

SP-07-??

APPROVALS

RECEIVED JUN 28 2007 KITTITAS COUNTY CDS

KITTITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This ____ day of _____ A.D., 20__.

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "DEHAN" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission. Dated this ____ day of _____ A.D., 20__.

Kittitas County Planning Director

KITTITAS 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., 20__.

Kittitas 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 plat is now to be filed.

Dated this ____ day of _____ A.D., 20__.

Kittitas County Treasurer

ORIGINAL TAX LOT NO. 20-16-25000-0053 (546036)

RECORDER'S CERTIFICATE

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

.....**DAVID P. NELSON**.....
Surveyor's Name

.....**GERALD V. PETTIT**.....
County Auditor Deputy County Auditor

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...**SEAN DEHAN**..... in...**JUNE**.....2007.

[Signature] 06/27/07
DAVID P. NELSON DATE
Certificate No...18092.....

K.C.S.P. NO. 07-??
A PORTION OF NE 1/4 OF THE SE 1/4, SEC. 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M. KITTITAS COUNTY, WASHINGTON

DWN BY D. PIERCE	DATE 6/2007	JOB NO. 07053
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 1 OF 2

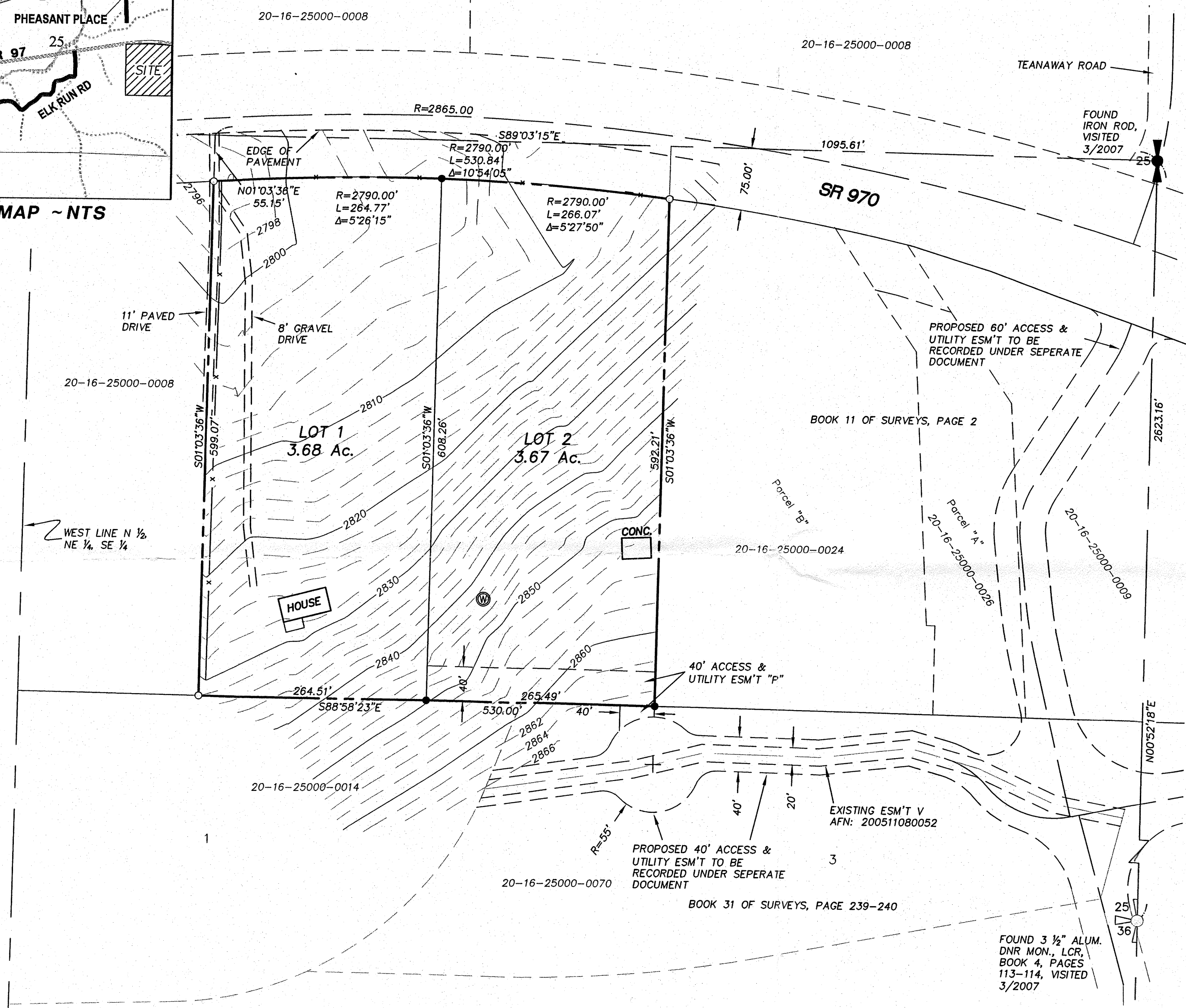
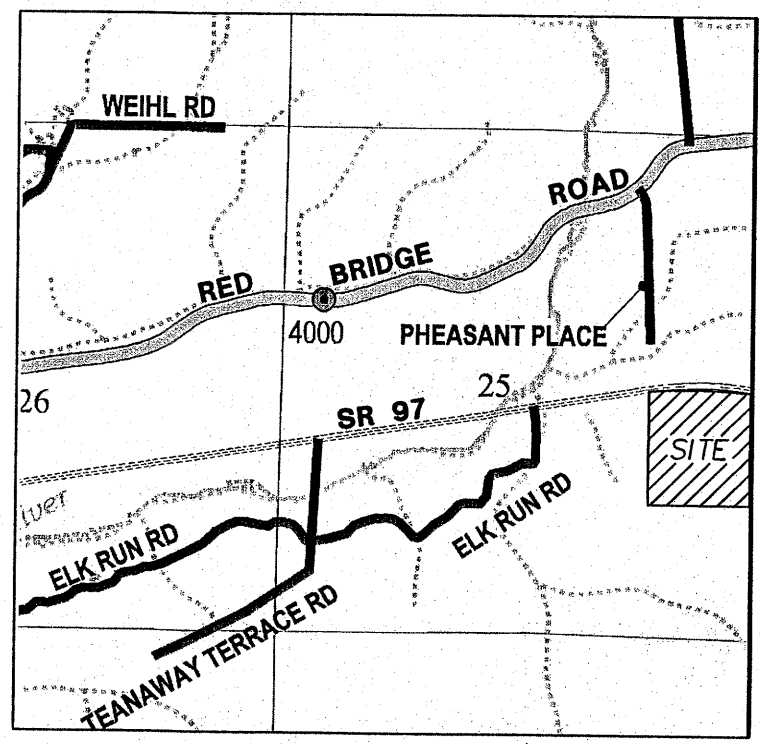


