USING A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
 - THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
 - FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 4 OF PLATS, PAGES 36-37, AFN: 341703
 - BOOK 4 OF PLATS, PAGES 44-45, AFN: 345882
 - BOOK 4 OF PLATS, PAGES 63-65, AFN: 350174
 - BOOK 5 OF PLATS, PAGES 18-19, AFN: 354007
 - BOOK 6 OF PLATS, PAGES 45-49, AFN: 387137
 - BOOK 8 OF PLATS, PAGES 4-10, AFN: 485530
 - BOOK 8 OF PLATS, PAGES 149-151, AFN: 199805270017
 - BOOK 20 OF SURVEYS, PAGES 16-17, AFN: 569769
 - BOOK 41 OF SURVEYS, PAGES 73-76, AFN: 201712110032
 - BOOK 41 OF SURVEYS, PAGES 139-142, AFN: 201805240034
 - BOOK 41 OF SURVEYS, PAGES 144-147, AFN: 201806060015
- ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON.
- THE BASIS OF BEARINGS IS ESTABLISHED PER THE FOUND MONUMENTS ALONG THE WEST BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SECTION 15.

HORIZONTAL DATUM:

BEARINGS ON THIS SURVEY ARE REFERENCED TO THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.999877865, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

SHORT PLAT NOTES:

- 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 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
- ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE THE KITITAS COUNTY ROAD STANDARDS.
- 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.
- MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
- ALL DEVELOPMENT MUST COMPLY WITH INTERNATIONAL FIRE CODE.
- 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.
- NO VARIANCES FOR SETBACK ENCROACHMENT SHALL BE APPROVED FOR ANY LOTS CREATED BY THIS SHORT PLAT.
- 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.

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L1	S 88°30'34" E	137.19'
L2	S 0°36'35" W	50.01'
L3	S 14°08'26" E	150.00'
L4	S 89°53'13" E	200.00'
L5	N 13°23'11" E	123.23'
L6	S 26°43'56" W	47.17'
L7	N 89°53'13" W	253.54'
L8	N 0°06'47" E	234.71'
L9	S 89°53'13" E	40.65'
L10	S 34°20'38" E	86.55'
L11	S 14°08'26" E	108.25'
L12	S 14°08'26" E	163.26'
L13	N 72°17'13" E	195.67'
L14	S 89°53'13" E	46.35'
L15	S 14°07'18" E	727.30'
L16	N 17°40'22" W	173.00'
L17	S 72°19'38" W	213.77'
L18	N 31°17'00" W	324.25'
L19	S 88°46'58" W	146.28'
L20	N 14°35'34" W	209.43'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L21	N 40°05'19" E	169.46'
L22	N 14°35'34" W	204.23'
L23	N 75°24'26" E	138.61'
L24	N 56°33'56" E	91.93'
L25	N 33°44'48" W	62.49'
L26	N 89°06'41" W	212.84'
L27	N 14°35'34" W	91.22'
L28	N 89°21'46" W	176.14'
L29	N 33°36'48" W	177.55'
L30	N 47°41'48" W	155.23'
L31	N 71°11'48" W	373.54'
L32	S 47°41'48" E	18.68'
L33	S 57°48'12" W	73.11'
L34	S 33°41'58" E	133.60'
L35	N 54°18'12" E	105.06'
L36	S 47°41'48" E	368.08'
L37	S 89°11'48" E	1234.58'
L38	S 46°16'36" W	1381.86'
L39	S 86°30'57" W	243.11'
L40	N 72°13'05" E	347.61'

LINE TABLE		
LINE #	DIRECTION	DISTANCE
L41	N 34°22'28" E	46.82'
L42	S 88°43'14" W	220.63'
L43	S 47°02'39" E	117.35'
L44	S 46°44'09" E	54.87'
L45	S 17°57'51" E	44.61'
L46	N 72°02'09" E	90.00'
L47	S 17°57'51" E	125.00'
L48	S 8°34'50" E	129.70'
L49	S 72°00'48" W	48.24'
L50	S 17°57'22" E	200.12'
L51	N 71°59'56" E	96.86'
L52	S 17°54'52" E	209.96'
L53	S 17°54'52" E	395.84'
L54	N 56°35'10" E	120.20'
L55	N 33°36'48" W	27.55'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	804.93'	298.50'	21°14'50"
C2	800.00'	66.87'	4°47'21"
C3	220.00'	135.96'	35°24'36"
C4	120.00'	14.47'	6°54'26"
C5	270.00'	95.21'	20°12'12"
C6	20.00'	25.59'	73°18'55"
C7	20.00'	19.09'	54°40'53"
C8	150.00'	143.16'	54°40'53"
C9	300.00'	73.74'	14°05'00"
C10	125.00'	51.27'	23°30'00"
C11	70.00'	191.20'	156°30'00"
C12	431.59'	244.73'	32°29'21"

EASEMENT NOTES

- ① 60 FOOT ACCESS EASEMENT, AFN: 350158
- ② 20 FOOT SEWER EASEMENT, AFN: 351534
- ③ MULTIPLE EASEMENTS, AFN: 551003
- ④ 10 FOOT ELECTRICAL EASEMENT, AFN: 385720
- ⑤ 30 FOOT PARKING EASEMENT, AFN: 485531
- ⑥ 30/24 FOOT INGRESS/EGRESS AND UTILITY EASEMENT, AFN: 384975
- ⑦ 20 FOOT WATER LINE & HYDRANT EASEMENT, AFN: 199810230002
- ⑧ 10 FOOT ELECTRIC UTILITY EASEMENT, AFN: 201011020024
- ⑨ 90 FOOT PARKING EASEMENT, AFN: 485528 & 511066
- ⑩ 20 FOOT WATER UTILITY EASEMENT, AFN: 498432
- ⑪ 20 FOOT SEWER UTILITY EASEMENT, AFN: 484336
- ⑫ NON-EXCLUSIVE EASEMENT FOR SUNDANCE CONDOMINIUMS, AFN: 201511100006 (PROPANE)
- ⑬ 7.0 FOOT UTILITY EASEMENT, PUGET SOUND ENERGY, AFN: 475572
- ⑭ PARKING EASEMENT, AFN: 384974

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



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PREPARED FOR
EAST PEAK DEVELOPMENT LLC
A PORTION OF THE WEST 1/2 OF SECTION 15,
TOWNSHIP 22 NORTH, RANGE 11 EAST, W.M.

KITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
G.W.	02/2020	19026	
CHKD BY	SCALE	SHEET	
M.K.K./D.L.P.	N/A	3 OF 4	