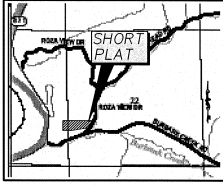


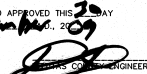
O. SIEBER SHORT PLAT
 A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 21 AND
 A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 22,
 TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.
 KITTITAS COUNTY, WASHINGTON

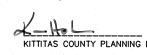
SP-08-00052




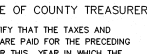
VICINITY MAP
N.T.S.

APPROVALS

KITTITAS COUNTY PUBLIC WORKS
 EXAMINED AND APPROVED THIS 17 DAY
 OF September, 2009

 ENGINEER

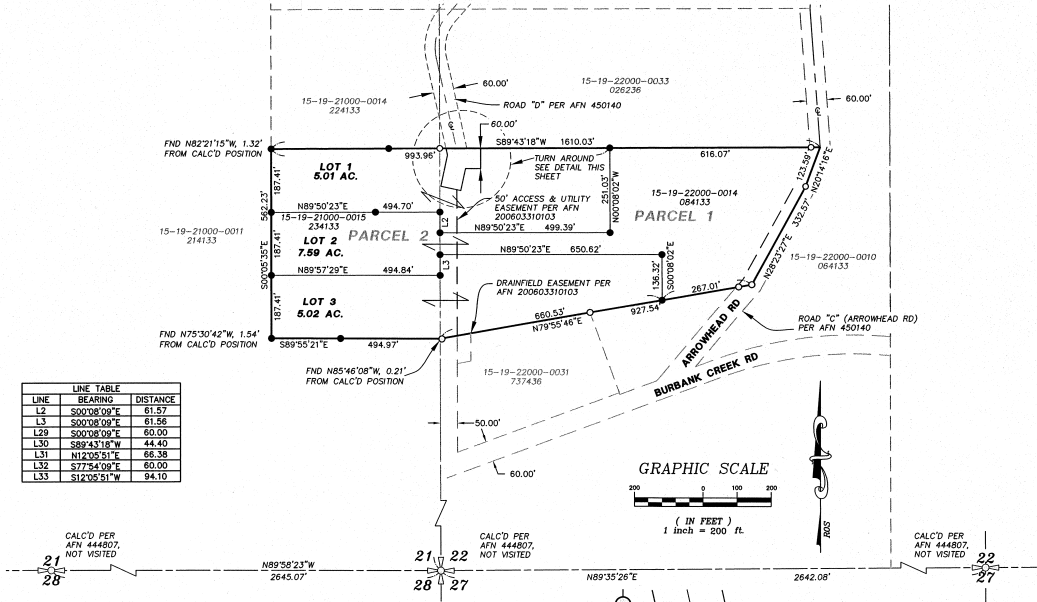
COUNTY PLANNING DIRECTOR
 I HEREBY CERTIFY THAT THE O. SIEBER SHORT PLAT
 HAS BEEN EXAMINED BY ME AND FIND THAT IT
 CONFORMS TO THE COMPREHENSIVE PLAN OF THE
 KITTITAS COUNTY PLANNING COMMISSION.
 DATED THIS 17 DAY OF December, A.D., 2009.

 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 14 DAY OF Dec, A.D., 2009

 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
 FEET IS NOW TO BE PAID.
 DATED THIS 16 DAY OF December, A.D., 2009.

 KITTITAS COUNTY TREASURER

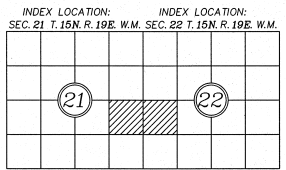
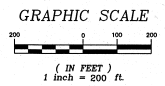
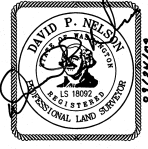
RECORDER'S CERTIFICATE
 FILED FOR RECORD THIS.....DAY OF..... 20.....AT.....M
 IN BOOK.....OF.....AT PAGE.....AT THE REQUEST
 OF.....
 DAVID P. NELSON
 SURVEYOR'S NAME
 COUNTY AUDITOR..... DEPUTY COUNTY AUDITOR.....

LINE	BEARING	DISTANCE
L2	S00°08'09"E	61.57
L3	S00°08'09"E	61.56
L29	S00°08'09"E	60.00
L30	S89°43'18"W	44.40
L31	N12°05'51"E	66.38
L32	S77°54'09"E	60.00
L33	S12°05'51"W	94.10



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

- LEGEND**
-  SECTION CORNER, AS NOTED
 -  QUARTER CORNER, AS NOTED
 -  FOUND REBAR WITH CAP
 -  SET REBAR & CAP L5# 18092



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

O. SIEBER SHORT PLAT		
A PORTION OF THE E 1/2 OF THE SE 1/4 OF SECTION 21 AND A PORTION OF THE W 1/2 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M. KITTITAS COUNTY, WASHINGTON		
DWN BY	DATE	JOB NO.
SFT	09/2009	08123
CHKD BY	SCALE	SHEET
D. NELSON	1"=200'	1 OF 2

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.....JULY, 2009.
 DAVID P. NELSON DATE
 Certificate No....18092.....

