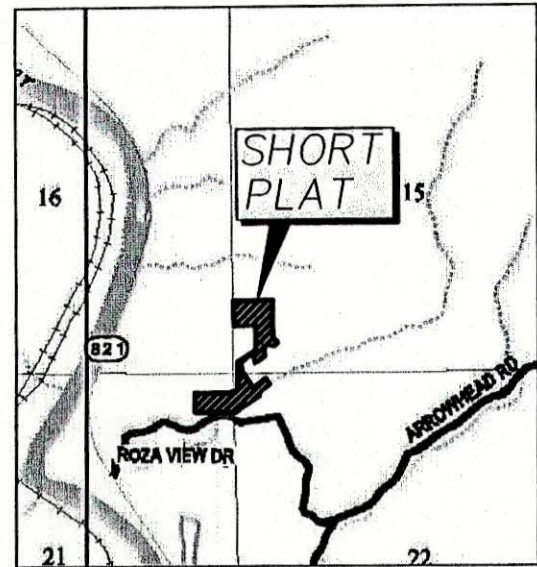


# SIEBER SHORT PLAT

A PORTION OF SECTION 15, 21, AND 22,  
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.,  
KITITAS COUNTY, STATE OF WASHINGTON



VICINITY MAP  
NTS

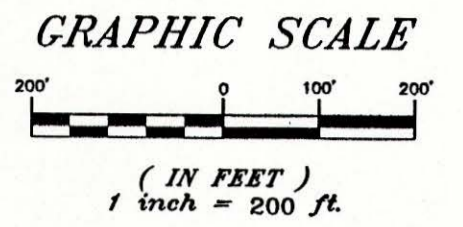
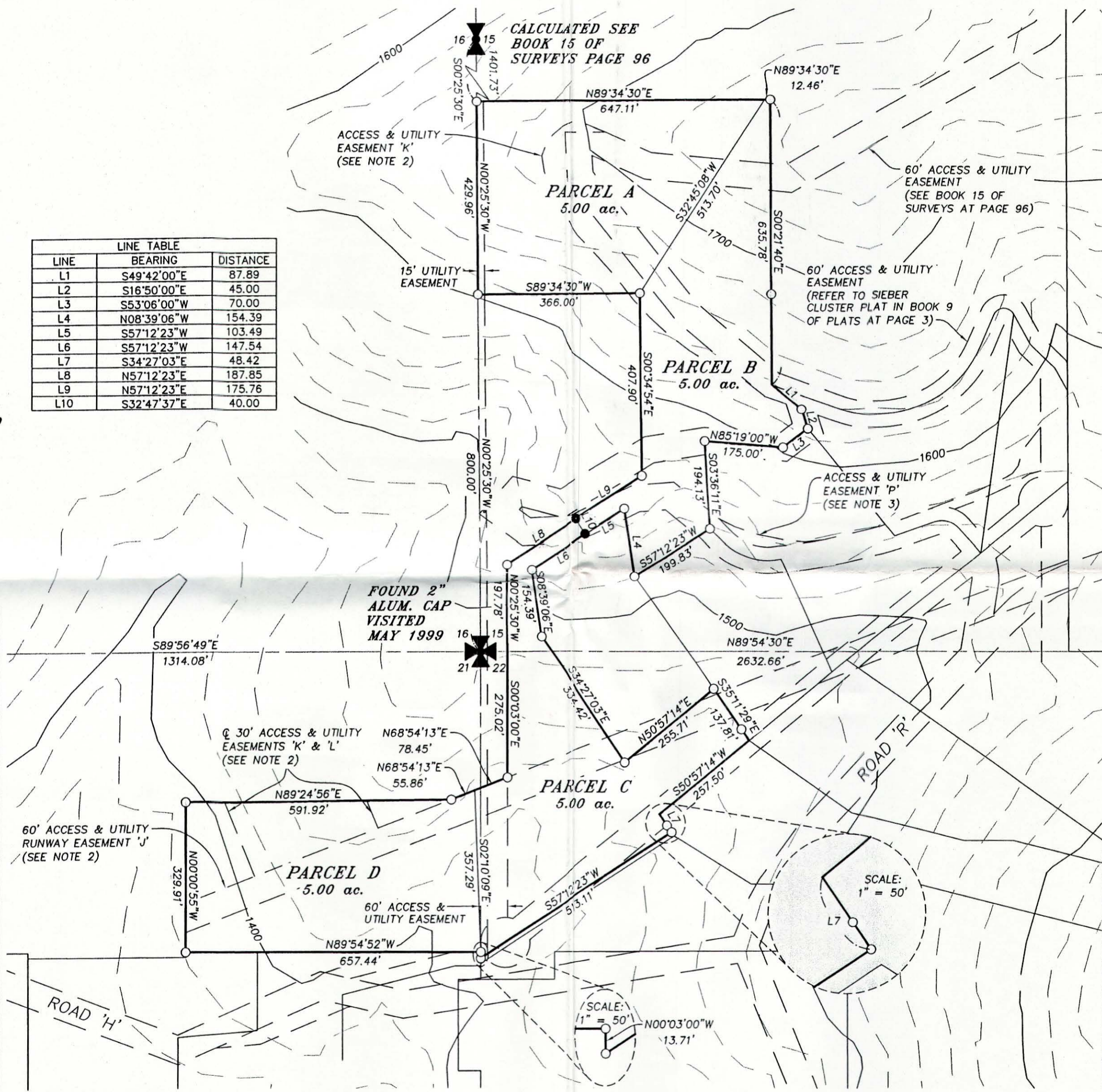
**OWNER:**

