



SHORT PLAT NO. _____
 KITTITAS COUNTY, WASHINGTON

PORTION OF
 SE 1/4, S. 9 T. 18 N., R. 18 E., W.M.

CLINT SHORT PLAT

RECORDING NO. _____

VOL./PAGE _____

LEGEND

- SET BAR & CAP, L.S. #41038
- FOUND BAR & CAP, L.S. #18078
- ◻ FOUND SECTIONAL QUARTER CORNER, AS NOTED
- ⊕ FOUND SECTION CORNER, AS NOTED
- ▲ CALCULATED POSITION NOT SET
- ⊙ FOUND MONUMENT AS NOTED

NOTE

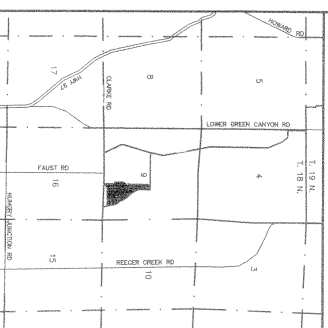
CONTOURS AND TOPOGRAPHICAL FEATURES SHOWN PER 2007 AERIAL PERFORMED BY ARO-METRIC.

CURVE	LENGTH	RADIUS	DELTA
C1	137.791	244.191	321°19'52"
C2	128.981	214.201	34°30'00"

LINE	BEARING	LENGTH
L1	S88°11'46"W	99.28
L2	N28°28'47"E	94.61
L3	N26°30'55"E	141.76
L4	S85°13'54"E	27.27
L5	S89°28'41"E	272.91
L6	S15°24'41"E	80.69
L7	S47°44'41"E	96.90
L8	S02°14'41"E	144.54
L9	S17°18'41"E	124.17
L10	S61°25'48"W	252.11
L11	S01°13'08"W	43.21
L12	N88°46'52"W	37.81
L13	N01°13'08"E	69.14
L14	N61°25'48"E	217.76



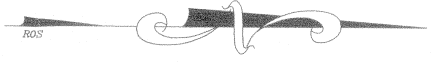
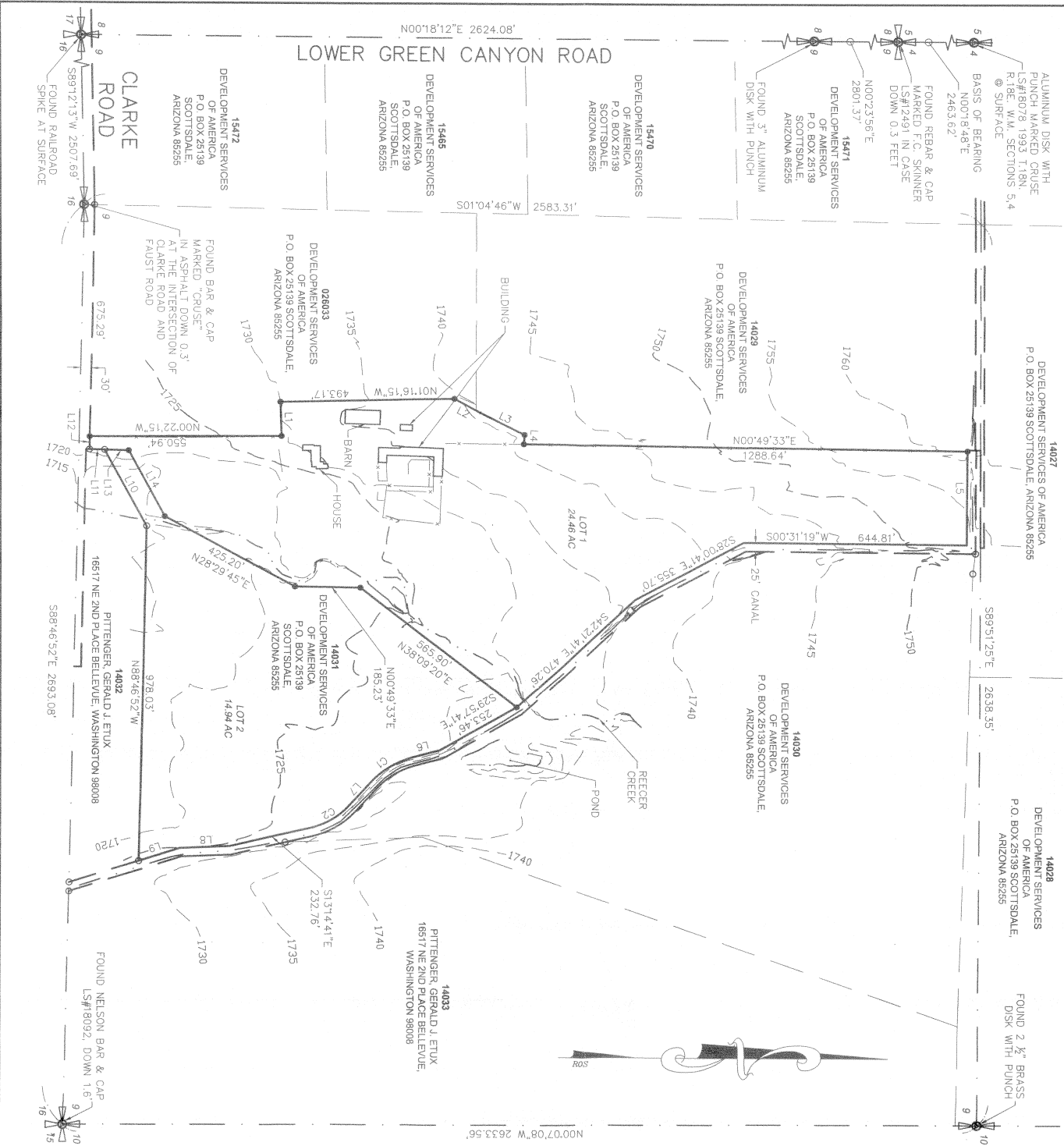
VICINITY MAP



