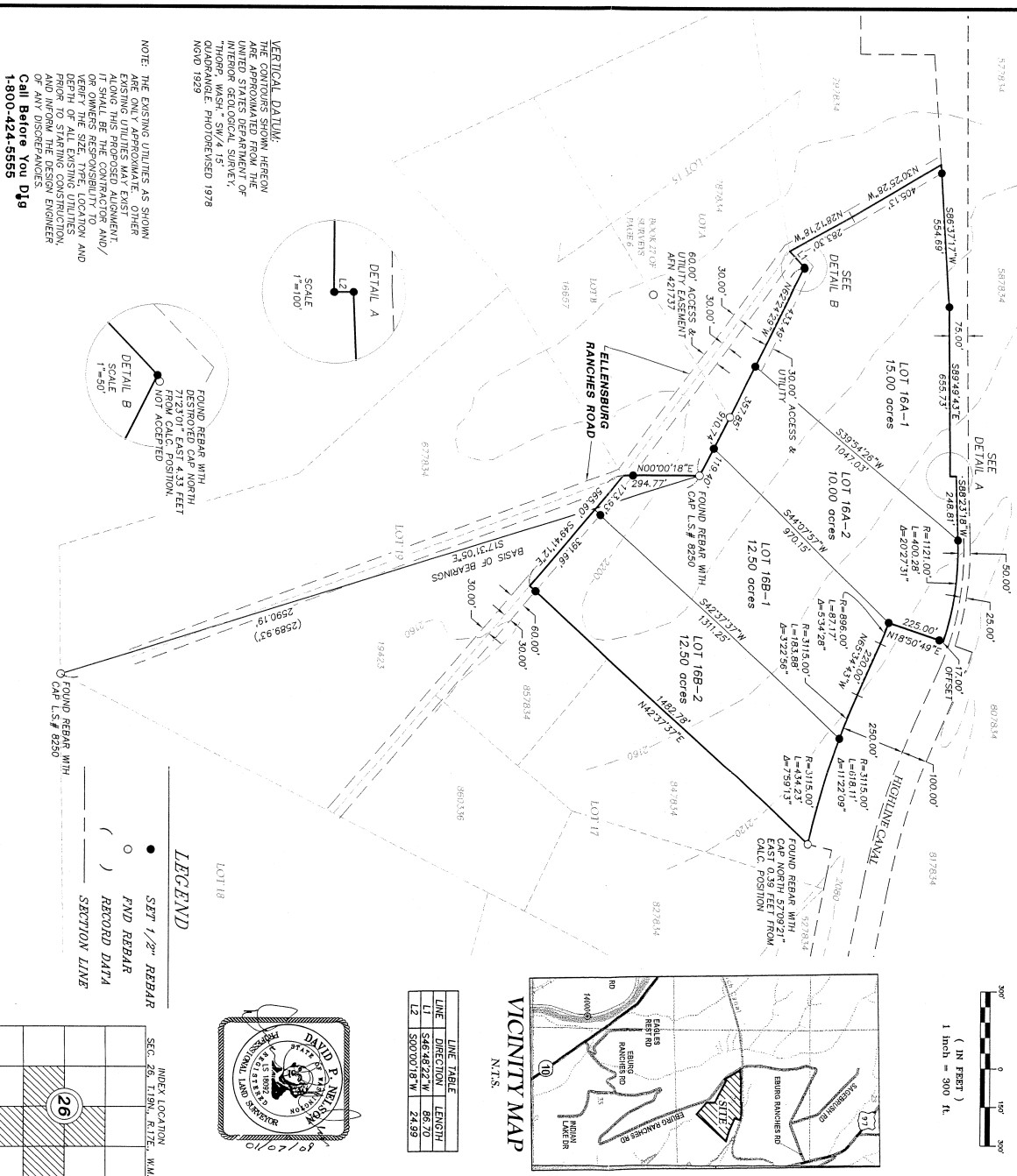


SAGE LAND SHORT PLAT - K.C.S.P. #09-2009

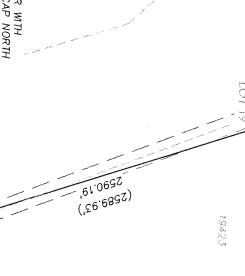
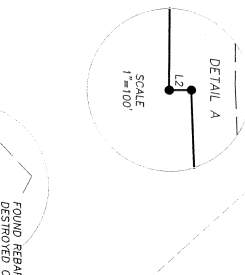
PORTIONS OF THE SW 1/4, SE 1/4 AND NE 1/4 OF SEC. 26,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.