**OTTO SIEBER**  
470 ROZA VIEW DR.  
YAKIMA, WA 98901

TAX PARCEL #15-19-15000-0007  
15-19-21000-0024  
15-19-22000-0036

ACREAGE: 20.00 ACRES  
WATER SOURCE: CLASS B  
SEWER SOURCE: SEPTIC & DRAINFIELD  
ZONE: R-5

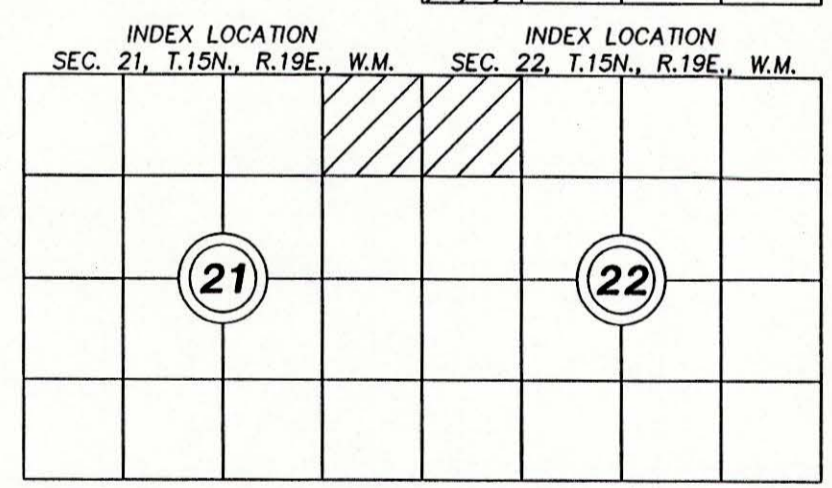
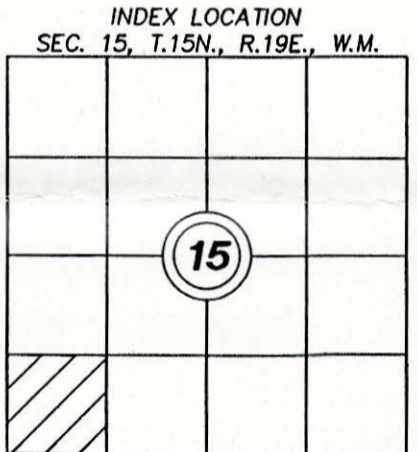
LINE	BEARING	DISTANCE
L1	S49°42'00"E	87.89
L2	S16°50'00"E	45.00
L3	S53°06'00"W	70.00
L4	N08°39'06"W	154.39
L5	S57°12'23"W	103.49
L6	S57°12'23"E	147.54
L7	S34°27'03"E	48.42
L8	N57°12'23"E	187.85
L9	N57°12'23"E	175.76
L10	S32°47'37"E	40.00



