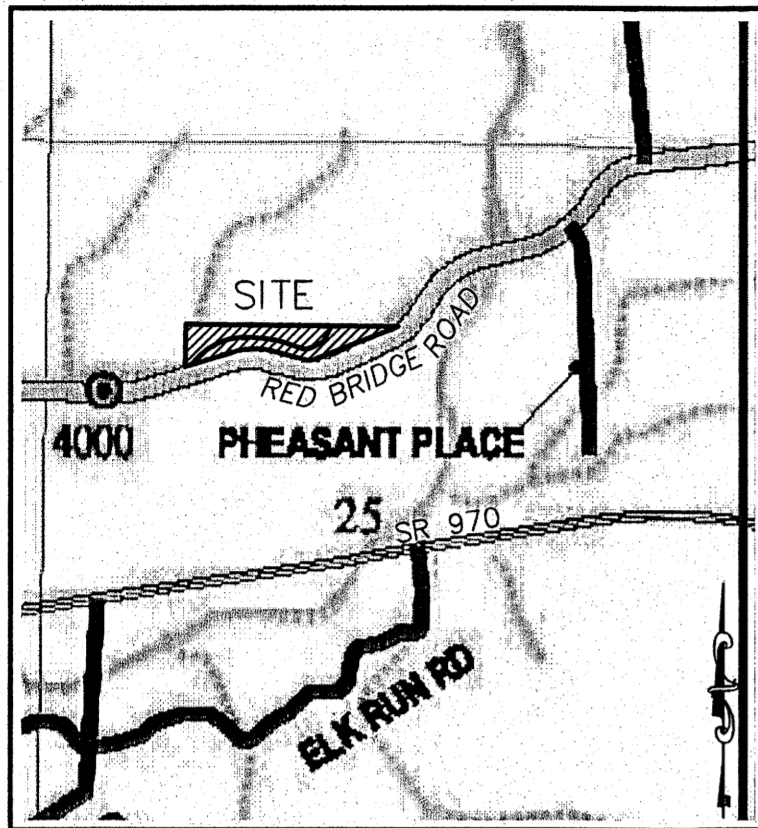
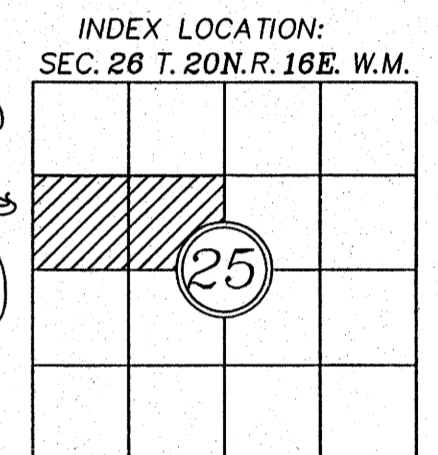
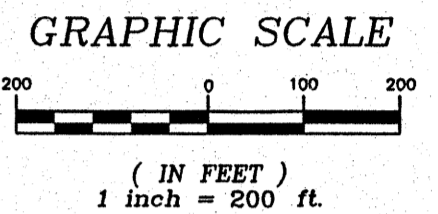
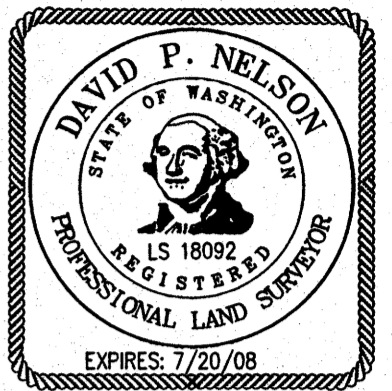


SP-07-XX

THE DUKE SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. XX-XX
PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 25 T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON



VICINITY MAP
N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS

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

Kittitas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "THE DUKE" 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