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, OTTO SEIBER & RUIKUE SEIBER, HUSBAND AND WIFE, 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__

OTTO SEIBER RUIKUE SEIBER

ACKNOWLEDGEMENT

STATE OF _____) 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 _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTRAL VALLEY BANK, 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., 200__

NAME _____ NAME _____
TITLE _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
COUNTY OF _____)

ON THIS ____ DAY OF _____ 20__ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____ DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ PRESIDENT AND _____ SECRETARY, RESPECTIVELY, OF _____ THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN 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 _____
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

O. SEIBER SHORT PLAT
A PORTION OF THE E 1/2 OF THE E 1/2 OF SECTION 21 AND A
PORTION OF THE W 1/2 OF THE W 1/2 OF SECTION 22,
TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M.
KITITITAS COUNTY, WASHINGTON

SP-08-0052

ADJACENT OWNERS:

15-19-22000-0010
064133
SCHRIER, JOHN A ETUX
351 BURBANK CR RD
YAKIMA, WA 98901
15-19-22000-0031
737451
WALSH, MARGARET M
PO BOX 756
YAKIMA, WA 98907
15-19-21000-0011
214133
MAHRE, PHILIP F ETUX
70 REDA VIEW DR
YAKIMA, WA 98901
15-19-21000-0014
224133
15-19-22000-0033
028236
VERBIL, GEORGE E ETUX
PO BOX 1192
KITITITAS, WA 98934

OWNER:

OTTO SEIBER
470 ROZA VIEW DR.
YAKIMA, WA 98901
TAX PARCELS: 15-19-21000-0015 (234133)
ACREAGE: 6.44 AC.
15-19-21000-0014 (084133)
11.19 AC.
ACREAGE: 15-19-22000-0014 (084133)
11.19 AC.
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: SEPTIC & DRAINFIELD
ZONE: AG-5

SURVEY NOTES:

- 1. THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCELS 15-19-21000-0015 AND 15-19-22000-0014 INTO THE CONFIGURATION SHOWN ON SHEET 1 OF 2.
- 2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R8 GPS. 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. FOR SECTION SUBDIVISION, CORNER DOCUMENTATION AND ADDITIONAL SURVEY INFORMATION, AND BASIS OF BEARING, SEE BOOK 7 OF SURVEYS AT PAGE 65, UNDER AUDITOR'S FILE NO. 444807, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, AND THE SURVEYS REFERENCED THEREON.

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. SAID EASEMENT SHALL ALSO BE USED FOR IRRIGATION.
- 2. PER ROW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE SPREAD OF NOXIOUS WEEDS. ACCORDINGLY, THE KITITITAS 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 THE KITITITAS 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 SURVEY 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. 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 KITITITAS COUNTY ROAD STANDARDS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
- 8. KITITITAS 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.
- 9. 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.
- 10. METERING WILL BE REQUIRED ON ALL RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
- 11. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
- 12. 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).
- 13. THE O. SEIBER SHORT PLAT NO. SP-08-0052 CURRENTLY HAS 5000 GALLONS OF WATER PER DAY FOR ALL DOMESTIC USES FROM THE DOMESTIC WELL USE EXEMPTION. ACCORDING TO WAC 175-530A EACH LOT OF THE O. SEIBER SHORT PLAT IS ALLOWED NO MORE THAN 1666 GALLONS PER DAY PER LOT.

EXISTING LEGAL DESCRIPTION:

PARCEL 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, AND THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, ALL IN TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., COUNTY OF KITITITAS, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22; THENCE NORTH 89°43'18" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 1,209.48 FEET; THENCE SOUTH 49°55'01" WEST, 132.71 FEET; THENCE SOUTH 43°04'43" WEST, 251.88 FEET; THENCE SOUTH 14°04'50" EAST, 415.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 20°14'16" WEST, 123.59 FEET; THENCE SOUTH 28°23'27" WEST, 332.57 FEET; THENCE SOUTH 79°55'46" WEST, 927.54 FEET TO THE SOUTHWEST CORNER OF THE EAST THREE-QUARTERS OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 89°52'21" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 494.97 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 0°05'35" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 562.23 FEET TO A LINE BEARING SOUTH 89°43'18" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89°43'18" EAST, 1,610.03 FEET TO THE POINT OF BEGINNING. (ALSO KNOWN AS LOT 3 OF TRACT 1)

EXCEPT

THAT PORTION OF PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 28, 1980 IN BOOK 7 OF SURVEYS AT PAGE 65, UNDER AUDITOR'S FILE NO. 444807, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES WITHIN SECTION 21, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.

PARCEL 2:

THAT PORTION OF PARCEL 3 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 28, 1980 IN BOOK 7 OF SURVEYS AT PAGE 65, UNDER AUDITOR'S FILE NO. 444807, RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON, WHICH LIES WITHIN SECTION 21, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M., IN THE COUNTY OF KITITITAS, STATE OF WASHINGTON.



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 _____ OTTO SEIBER
IN _____ JULY _____ 2008.
DAVID P. NELSON DATE
Certificate No. 18092

Encompass
ENGINEERING & SURVEYING
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 874-7433
FAX: (509) 874-7419

O. SEIBER SHORT PLAT A PORTION OF THE E 1/2 OF THE E 1/2 OF SECTION 21 AND A PORTION OF THE W 1/2 OF THE W 1/2 OF SECTION 22, TOWNSHIP 15 NORTH, RANGE 19 EAST, W.M. KITITITAS COUNTY, WASHINGTON			
DWN BY	DATE	JOB NO.	
SFT	09/2009	08123	
CHKD BY	SCALE	SHEET	
D. NELSON	N/A	2 OF 2	