

# AMABILIS VIEW ESTATES SHORT PLAT SP-08-00042

**A PORTION OF THE NE 1/4 OF SECTION 13,  
TOWNSHIP 21 NORTH, RANGE 12 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON.**

## APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This \_\_\_\_ day of \_\_\_\_\_  
A.D., 20\_\_\_\_

\_\_\_\_\_  
Kititas County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "AMABILIS VIEW ESTATES" 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\_\_\_\_

\_\_\_\_\_  
Community Development Services Director

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., 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 plat is now to be filed. Dated this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

\_\_\_\_\_  
Kititas County Treasurer

ORIGINAL TX LOT No. 21-12-13000-000B

RECORDER'S CERTIFICATE

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

\_\_\_\_\_  
DAVID P. NELSON  
Surveyor's Name

\_\_\_\_\_  
JERARD V. PETTIT  
County Auditor

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me under my direction in conformance with the requirements of the Survey Recording Act of the request of... KEITH SMITH... in... JULY... 2008.

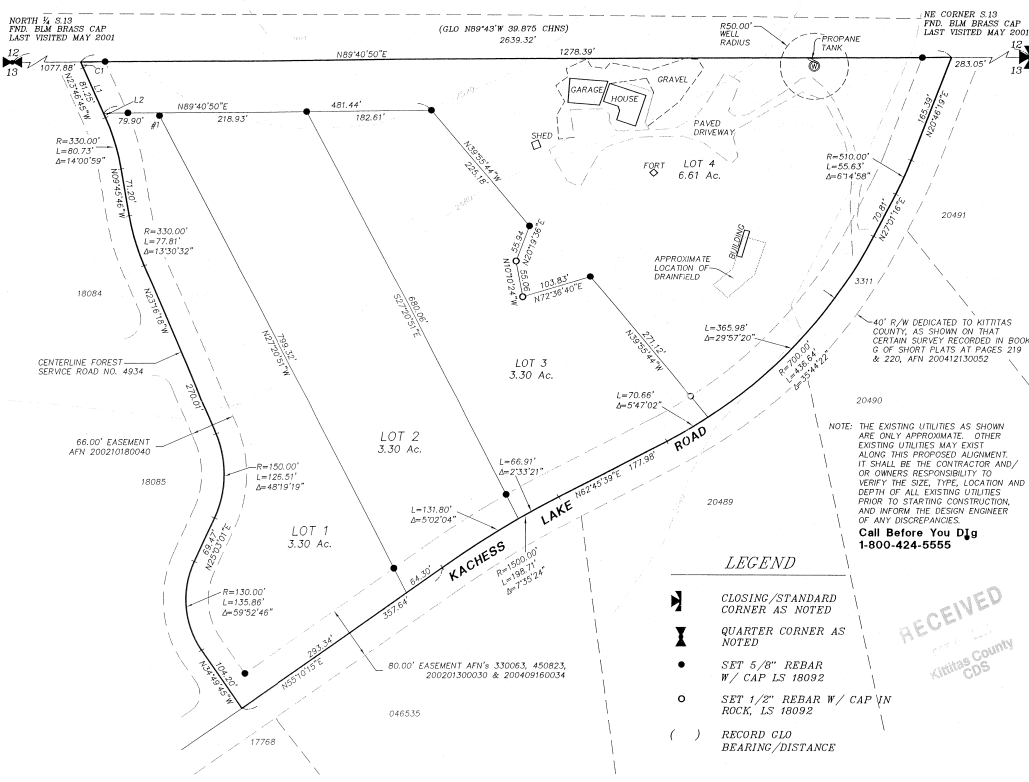
\_\_\_\_\_  
DAVID P. NELSON  
Certificate No. 18092

