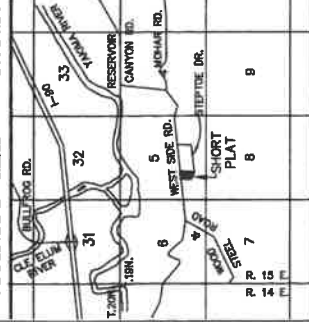


VICINITY MAP - N.T.S.

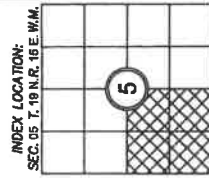


SP-07-119
SPF-

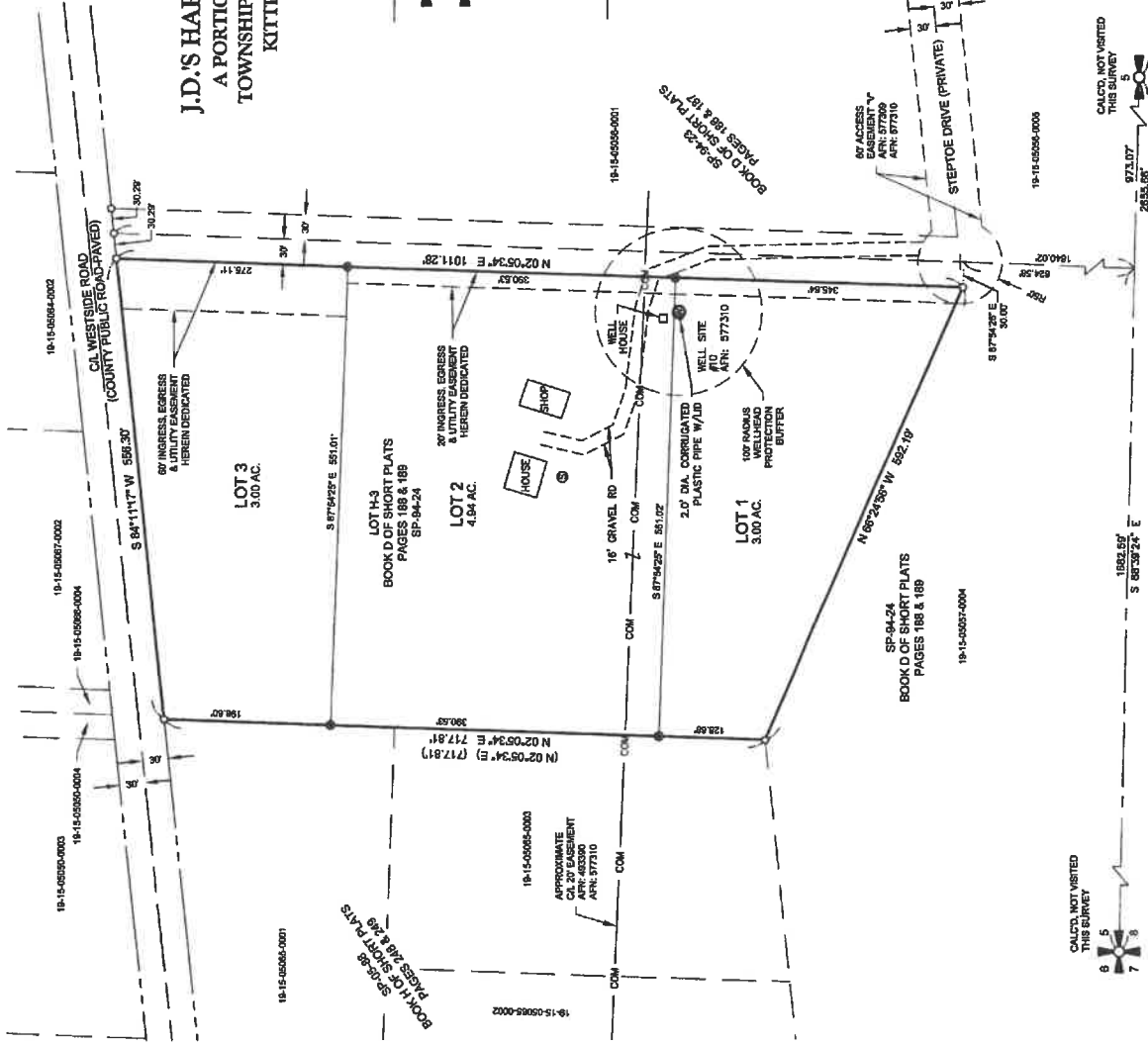
J.D.'S HAPPY HEIGHTS SHORT PLAT
A PORTION OF THE SW 1/4 OF SECTION 5,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND 5/8" IRON ROD & CAP, LSH-18078
- FOUND 1/2" IRON ROD & CAP, LSH-18082
- EXISTING WELL
- SEPTIC LID
- UNDERGROUND COMMUNICATION LINE