DUNCANSON

Civil Engineering - Surveying - Land Planning
 Company, Inc.
 1501 Pacific (360) 244-4441 Fax (360) 244-4435

CHKD. BY	JMB	SCALE	VARIES	SHEET	2 OF 2
DWN. BY	KJW	DATE	11/24/08	JOB NO.	00731.031



SHORT PLAT NO. _____
KITITAS COUNTY, WASHINGTON

OWNER: Development Services of America
P.O. BOX 25199
1700 1st Ave. S.E.
EXISTING TAX PARCEL NUMBER: 14031
ORIGINAL TAX PARCEL AREA: 39.40 AC
EXISTING ZONING: AGRICULTURAL-20

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT DEVELOPMENT SERVICES OF AMERICA, INC., A WASHINGTON CORPORATION, OWNERS FEE SIMPLE OF THE PLATS HEREIN DESCRIBED, AND DEED TO THE USE OF PUBLIC HIGHWAYS, ALL ROADS, STREETS, AVENUES, PLACES OR WHATEVER PUBLIC PROPERTY IS SHOWN HEREON.

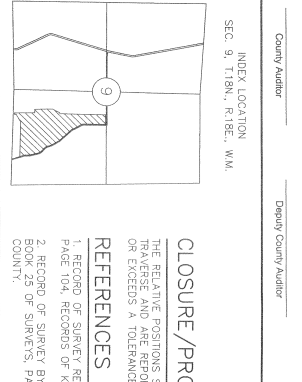
IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ____ DAY OF A.D. 20 ____
DEVELOPMENT SERVICES OF AMERICA, INC.
RICHARD WILSON

ACKNOWLEDGEMENT
STATE OF _____)
COUNTY OF _____) S.S.
I, _____, DAN OF _____ A.D. 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD WILSON, AS THE PERSON WHO AS THE COMPANY WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR 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 _____ RESIDENT AT _____ MY COMMISSION EXPIRES _____

RECORDERS CERTIFICATE
Filed for record this ____ day of _____, 20____ at _____ M
in book _____ at pages _____ at the request of _____
Notary's Name: _____
County Auditor _____ Deputy County Auditor _____

INDEX LOCATION
SEC. 9, T.18N., R.18E., W.M.



PORTION OF SE 1/4, S. 9 T. 18 N., R. 18 E., W.M.
CLINT SHORT PLAT

EXISTING LEGAL DESCRIPTION
PARCEL C OF THAT CERTAIN SURVEY RECORDED UNDER AUDITOR'S FILE NO. 198912290015, THROUGH 251, UNDER AUDITOR'S FILE NO. 198912290015, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, BEING A PORTION OF THE SOUTHWEST QUARTER OF W.M., BEING A PORTION OF THE SOUTHWEST QUARTER OF W.M., KITITAS COUNTY, STATE OF WASHINGTON, EXCEPTING THEREFROM ANY PORTION WHICH MAY BE WITHIN THE RHD RIGHT-OF-WAY.