**LEGEND**

- SECTION CORNER COMMON TO FOUR SECTIONS
- QUARTER CORNER COMMON TO TWO SECTIONS
- FOUND REBAR & CAP
- SET REBAR & CAP LS#18092

THE CONTOURS SHOWN HEREON WERE APPROXIMATED FROM THE TEANAWAY, WA PROVISIONAL EDITION 1985 USGS SURVEY QUAD MAP. CONTOUR INTERVAL-TWENTY FEET. VERTICAL DATUM: NCVD 29



**APPROVALS**

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS  
EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

DIRECTOR, DEPARTMENT OF PUBLIC WORKS

KITITAS COUNTY HEALTH DEPARTMENT  
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

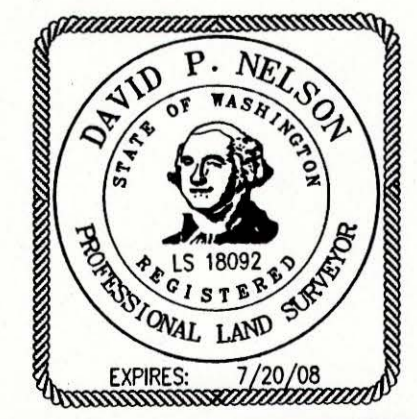
KITITAS COUNTY HEALTH OFFICER

CERTIFICATE OF COUNTY PLANNING DIRECTOR  
I HEREBY CERTIFY THAT THE SIEBER 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., 200\_\_

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS COUNTY TREASURER  
I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ARE PAID FOR THE PRECEDING YEARS AND FOR THIS YEAR IN WHICH THE PLAT IS NOW TO BE FILED.  
PARCEL NO. 15-19-15000-0007, 15-19-21000-0024, 15-19-22000-0036.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 200\_\_

KITITAS COUNTY TREASURER



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 OTTO SIEBER in SEP. 2006.

DAVID P. NELSON DATE  
Certificate No. 18092

RECORDER'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ M in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ at the request of \_\_\_\_\_

DAVID P. NELSON  
Surveyor's Name

JERALD V. PETTIT  
County Auditor

\_\_\_\_\_  
Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

<b>SIEBER SHORT PLAT</b>		
A PTN. OF SEC. 15, 21, AND 22, T.15N., R.19E., W.M. KITITAS COUNTY, STATE OF WASHINGTON		
DWN BY <b>M.FAIOLA</b>	DATE <b>09/2006</b>	JOB NO. <b>06037</b>
CHKD BY <b>D.NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>1 OF 2</b>

# SIEBER SHORT PLAT

## A PORTION OF SECTION 15, 21, AND 22, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON

**NOTE:**  
THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

**Call Before You Dig  
1-800-553-4344**

**EXISTING LEGAL DESCRIPTION:**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 15 AND THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 21 AND THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 22 ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH IS BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00°25'30" WEST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 15, 800.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUING NORTH 00°25'30" WEST, ALONG SAID WEST BOUNDARY LINE OF SAID SECTION 15, 429.96 FEET; THENCE NORTH 89°34'30" EAST 659.58 FEET; THENCE SOUTH 00°21'40" EAST 635.78 FEET; THENCE SOUTH 49°42'00" EAST 87.89 FEET; THENCE SOUTH 16°50'00" EAST 45.00 FEET; THENCE SOUTH 53°06'00" WEST 70.00 FEET; THENCE NORTH 85°19'00" WEST 175.00 FEET; THENCE SOUTH 03°36'11" EAST 194.13 FEET; THENCE SOUTH 57°12'23" WEST 199.83 FEET; THENCE NORTH 08°39'06" WEST 154.39 FEET; THENCE SOUTH 57°12'23" WEST 251.03 FEET; THENCE SOUTH 08°39'06" EAST 154.39 FEET; THENCE SOUTH 34°27'03" EAST 334.42 FEET; THENCE NORTH 50°57'14" EAST 255.71 FEET; THENCE SOUTH 35°11'29" EAST 137.81 FEET; THENCE SOUTH 50°57'14" WEST 257.50 FEET; THENCE SOUTH 34°27'03" EAST 48.42 FEET; THENCE SOUTH 57°12'23" WEST 513.11 FEET; MORE OR LESS, TO THE WEST BOUNDARY LINE OF SAID SECTION 22; THENCE NORTH 00°03'00" WEST, ALONG SAID WEST BOUNDARY LINE OF SAID SECTION 22, 13.71 FEET; THENCE NORTH 89°54'52" WEST 657.44 FEET; THENCE NORTH 00°00'55" WEST 329.91 FEET; THENCE NORTH 89°24'56" EAST 591.92 FEET; THENCE NORTH 68°54'13" EAST 134.30 FEET; THENCE NORTH 00°03'00" WEST 275.02 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY LINE OF SAID SECTION 15; THENCE NORTH 00°25'30" WEST 197.78 FEET; THENCE NORTH 57°12'23" EAST 363.61 FEET; THENCE NORTH 00°34'54" WEST 407.10 FEET; THENCE SOUTH 89°34'30" WEST 366.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING AND TERMINUS OF SAID LINE.