**K.C.S.P. NO. 08-00042**

**PRTN OF THE NE 1/4 OF SEC. 13, T21N, R12E, W.M.**

**Kititas County, Washington**

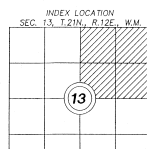
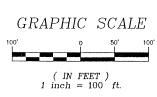
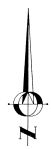
DWN BY <b>T. ROLITTO/SFT</b>	DATE <b>10/2008</b>	JOB NO. <b>08103</b>
CHKD BY <b>D. NELSON</b>	SCALE <b>1"=100'</b>	SHEET <b>1 OF 2</b>



**CORNER NOTES:**

#1 SET 5/8" REBAR W/ CAP OFFSET SOUTH 27°20'51" EAST, 5.00 FEET CALCULATED LOCATION FALLS IN A DOWNED 60 INCH CEDAR TREE.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S23°46'45"E	73.80	
L2	S23°46'45"E	7.44	
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
CT	200.00'	10.01'	2°52'08"



**Encompass**  
ENGINEERING & SURVEYING

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

AMABILIS VIEW ESTATES SHORT PLAT
SP-08-00042

A PORTION OF THE NE 1/4 OF SECTION 13,
TOWNSHIP 21 NORTH, RANGE 12 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.

RECEIVING No. \_\_\_\_\_

OWNER:

KEITH SMITH
3600 136 PLACE SE
BELLEVUE, WA 98006
EXISTING TAX PARCEL No. 21-12-13000-0008 (16353)
ORIGINAL PARCEL AREA: 16.52 ACRES
4 LOTS: SIZE 3.10 ACRES TO 7.18 ACRES
EXISTING ZONE: RURAL-3
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: INDIVIDUAL DRAIN FIELD
WIDTH AND TYPE OF ACCESS: 80' EXISTING ROW/EASEMENT THAT IS
KACHESS LAKE ROAD.

ADJACENT PROPERTY OWNERS

- 21-12-13000-0012 (17788)
THE CASCADE LAND CONSERVANCY
C/O ECKERT, JEREMY
615 2ND AVE STE 625
SEATTLE, WA 98104
21-12-13000-0019 (18085)
21-12-13000-0019 (18084)
MONAHAN, R.L.
PO BOX 6171
KENT, WA 9884
21-12-13050-0001 (046535)
PASELKO, VICTOR ETUX
1515 23RD D, NE
SAMMAMISH, WA 98074
21-12-13050-0003 (20490)
STALEY, JONATHAN M
PO BOX 6292
SUMNER, WA 18391
21-12-13050-0002 (20489)
MEYER, PAMOR E ETUX
2209 148TH SE
KENT, WA 9802
21-12-13050-0004 (20491)
HAMMOND, ROBERT D ETUX
TRUSTEES
1098 SULLY LA JR
EL DORADO, CA 95762

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, KEITH L. SMITH, A SINGLE PERSON, AS HIS
SEPARATE ESTATE, OWNER 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.,
2008.

KEITH L. SMITH

ACKNOWLEDGMENT

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

THIS TO CERTIFY THAT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2008, BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED KEITH L. SMITH, TO BE KNOWN TO BE THE
PERSONS 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 RESIDING AT \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_

ORIGINAL LEGAL DESCRIPTION:

PARCEL 1:
THAT PORTION OF THE NORTHEAST QUARTER LYING NORTH AND WEST OF THE COUNTY ROAD AND
EASTERLY OF THE CENTERLINE OF U.S.F.S. ROAD #4834 (ALSO SHOWN OF RECORD AS U.S.F.S.
ROAD #2216) ALL IN SECTION 13, TOWNSHIP 21 NORTH, RANGE 12 EAST, W.M., IN THE COUNTY OF
KITITAS, STATE OF WASHINGTON.

