

ISOTALO SHORT PLAT

A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 4,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.

APPROVALS

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED This 30 day of September, A.D., 2009

[Signature]

County Engineer

COUNTY PLANNING DIRECTOR

I hereby certify that the "ISOTALO" Short Plat has been examined by me and find that it conforms to the comprehensive plan of the Kittitas County Planning Commission.

Dated this 22 day of July, A.D., 2010

[Signature]

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 19th day of July, A.D., 2010

[Signature]

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 31 day of December, A.D., 2009

[Signature]

Kittitas County Treasurer

ORIGINAL TAX LOT No. 19-15-04020-0010 (925534)

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

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 JOHN ISOTALO in O.C.T.2008.

[Signature]
DAVID P. NELSON DATE 09/23/09

Certificate No. 18092.....

K.C.S.P. NO. 08-00056

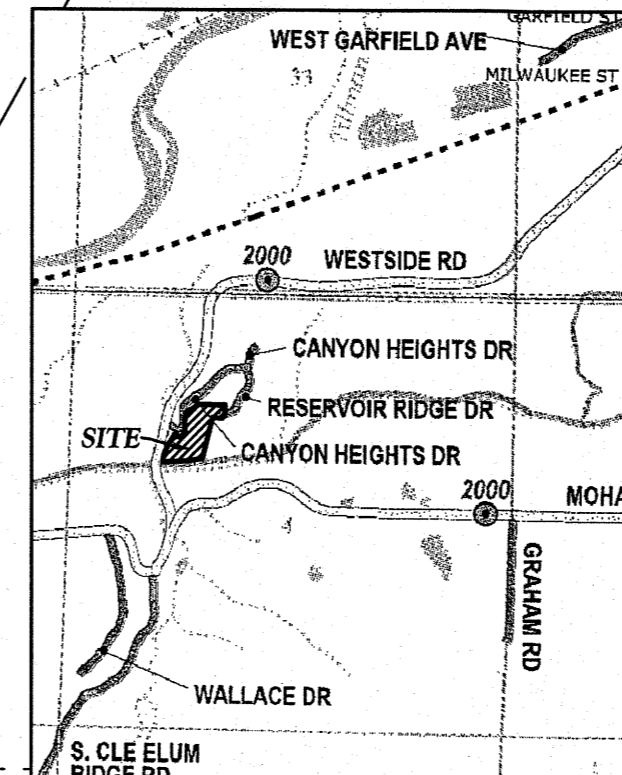
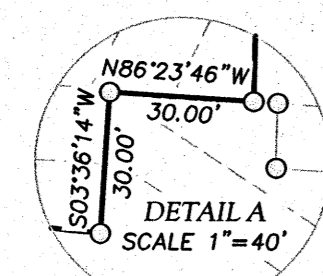
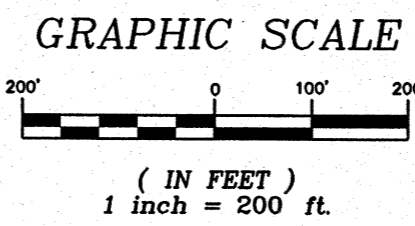
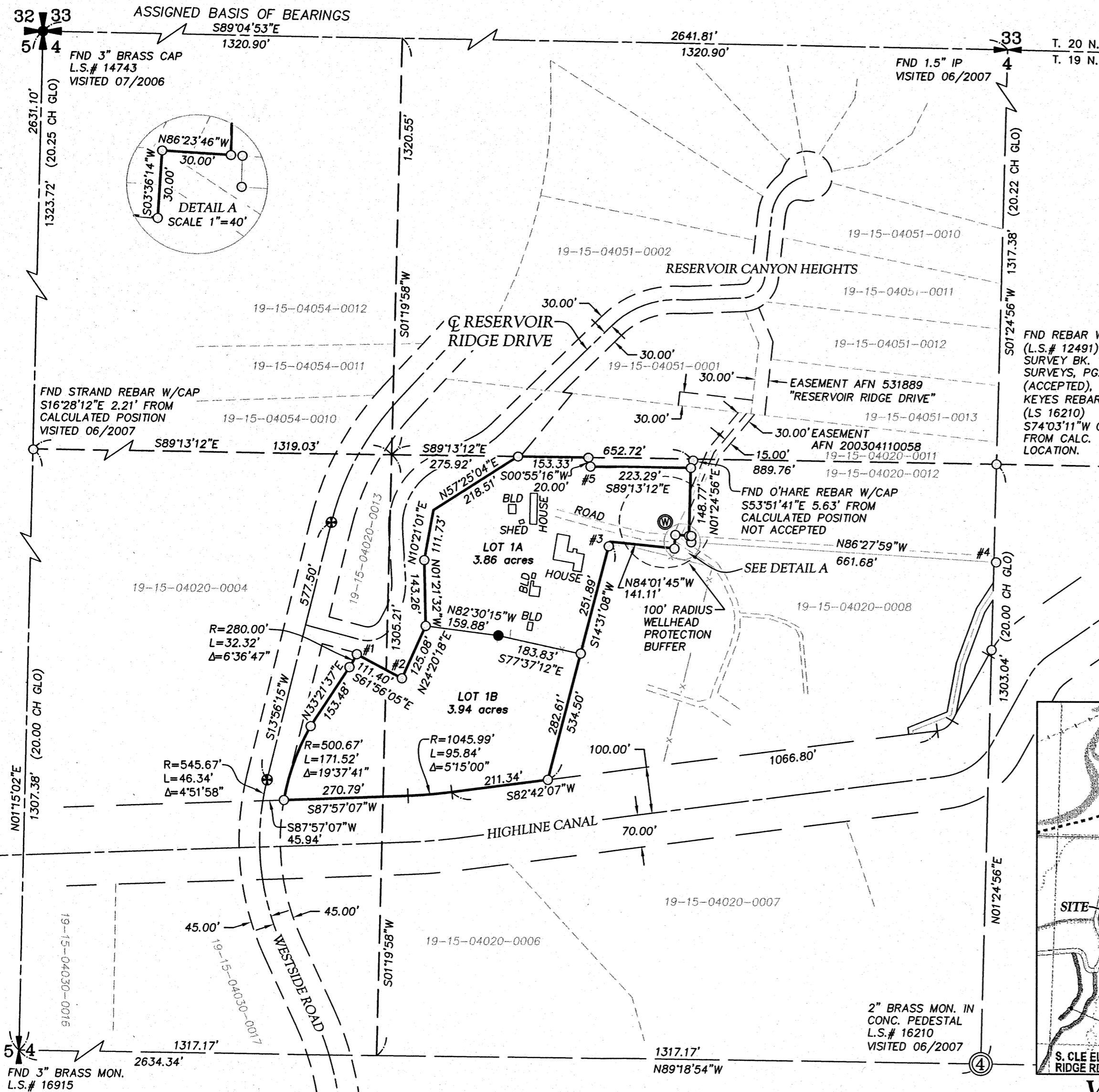
A PTN. OF THE NW 1/4 OF SEC. 4, T.19N., R.15E., W.M.
Kittitas County, Washington