INDEX LOCATION:
SEC. 05 T. 19 N. R. 15 E. W.M.



CALCD, NOT VISTED
THIS SURVEY



CALCD, NOT VISTED
THIS SURVEY



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 _____ DATE _____
IN _____ 20____, _____
DUSTIN L. PIERCE
COUNTY AUDITOR

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
RALPH V. PETTIT
County Auditor
Deputy County Auditor

J.D.'S HAPPY HEIGHTS SHORT PLAT
PREPARED FOR
MATT VEEDER
A PORTION OF THE SW 1/4 OF SECTION 5,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY
DWN BY
T.R.G.W.
DATE
08/2020
JOB NO.
07102
CHKD BY
D.N./D.L.P.
SCALE
1" = 100'
SHEET
1 OF 2

Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0230
Eastern Washington Division
407 Stillwater Blvd. • Co. E. Han, WA 98922 • Phone: (509) 674-7433

APPROVALS

KITITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY
OF _____ A.D., 20____
KITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES
I HEREBY CERTIFY THAT THE "J.D.'S HAPPY HEIGHTS" SHORT PLAT HAS BEEN EXAMINED BY ME, AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.
DATED THIS _____ DAY OF _____ A.D., 20____
KITITAS COUNTY PLANNING OFFICIAL

KITITAS COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SHORT PLAT HAS BEEN EXAMINED AND CONFORMS WITH CURRENT KITITAS COUNTY CODE CHAPTER 13.
DATED THIS _____ DAY OF _____ A.D., 20____
KITITAS 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____
KITITAS COUNTY TREASURER
ORIGINAL TAX PARCEL NO.: 10153 (19-15-05057-0003)

SP-07-119
SPF-



J.D.'S HAPPY HEIGHTS SHORT PLAT
A PORTION OF THE SW 1/4 OF SECTION 5,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON

PROPERTY OWNER:
MATT VEEDER
P.O. BOX 7728
SEATTLE, WA 98177

PROPERTY INFORMATION:
EXISTING TAX PARCEL NO.: 0153
EXISTING MAP NO.: 19-15-0097-0003
NUMBER OF LOTS: 3

EXISTING ZONE: RURAL 3
SOURCE OF WATER: GROUP B WATER SYSTEM
SEWER SYSTEM: SEPTIC TANK & DRAINFIELD

ADJACENT OWNERS:

- 19-15-0097-0003
HARRISON BERKEE
8448 SE 47TH PL
MERCER ISLAND, WA 98040
- 19-15-0098-0002
LARRY MARTINIAN
10101 10TH AVE NE
CLE ELIJA, WA 98222
- 19-15-0098-0001
19-15-0098-0003
DAN ROTH
500 CHELAN LANE
SUMNER, WA 98300
- 19-15-0098-0001
RICHARD A. SWANK
2817 QUEEN ANNE AVE N
SEATTLE, WA 98105
- 19-15-0098-0003
19-15-0098-0001
3222 E SAN JUAN
GIG HARBOR, WA 98335
- 19-15-0098-0004
DANIE R. MAHLEN
10101 10TH AVE NE
CLE ELIJA, WA 98222
- 19-15-0097-0003
19-15-0098-0001
500 CHELAN LANE
SUMNER, WA 98300
- 19-15-0098-0001
RICHARD A. SWANK
2817 QUEEN ANNE AVE N
SEATTLE, WA 98105
- 19-15-0098-0003
19-15-0098-0001
3222 E SAN JUAN
GIG HARBOR, WA 98335
- 19-15-0097-0002
TRUSTEE OF DAVID LUMSKEN
P.O. BOX 37
CLE ELIJA, WA 98222

LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY - POLICY NO. 74158-47192004:

LOT 16A OF WEST SIDE HEIGHTS NO. 2 SHORT PLAT, KITTITAS COUNTY SHORT PLAT NO. 89-04-04, AS RECORDED NOVEMBER 29, 1984, IN BOOK D OF SHORT PLATS, PAGES 188 AND 189, UNDER AUDITORS FILE NO. 57310, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

SHORT PLAT NOTES:

1. PER ROW 17.15, LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF WEEDS AND INVASIVE SPECIES ON THE PLAT. LANDOWNERS SHALL MAINTAIN THE PLAT IN A MANNER THAT PRECLUDES 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 KITTITAS COUNTY ROAD STANDARDS.
2. ANY IMPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS PRIOR TO CREATING ANY NEW UTILITY ACCESS OR PERFORMING WORK WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
3. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, EASEMENTS, ACCESSES AND DRIVEWAYS SHALL BE PAID BY THE LANDOWNER SERVING THE LOTS OF THE PLAT AND OF ANY ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
4. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL BE 5 FEET ON EACH SIDE OF INTERIOR LOT LINES. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
5. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
6. PURSUANT TO ROW 19.4.0.0.0, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 6,000 GALLONS PER DAY.
7. KITTITAS COUNTY RELIES ON ITS RECORD THAT A SUPPLY OF POTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW GROUNDWATER WITHIN THE LAND DIVISION.
8. ENTIRE PRIVATE ROADS SHALL ACHIEVE 8% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A SURVEYOR IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
9. KITTITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL THE ROAD MEETS THE STANDARDS OF THE STATE OF WASHINGTON. THE ROAD MEETS CURRENT KITTITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT. THIS REQUIREMENT WILL INCLUDE THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.

SURVEY NOTES:

1. 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 KITTITAS COUNTY.
2. THIS SURVEY WAS PERFORMED USING A NIKON AME 622 TOTAL STATION & TRIMBLE 571 TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332.132.020.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 20 OF SURVEYS, PAGES 383 & 39, 45N, 57N97
 - BOOK D OF SHORT PLATS, PAGES 188 & 189, 45N, 57N97
5. ALL RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY REFERENCED THEREON. THE MONUMENTS FOR THE PARCELS TO BE CREATED BY THIS SHORT PLAT WERE PLACED BY DAVID P. NELSON SURVEYOR. SAID MONUMENTS WERE LOCATED, CHECKED AND ACCEPTED AS THE LOT CORNERS FOR THIS SHORT PLAT.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MATT VEEDER, A MARRIED MAN AS HIS SEPARATE DECLARATION OF INTENT HAS HEREBY DECLARED, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

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

MATT VEEDER

ACKNOWLEDGEMENT

STATE OF _____ S.S.
COUNTY OF _____

ON THIS DAY PERSONALLY APPEARED BEFORE ME _____

TO US KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND WHO HAS BEEN IDENTIFIED TO US AS THE PERSONAL AND 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 _____
MY APPOINTMENT EXPIRES _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____ AT _____ M.
IN BOOK ____ OF _____ AT PAGE ____

DUSTIN L. PIERCE
SURVEYOR'S NAME
HERALD V. RETZIF
County Auditor

Deputy County Auditor



J.D.'S HAPPY HEIGHTS SHORT PLAT

PREPARED FOR
MATT VEEDER
A PORTION OF THE SW 1/4 OF SECTION 5,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.
KITTITAS COUNTY

OWN BY	DATE	JOB NO.
T.R./G.W.	09/2020	07102
CHECK BY	SCALE	SHEET
D.N./D.L.P.	N/A	2 OF 2