CONTAINING 20.00 ACRES

**SURVEY NOTES**

1. THIS SURVEY WAS PERFORMED USING A NIKON DTM-522 TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FIELD TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
2. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, SEE BOOK 32 OF SURVEYS AT PAGES 2-3, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 32 AT PAGES 2-3.
3. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT TAX PARCEL No. 15-19-15000-0007, 15-19-21000-0024, AND 15-19-22000-0036 INTO 4 SEPERATE PARCELS AS SHOWN HEREON.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
5. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. SAID EASEMENT SHALL BE 10 FEET ALONG ALL EXTERIOR LOT LINES, AND SHALL BE DIVIDED 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
6. 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.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
8. 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.
9. ANY FURTHER SUBDIVISION OF LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
10. ACCORDING TO KCRS 12.11.010, MAILBOX(S) SHALL BE "BREAK-AWAY" DESIGN AND BE APPROVED BY THE U.S. POSTAL SERVICE. SEE WSDOT STANDARD DRAWINGS H-12 SHEET 1-3.
11. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
12. ENTIRE PRIVATE ROAD SHALL ACHIEVE 95% COMPACTION AND SHALL BE INSPECTED AND CERTIFIED BY A LICENSED ENGINEER IN THE STATE OF WASHINGTON SPECIFYING THAT THE ROAD MEETS CURRENT KITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS PLAT.
13. KITITAS COUNTY WILL NOT ACCEPT PRIVATE ROADS FOR MAINTENANCE AS PUBLIC STREETS OR ROADS UNTIL SUCH STREETS OR ROADS ARE BROUGHT INTO CONFORMANCE WITH CURRENT COUNTY ROAD STANDARDS. THIS REQUIREMENT WILL INCLUDE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
14. KITITAS 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.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, OTTO SIEBER, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2006.

\_\_\_\_\_  
OTTO SIEBER

**ACKNOWLEDGMENT**

STATE OF WASHINGTON ) S.S.  
COUNTY OF KITITAS )

THIS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2006, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED OTTO SIEBER, TO BE KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR USES AND PURPOSES THEREIN MENTIONED.

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**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... OTTO SIEBER... in... SEPT... 2006.

DAVID P. NELSON DATE  
Certificate No. 18092

**RECORDER'S CERTIFICATE**

Filed for record this.....day of ..... 20.....at.....M in book.....of.....at page.....at the request of

DAVID P. NELSON  
Surveyor's Name  
JERALD V. PETTIT  
County Auditor Deputy County Auditor

**Encompass**  
ENGINEERING & SURVEYING

108 EAST 2ND STREET  
CLE ELUM, WA 98922  
PHONE: (509) 674-7433  
FAX: (509) 674-7419

**SIEBER SHORT PLAT**

A PTN. OF SEC. 15, 21, AND 22, T.15N., R.19E., W.M.  
KITITAS COUNTY, STATE OF WASHINGTON

DWN BY <b>M.FAIOLA</b>	DATE <b>09/2006</b>	JOB NO. <b>06037</b>
CHKD BY <b>D.NELSON</b>	SCALE <b>1"=200'</b>	SHEET <b>2 OF 2</b>