Encompass
ENGINEERING & SURVEYING

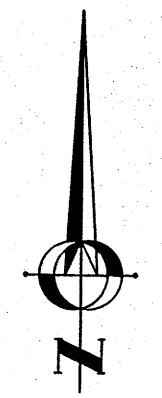
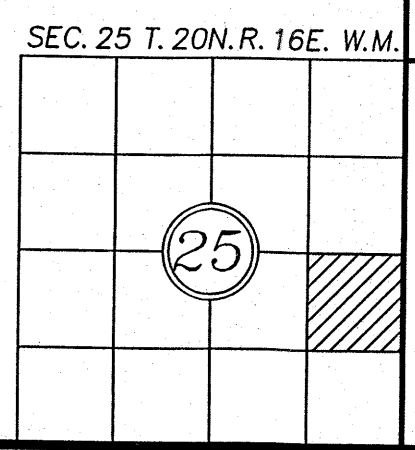
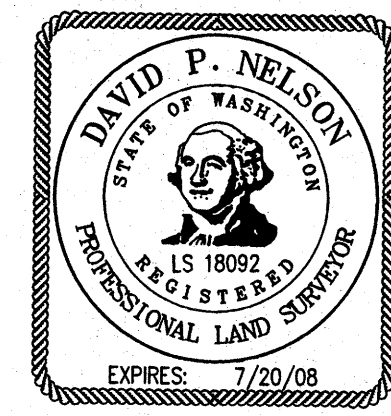
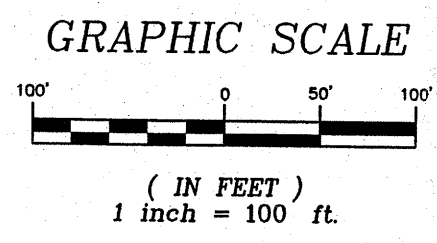
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419

DEHAN SHORT PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON.



- LEGEND**
- CLOSING CORNER, AS NOTED
 - QUARTER CORNER, AS NOTED
 - SET 1/2" REBAR & CAP
 - FND REBAR & CAP
 - WELL
 - FENCE LINE



OWNER:
THAD & LAURA VAUGHN
1501 ELK RUN ROAD
CLE ELUM, WA 98922

EXISTING TAX PARCEL NUMBER: 20-16-25000-0053 (546036)

ORIGINAL PARCEL AREA: 20.12 Ac.

EXISTING ZONE: RURAL 3 (R-3)

SOURCE OF WATER: INDIVIDUAL WELLS

SEWER SYSTEM: SEPTIC & DRAINFIELD

DEHAN SHORT PLAT

**A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 25,
TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.**

EXISTING LEGAL DESCRIPTION:

THE EAST 530 FEET OF THE WEST 740 FEET OF THE NORTH 1/2 IF THE NE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON.

EXCEPT:

1. RIGHT-OF-WAY OF STATE HIGHWAY 2
2. THAT PORTION OF SAID PREMISES CONVEYED BY WARRANTY DEED FROM WILLIAM H. VEZZONI AND PAT VEZZONI, HUSBAND AND WIFE, TO THE STATE OF WASHINGTON, DATED DECEMBER 15, 1976, RECORDED JANUARY 19, 1977, UNDER AUDITOR'S FILE No. 410521.

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 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.
2. 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE CURRENT KITITAS 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. THIS SHORT PLAT DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
6. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
7. 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 THE HARD SURFACE PAVING OF ANY STREET OR ROAD SURFACED ORIGINALLY WITH GRAVEL.
8. 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 BUILDING PERMIT FOR THIS SHORT PLAT.
9. 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.
10. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.

SURVEY NOTES:

1. THE PURPOSE OF THIS DOCUMENT IS TO SUBDIVIDE, BY SHORT PLAT, TAX PARCEL No. 20-16-25000-0053 INTO 4 LOTS AS SHOWN ON SHEET 1 OF THIS SHORT PLAT.
2. THIS SURVEY WAS PERFORMED USING A NIKON NPL-522 SERIES TOTAL STATION. THE CONTROLLING MONUMENTS AND PROPERTY CORNERS SHOWN HEREON WERE LOCATED, STAKED AND CHECKED FROM A CLOSED FILED TRAVERSE IN EXCESS OF 1:10,000 LINEAR CLOSURE AFTER AZIMUTH ADJUSTMENT.
3. FOR SECTION BREAKDOWN, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE THE FOLLOWING:
BOOK 18 OF SURVEYS, PAGE 230, UNDER AUDITOR'S FILE No. 553039
BOOK 19 OF SURVEYS, PAGES 148-149, UNDER AUDITOR'S FILE No. 563721
BOOK 16 OF SURVEYS, PAGES 117-121, UNDER AUDITOR'S FILE No. 527735
BOOK 31 OF SURVEYS, PAGES 239-240, UNDER AUDITOR'S FILE No. 200511080052, RECORDS OF KITITAS COUNTY, STATE WASHINGTON AND THE SURVEYS REFERENCED THEREON.