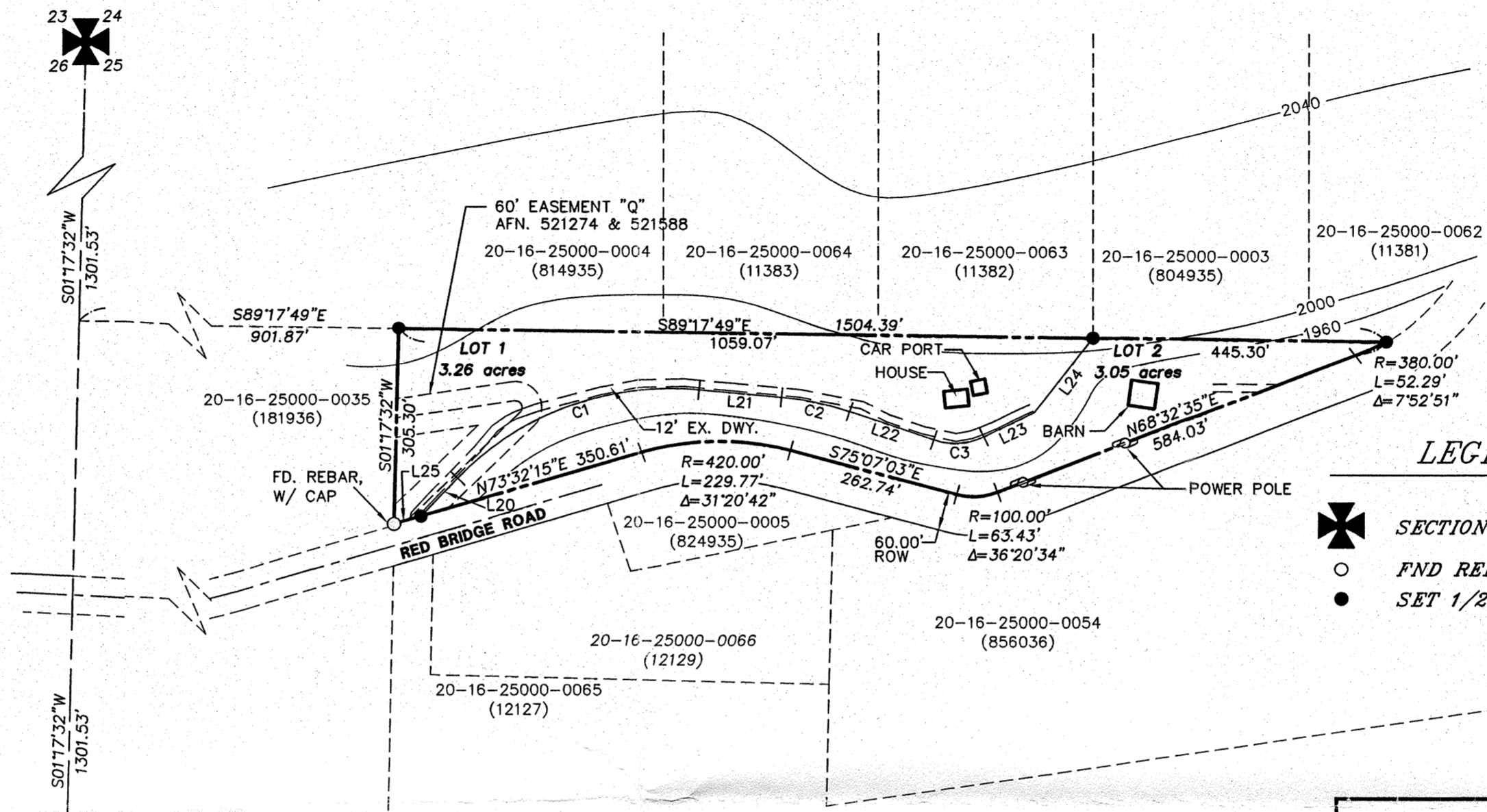
CERTIFICATE OF COUNTY TREASURER

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. 20-16-26000-0052 (236036)



LEGEND

- ✦ SECTION CORNER
- FND REBAR
- SET 1/2" REBAR LS# 18092

LINE	BEARING	DISTANCE
L20	N43°28'12"E	81.09
L21	N84°41'28"W	126.04
L22	N71°05'20"W	135.40
L23	S63°53'56"W	85.43
L24	N37°13'29"E	148.54
L25	N73°32'15"E	42.84

CURVE	LENGTH	RADIUS	DELTA
C1	407.14	450.00	51°50'21"
C2	106.83	450.00	13°36'08"
C3	78.56	100.00	45°00'43"

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

..... 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...**ANNE WATANABE**..... in...**DEC**.....2007.

DPN 12/28/07
DAVID P. NELSON DATE
Certificate No...18092.....

K.C.S.P. NO. XX-XX
Portion of the S. 1/2 of the NW 1/4 of Section 25,
Township 20North, Range 16 East, W.M.
Kittitas County, Washington

DWN BY S. TAYLOR	DATE 12/07	JOB NO. 07273
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

Encompass ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: 509-674-7433
FAX: 509-674-7419

RECEIVED
DEC 28 2007
Kittitas County
GDS

**THE DUKE SHORT PLAT
KITTITAS COUNTY SHORT PLAT NO. XX-XX
PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 25 T.20N., R.16E., W.M.
KITTITAS COUNTY, WASHINGTON**

OWNER:

LYNN G. HATCHER AND ANNE MARIE T. WATANABE,
HUSBAND AND WIFE
05791 RED BRIDGE ROAD
CLE ELUM, WA 98922

WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC/DRAINFIELD
DRAINAGE IMPROVEMENTS: NONE PLANNED

EXISTING PARCEL #: 20-16-25000-0017 (184935)
EXISTING PARCEL AREA: 6.32 ACRES
ZONE: R-3

EXISTING LEGAL DESCRIPTION:

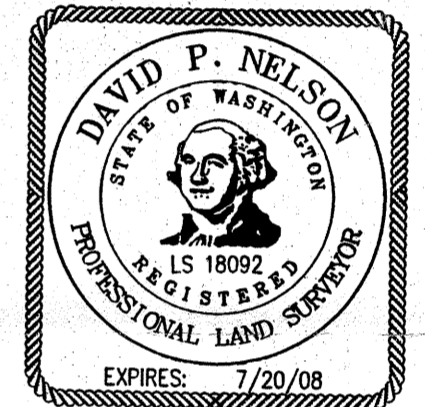
PARCEL 2 OF THAT CERTAIN SURVEY RECORDED JUNE 22, 1989, UNDER AUDITOR'S FILE NO. 521274 AND FILED IN BOOK 16 OF SURVEYS, PAGE 35, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 16 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.

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. 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.
3. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITTITAS COUNTY NOXIOUS WEED BOARD RECOMMENDS IMMEDIATE RESEEDING OF AREAS DISTURBED BY DEVELOPMENT TO PRECLUDE THE PROLIFERATION OF NOXIOUS WEEDS.
4. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS COUNTY ROAD STANDARDS.
5. 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.
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD OR OTHERWISE.
7. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
8. PURSUANT TO RCW 90.44.050, THE CUMULATIVE EFFECT OF WATER WITHDRAWALS FOR THIS DEVELOPMENT SHALL NOT EXCEED 5,000 GALLONS PER DAY.
9. KITTITAS 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.
10. BASIS OF BEARINGS AND SECTION BREAKDOWN ARE PER THE FOLLOWING SURVEYS OF RECORD: BOOK 16 OF SURVEYS AT PAGE 35, UNDER AUDITOR'S FILE NUMBER 521274 AND THE SURVEYS REFERENCED THEREON.
11. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT PARCEL 2 OF SURVEY BOOK 16, PAGE 35 TO THE CONFIGURATION SHOWN.
12. 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.
13. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR PERIODS OF VARYING DURATION. (RCW 36.70A.060(1)) COMMERCIAL NATURAL RESOURCE ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO LEGAL ACTION AS PUBLIC NUISANCES. (RCW 7.48.305)

ADJACENT PROPERTY OWNERS:

- | | |
|---|---|
| 20-16-25000-0004
(814935) | 20-16-25000-0062
(11381) |
| 20-16-24000-0007
(724935) | TYLER, STEPHEN E ETUX
PO BOX 105
CLE ELUM, WA 98922 |
| PINE HILLS RANCH PTNRSHIP
C/O ADAMS, C.
6001 SEWARD PARK AVE S
SEATTLE, WA 98118 | 20-16-25000-0064
(11383) |
| 20-16-25000-0065
(12127) | KNUDSON, LAURAL A &
SPENCER, DEBRA J
5668 S 149TH ST
SEATTLE, WA 98168 |
| CAMERON, DUANE E ETUX
PO BOX 274
ENUNCLAW, WA 98022 | 20-16-25000-0066
(12129) |
| 20-16-25000-0003
(804935) | TAYLOR, JOHN ETUX
2331 FIR ST
BELLINGHAM, WA 98229 |
| SPENCER, WILLIAM B &
SPENCER, CLINTON A ETAL
3406 NE 9TH ST
RENTON, WA 98056 | |
| 20-16-25000-0005
(824935) | |
| CANTIENI, PIERO ETUX
5920 RED BRIDGE RD
CLE ELUM, WA 98922 | |
| 20-16-25000-0035
(181936) | |
| KLOS, WILLI E
22017 95TH PL W
EDMONDS, WA 98020 | |
| 20-16-25000-0054
(856036) | |
| SANDBERG, KARL ETUX
6080 RED BRIDGE RD
CLE ELUM, WA 98922 | |



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, LYNN HATCHER AND ANNE WATANABE, AS THEIR SEPARATE ESTATE, 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., 200__

Anne Watanabe

Lynn Hatcher

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) s.s.
COUNTY OF _____

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 _____, 200__

Notary Public in and for the State of
Washington, residing at _____
My appointment 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.....at.....M
in book.....of.....at page.....at the request of

DAVID P. NELSON
Surveyor's Name

.....
County Auditor

.....
Deputy County Auditor

SURVEYOR'S CERTIFICATE

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DAVID P. NELSON
DATE: 12/28/07

Certificate No. 18092

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DWN BY	DATE	JOB NO.
S. TAYLOR	12/07	07273
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2

RECEIVED

Encompass
ENGINEERING & SURVEYING



DEC 28 2007
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CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419