DWN BY T. ROLETTO	DATE 09/2009	JOB NO. 07105
CHKD BY D. NELSON	SCALE 1"=200'	SHEET 1 OF 2

Encompass

ENGINEERING & SURVEYING

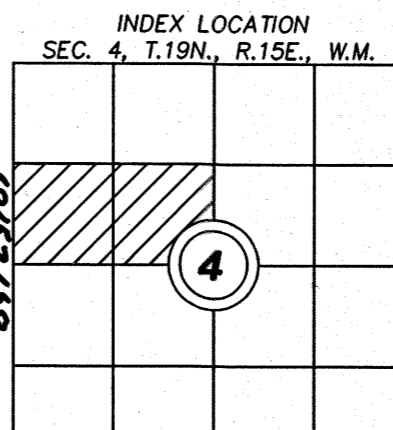
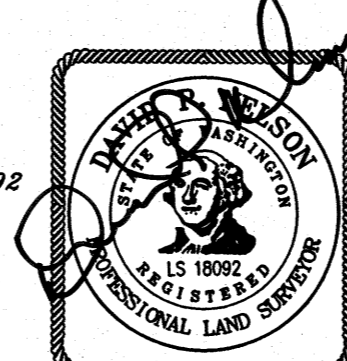
108 EAST 2ND STREET
CLE ELUM, WA 98922
PHONE: (509) 674-7433
FAX: (509) 674-7419