ADJACENT OWNERS

- | | |
|--------------------------|-----------------------|
| 20-16-25000-0009 | 20-16-25000-0043 |
| 20-16-25000-0014 | GARY W. FLETCHER |
| 20-16-25000-0024 | 101 TEANAWAY ROAD |
| 20-16-25000-0025 | CLE ELUM, WA 98922 |
| 20-16-25000-0070 | |
| THAD A VAUGHN, ETUX | 20-16-25000-0008 |
| 1501 ELK RUN ROAD | BARBARA A SCHOBOR |
| CLE ELUM, WA 98922 | 11080 HIGHWAY 970 |
| | CLE ELUM, WA 98922 |
| 20-16-25000-0011 | 20-16-25000-0044 |
| 20-16-25000-0012 | RICHARD P. HANCOCK |
| JESS J SCHOBOR, TRUSTEES | 391 NELSON CREEK ROAD |
| 11080 HIGHWAY 970 | CLE ELUM, WA 98922 |
| CLE ELUM, WA 98922 | |

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, SEAN DEHAN AND MEGAN DEHAN, AS THEIR SEPARATE ESTATE, OWNER(S) IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DO HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF _____ A.D., 2007.

SEAN DEHAN

MEGAN DEHAN

ACKNOWLEDGEMENT

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

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 _____, 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____

MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FREEDOM MORTGAGE CORPORATION, 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., 2007.

NAME TITLE

NAME TITLE

ACKNOWLEDGMENT

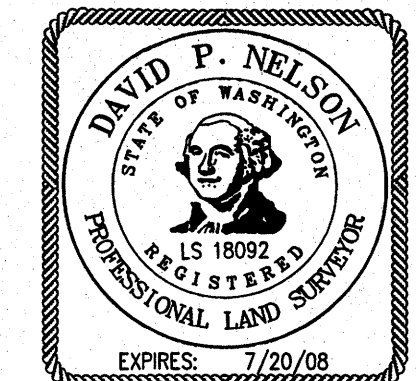
STATE OF WASHINGTON) S.S.
COUNTY OF KITITAS)

ON THIS _____ DAY OF _____, 20_____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ PRESIDENT AND _____ SECRETARY, RESPECTIVELY, OF _____ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND MENTIONED, AND ON OATH STATED THAT _____ AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.

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

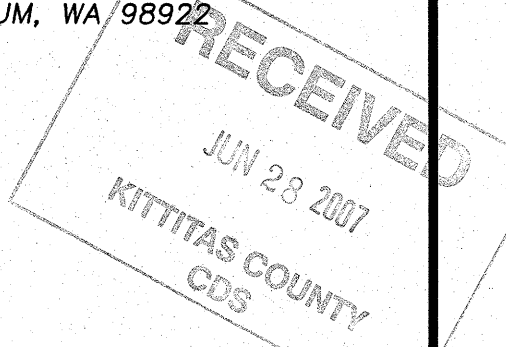
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDENT AT _____

MY COMMISSION EXPIRES: _____



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**



RECORDER'S CERTIFICATE

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

.....
David P. Nelson
Surveyor's Name

.....
JERALD V. PETTIT
County Auditor

.....
Deputy County Auditor

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...SEAN DEHAN..... in...JUNE.....2007.

.....
DAVID P. NELSON
Certificate No. 18092.....

.....
DATE 06/27/07

K.C.S.P. NO. 07-??
A PORTION OF NE 1/4 OF THE SE 1/4, SEC. 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M. KITITAS COUNTY, WASHINGTON

DWN BY D. PIERCE	DATE 6/2007	JOB NO. 07053
CHKD BY D. NELSON	SCALE 1"=100'	SHEET 2 OF 2

Encompass

ENGINEERING & SURVEYING

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