THAT PORTION OF PARCELS A AND B OF THAT CERTAIN SURVEY RECORDED DECEMBER 22, 1998, IN BOOK 23 OF SURVEYS, PAGE 104, RECORDS OF KITITAS COUNTY, WASHINGTON, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B,
THENCE NORTH 01°27'34" EAST, ALONG THE EAST LINE OF SAID PARCEL B, 133.26 FEET TO AN EXISTING FENCE LINE AND POINT OF BEGINNING FOR THE LINE BEING DESCRIBED;
THENCE ALONG THE SAID FENCE LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 94°41'53" WEST, 277.27 29700.46" WEST, 84.61 FEET; SOUTH 07°44'47" EAST, 493.17 FEET; NORTH 89°43'47" EAST, 99.28 FEET; THENCE SOUTH 00°09'46" WEST, ALONG SAID FENCE LINE AND FENCE LINE PROTECTED, 550.97 FEET MORE OR LESS TO THE POINT OF BEGINNING FOR THE LINE BEING DESCRIBED.

ALL IN THE EAST HALF OF SECTION 9, TOWNSHIP 18 N., RANGE 18 E., W.M., KITITAS COUNTY, STATE OF WASHINGTON.
NOTES
1. THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND USED FOR AGRICULTURE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR. THE RHD RIGHT-OF-WAY WITHIN THIS PLAT IS NOT A PUBLIC UTILITY EASEMENT. COMMERCIAL NATURAL RESOURCES ACTIVITIES PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAWS ARE NOT SUBJECT TO THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING A RHD RIGHT-OF-WAY. ACCESS TO THE PROPERTY FROM THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING A RHD RIGHT-OF-WAY, IS NOT GUARANTEED.
2. AN APPROVED ACCESS PERMIT WILL BE REQUIRED FROM THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING A RHD RIGHT-OF-WAY. ACCESS TO THE PROPERTY FROM THE DEPARTMENT OF PUBLIC WORKS, PRIOR TO CREATING A RHD RIGHT-OF-WAY, IS NOT GUARANTEED.
3. MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
4. THE RHD RIGHT-OF-WAY IS NOT TO BE USED FOR PROPOSED ACCESS ROADS, RESULTING IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS COUNTY ROAD STANDARDS.
5. A PUBLIC UTILITY EASEMENT 10 FEET IN WIDTH IS SHOWN 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, SUPPLY OF PORTABLE WATER EXISTS. THE APPROVAL OF THIS DIVISION OF LAND INCLUDES NO GUARANTEE OR ASSURANCE THAT THERE IS A LEGAL RIGHT TO WITHDRAW WATER FROM THE PLAT. WATER SUPPLY WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.
WELL
WATER SUPPLY WILL BE BY INDIVIDUAL SEPTIC SYSTEMS.

CLOSURE /PROCEEDURAL STATEMENT
THE RELATIVE POSITIONS SHOWN ON THIS SURVEY REPRESENT A FIELD TRAVERSE AND ARE REPORTED TO A RELATIVE ACCURACY THAT MEETS OR EXCEEDS A TOLERANCE OF 1:20,000.
REFERENCES
1. RECORD OF SURVEY RECORDED UNDER BOOK 34 OF SURVEYS, PAGE 104, RECORDS OF KITITAS COUNTY.
2. RECORD OF SURVEY BY CHARLES A. GRISER, JR. RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 114-116, RECORDS OF KITITAS COUNTY.

SURVEYOR'S CERTIFICATE
This map certifies that the survey was made by me or under my direction in accordance with the requirements of the Surveying Act as the required of Development Services of America in December, 2008.

Certification No. 41088

RECORDING NO. _____ VOL./PAGE _____
APPROVALS

KITITAS COUNTY PUBLIC WORKS
EXAMINED AND APPROVED this ____ day of _____ A.D. 20____
Public Works Director

COUNTY PLANNING DIRECTOR
I hereby certify that this Short Plat has been examined by me and that it conforms to the Comprehensive Plan of Kititas County Planning Commission.
Dated this ____ day of _____ A.D. 20____
Kititas County Planning Director

KITITAS COUNTY HEALTH DEPARTMENT
Preliminary inspection indicated soil conditions may allow use of septic tanks as a within rural areas of septic deposit for some, but not necessarily all, housing lots with a septic tank. This plat is not subject to the jurisdiction of the County Health Department about installation 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
Kititas County Engineer

KITITAS COUNTY ENGINEER
EXAMINED AND APPROVED This ____ day of _____ A.D. 20____
Kititas County Engineer

BASIS OF BEARING
RECORD OF SURVEY BY JEFFERY T. MOOS RECORDED UNDER BOOK 25 OF SURVEYS, PAGES 197-192, RECORDS OF KITITAS COUNTY.
VOL./PAGE _____

DUNCANSON
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Phone: (206) 834-4141 Fax: (206) 834-4433

OWN BY: KJW DATE: 11/24/08 JOB NO: 00731.031
CHD BY: JMB SCALE: NONE SHEET: 1 OF 2