- CORNER NOTES**
- #1 FOUND 5/8" REBAR WITH KEYES CAP - NORTH 58°41'20" WEST 0.31 FEET FROM CALCULATED POSITION.
 - #2 FOUND NAIL WITH KEYES CAP IN STUMP - NORTH 43°48'07" WEST 0.25 FEET FROM CALCULATED POSITION.
 - #3 FOUND 1/2" REBAR WITH NELSON CAP - SOUTH 14°31'08" WEST 10.00 FOOT OFFSET
 - #4 FOUND 1/2" REBAR - SOUTH 86°27'59" EAST 4.90 FEET FROM CALCULATED POSITION.
 - #5 FOUND 1/2" REBAR - OFFSET SOUTH 89°13'12" EAST 5.00'. THE ACTUAL CORNER LOCATION FALL IN THE NORTHWEST EDGE OF A 22" PINE TREE

- LEGEND**
- SECTION CORNER AS NOTED
 - QUARTER CORNER AS NOTED
 - CENTER SECTION CORNER AS NOTED
 - EXISTING WELL
 - SET 1/2" REBAR & CAP LS#18092
 - FND CORNER AS NOTED
 - FND ENCASED MONUMENT
 - SECTION LINE
 - RECORDED INFORMATION

NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER EXISTING UTILITIES MAY EXIST ALONG THIS PROPOSED ALIGNMENT. IT SHALL BE THE CONTRACTOR AND/OR OWNERS 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
1-800-424-5555



OWNER:

JOHN C. ISOTALO
LORITA C. ISOTALO
P.O. BOX 350
SOUTH CLE ELUM, WA 98943

EXISTING TAX PARCEL No. 19-15-04020-0010 (925534)

ORIGINAL PARCEL AREA: 7.80 ACRES
EXISTING ZONE: RURAL 3
SOURCE OF WATER: INDIVIDUAL WELL
SEWER SYSTEM: SEPTIC TANK & DRAINFIELD
WIDTH AND TYPE OF ACCESS: 30.00 FOOT INGRESS AND EGRESS
EASEMENT-AFN 200304110058 "RESERVOIR RIDGE DRIVE"

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, JOHN C. ISOTALO AND LORITA C. ISOTALO, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS 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., 20____.

JOHN C. ISOTALO

LORITA C. ISOTALO

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITTITAS)

THIS TO CERTIFY THAT ON THIS ____ DAY OF _____, A.D., 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN C. ISOTALO AND LORITA C. ISOTALO, HUSBAND AND WIFE, TO BE KNOWN TO BE THE PERSONS 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 WASHINGTON RESIDENT AT _____
MY COMMISSION EXPIRES: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CASHMERE 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., 20____.

NAME
TITLE

NAME
TITLE

ACKNOWLEDGMENT

STATE OF WASHINGTON) S.S.
COUNTY OF KITTITAS)

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 _____ SECRETARY, PRESIDENT AND _____ RESPECTIVELY, OF CASHMERE VALLEY BANK, 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 _____

ISOTALO SHORT PLAT

A PORTION OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 4,
TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M.,
KITTITAS COUNTY, WASHINGTON.

ORIGINAL LEGAL DESCRIPTION:

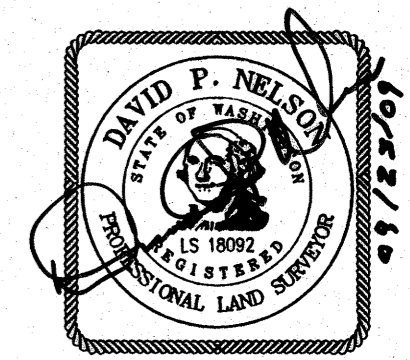
LOT 1 OF THAT CERTAIN SURVEY AS RECORDED AUGUST 21, 2008, IN BOOK 35 OF SURVEYS, PAGE 145, UNDER AUDITOR'S FILE NUMBER 200808210042, RECORDS OF KITTITAS COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER AND A PORTION OF THE SOUTHWEST QUARTER IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SHORT PLAT IS TO DELINEATE THE BOUNDARY LINES OF TAX PARCEL No. 19-15-04020-0010 AND TO SHORT PLAT SAID TAX PARCEL INTO TWO LOTS AS SHOWN HEREON.
2. 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.
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 2 OF SURVEYS AT PAGE 15, UNDER AUDITOR'S FILE NUMBER (AFN) 398500 AND BOOK 17 OF SURVEYS AT PAGE 78, UNDER AFN 537583 AND BOOK 19 OF SURVEYS AT PAGE 213, UNDER AFN 566960 AND BOOK 19 OF SURVEYS AT PAGE 236, UNDER AFN 568152 AND BOOK 30 OF SURVEYS AT PAGE 15, UNDER AFN 200403170001 AND BOOK 32 OF SURVEYS AT PAGE 124, UNDER AFN 200603310033 AND BOOK 35 OF SURVEYS AT PAGE 145, UNDER AFN 200808210042 AND BOOK 8 OF PLATS AT PAGES 34-37, UNDER AFN 531889 AND BOOK 10 OF PLATS AT PAGES 147 AND 148, UNDER AFN 200608170050, RECORDS OF KITTITAS COUNTY, STATE OF WASHINGTON AND THE SURVEYS REFERENCED THEREON. ALSO SEE THE DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION "YAKIMA PROJECT, WASH.", KITTITAS DIVISION, MAIN CANAL RIGHT-OF-WAY MAP KT120, LOCATED IN THE NORTH HALF OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 15 EAST, W.M., KITTITAS COUNTY, STATE OF WASHINGTON.
5. 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.
6. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITTITAS 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 APPROVAL OF THIS DIVISION OF LAND INCLUDES NOT 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.
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 THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
11. METERING WILL BE REQUIRED ON ALL NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITTITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
12. 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 KITTITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
13. 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.
14. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.

ADJOINERS

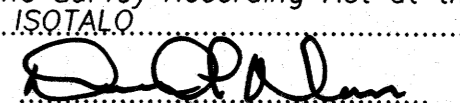
19-15-04020-0011 19-15-04020-0012 JOHN KERESZTURI 10819 W LAKE JOY DR NE CARNATION, WA 98014	19-15-04020-0004 KYLE KENNEDY 3663 WESTSIDE ROAD CLE ELUM, WA 98922
19-15-04051-0013 ROBERT WITTE P.O. BOX 1020 S. CLE ELUM, WA 98943	19-15-04030-0016 NORA GOLUBIC P.O. BOX 129 S. CLE ELUM, WA 98943
19-15-04051-0011 19-15-04051-0012 RICHARD HAWK 440 CANYON HEIGHTS DR. CLE ELUM, WA 98922	19-15-04030-0017 RICHARD FRANK 3191 WESTSIDE ROAD CLE ELUM, WA 98922
19-15-04051-0010 MICHAEL HOUSER P.O. BOX 459 S. CLE ELUM, WA 98943	19-15-04020-0006 DARRIN BURCHAK 2861 MOHAR ROAD CLE ELUM, WA 98922
19-15-04051-0002 DONALD JACKSON P.O. BOX 538 S. CLE ELUM, WA 98943	19-15-04020-0007 LOUIE OSMONOVICH 2711 MOHAR ROAD CLE ELUM, WA 98922
19-15-04054-0011 19-15-04054-0012 M & H ENTERPRISES LLC 177 107TH AVE. NE, UNIT 1707 BELLEVUE, WA 98004	19-15-04020-0008 JASON ISOTALO P.O. BOX 585 S. CLE ELUM, WA 98943
19-15-04054-0010 DAVID PARKHURST P.O. BOX 1038 SNOQUALMIE PASS, WA 98068	
19-15-04020-0013 19-15-04051-0001 ROGER DUQUETTE P.O. BOX 24 CLE ELUM, WA 98922	



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
.....
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 JOHN ISOTALO in O.C.T. 2008.

DAVID P. NELSON
Certificate No. 18092.....
DATE 09/23/09

K.C.S.P. NO. 08-00056
A PTN. OF THE NW 1/4 OF SEC. 4, T.19N., R.15E., W.M.
Kittitas County, Washington

DWN BY T. ROLETTA	DATE 09/2009	JOB NO. 07105
CHKD BY D. NELSON	SCALE N/A	SHEET 2 OF 2

Encompass
ENGINEERING & SURVEYING

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