PARCEL 2:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 21 NORTH, RANGE 12 EAST,
W.M., KITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES EASTERLY OF THE CENTER LINE OF
FOREST SERVICE ROAD No. 4934, AS DELINEATED ON THAT CERTAIN SURVEY FILED IN BOOK 29 OF
SURVEYS AT PAGE 42, UNDER AUDITOR'S FILE No. 200210180040, RECORDS OF SAID COUNTY;
NORTHWESTERLY OF PARCELS 1 AND PARCEL 2 OF THAT CERTAIN SURVEY RECORDED IN BOOK 27
OF SURVEYS AT PAGE 74, UNDER AUDITOR'S FILE No. 200201300030, RECORDS OF KITITAS
COUNTY;

EXCEPT THAT PORTION CONVEYED TO JON M. AND CHERYL Y. STANLEY BY DEED RECORDED UNDER
AUDITOR'S FILE No. 200070100008;
AND EXCEPT THE COUNTY ROAD RIGHT-OF-WAY FOR KACHESS ROAD, IF ANY.

NOTES:

- 1. THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCEL No. 21-12-13000-0008, AS RECORDED IN BOOK 31 OF
SURVEYS, PAGE 20, UNDER AUDITOR'S FILE No. 200502250015, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON,
INTO THE FOUR (4) LOT CONFIGURATION AS SHOWN ON SHEET ONE (1).
2. THIS SURVEY WAS PERFORMED USING A NIKON DTM-521 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.
3. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD OR OTHERWISE.
4. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION SEE BOOK 27 OF SURVEYS,
PAGE 74, UNDER AUDITOR'S FILE No. 200201300030; BOOK 28 OF SURVEYS, PAGE 42, UNDER AUDITOR'S FILE No.
200201800040; BOOK 29 OF SURVEYS, PAGE 217, UNDER AUDITOR'S FILE No. 200402210008; BOOK 30 OF SURVEYS,
PAGE 139, UNDER AUDITOR'S FILE No. 200409100034, BOOK 31 OF SURVEYS, PAGE 20, UNDER AUDITOR'S FILE No.
200502250015, AND BOOK 6 OF SHORT PLATS, PAGES 219 AND 220, UNDER AUDITOR'S FILE No. 200421300022. ALL
RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON AND THE SURVEY REFERENCED THEREON, THE BASIS OF BEARINGS
SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 31, PAGE 20.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS
REQUIREMENTS. SEE SECTION 12.05 OF THE KITITAS COUNTY ROAD STANDARDS.
7. 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.
8. THE COSTS OF CONSTRUCTING, MAINTAINING AND SNOW REMOVAL FOR ALL ROADS, STREETS, ACCESSES AND ALLEYS
WITHIN THIS PLAT SHALL BE THE OBLIGATION OF ALL OF THE OWNERS OF THE LOTS OF THE PLAT AND OF ANY
ADDITIONAL LOTS THAT MAY BE SERVED BY THESE ROADS, STREETS AND ALLEYS.
9. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS RESERVED ALONG ALL LOT LINES. THE 10 FOOT EASEMENT SHALL ABOUT
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.
10. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THOSE WHO BENEFIT FROM ITS USE.
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. 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.
13. ENTIRE PRIVATE ROAD(S) 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 SHORT PLAT.
14. 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.
15. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE THAT THERE IS A LEGAL RIGHT TO WITHDRAW
GROUNDWATER WITHIN THE LAND DIVISION. 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.
16. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A
MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BANK OF AMERICA, 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.,
2008.

NAME TITLE

NAME TITLE

ACKNOWLEDGMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2008, BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOW
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
INSTRUMENT OF SAID CORPORATION.

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

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



RECORDER'S CERTIFICATE
Filed for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ M
in book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_ of the request of
DAVID P. NELSON
Surveyor's Name
FERALD 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 KEITH SMITH
in \_\_\_\_\_, 2008.
DAVID P. NELSON DATE
Certificate No. 18092

K.C.S.P. NO. 08-00042
PRTN OF THE NE 1/4 OF SEC. 13, T21N, R12E, W.M.
Kititas County, Washington

Table with 3 columns: DWN BY, DATE, JOB NO. and 3 columns: CHRD BY, SCALE, SHEET. Values include T. ROLETTA/SFT, 10/2008, 08103, I. NELSON, 1"=100', 2 OF 2.

Encompass logo and address: 106 EAST 2ND STREET, SLEELUM, WA 98922, PHONE: (509) 674-7433, FAX: (509) 674-7419