NOTE: THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE. OTHER UTILITIES MAY BE PRESENT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
1-800-424-9555

VERTICAL DATUM:
THE ELEVATIONS SHOWN HEREON ARE APPROXIMATED FROM THE UNITED STATES DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY, THOMP. WASH., SW/4 15, 1978. PHOTO REVISION 1978 MOD 1929



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 "SAGE LAND" 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. The applicant is required to make inquiries of 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 TAX LOT No. 19-17-26050-0016 & 19-17-26050-0071

RECORDER'S CERTIFICATE

Filed for record this ____ day of _____ 20____ at _____ M in book _____ of page _____ at the request of

DAVID P. NELSON
Surveyor's Name

ERARD V. PETTIT
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 of the In... JAN... 2009.

DAVID P. NELSON
Surveyor's Name

Certificate No. J8092

K.C.S.P. NO. 09-
PORTIONS OF SEC. 26, T.19N., R.17E., W.M.
Kititas County, Washington

DWN BY: T. ROLETTO DATE: 01/20/2009 JOB NO. 07139

CHKD BY: D. NELSON SCALE: 1"=300' SHEET: 1 OF 2



SAGE LAND SHORT PLAT - K.C.S.P. #09-009

PORTIONS OF THE SW 1/4, SE 1/4 AND NE 1/4 OF SEC. 26,
TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON.

ORIGINAL LEGAL DESCRIPTION:

LOTS 16A AND 16B OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 OF SURVEYS AT PAGE 101,
UNDER AUDITOR'S FILE NO. 200707190024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

NOTES:

1. THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE LOTS 16A AND 16B OF THAT CERTAIN SURVEY AS RECORDED IN BOOK 34 AT PAGE 101, UNDER AUDITOR'S FILE NO. 200707190024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON, INTO THE CONFIGURATION SHOWN HEREON.
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 1:1,000 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 34 OF SURVEYS AT PAGE 101, UNDER AUDITOR'S FILE NO. 200707190024 AND BOOK 4 OF SURVEYS AT PAGES 10-14, UNDER AUDITOR'S FILE NO. 418570, AND THE SURVEY'S REFERENCED THEREON. THE BASIS OF BEARINGS SHOWN HEREON IS THE SAME AS SAID SURVEY RECORDED IN BOOK 34 AT PAGE 101.
5. PER RCW 17.10.140 LANDOWNERS ARE RESPONSIBLE FOR CONTROLLING AND PREVENTING THE 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 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. 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.
9. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
10. 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 OF RCW 90.44.050 FOR THIS SHORT PLAT (PLAT) OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTALMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. 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 (PLAT).
12. 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.
13. 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.

ADJOINERS

87834	RHODEN	857834	KALEB KING
LARRY H. HOODEN	3690 ELLENBURG RANCHES RD	807834	LARRY HODEN
ELLENBURG, WA 98926		797834	JAMES SMITH
877834	FALLIP OAKS	2119 SE 256TH PLACE	
2166 2ND AVE S	FEDERAL WAY, WA 98003	16657	VERNON KINSMAN
87834	GIRARD WANECHER	2601 W MANOR PL APT 528	
120 BOX 913	ELLENBURG, WA 98926	19423	STEVE POPLIN
87834	GORGE ANDERSON	P.O. BOX 201	
630 ELLENBURG RANCHES RD	ELLENBURG, WA 98926	860336	LARRY RHODEN
577834	USHER BROWN	13051 HWY 97	
480 ELLENBURG RANCHES RD	ELLENBURG, WA 98926	807834	KATHRYN ANDERSON
577834	SIR TEN INVESTMENT GROUP	6070 ELLENBURG RANCHES RD	
2301 18TH AVE E	ELLENBURG, WA 98201	807834	TERRY LETSON
787834	RYANNE HUBBARD	2005 18TH AVE E	
098 PROPERTIES LP	SAATTLE, WA 98112	677834	3091 ELLENBURG RANCHES RD
2005 18TH AVE E	ELLENBURG, WA 98926		



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

ERLAD V. FETTIT
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 of the State of Washington, 2009.
DAVID P. NELSON
Surveyor's Name
Certificate No. 18092

K.C.S.P. NO. 09-009
PORTIONS OF SEC. 26, T.19N., R.17E., W.M.
Kititas County, Washington

DWN BY	DATE	JOB NO.
T. ROLETTO	01/2009	07139
CHKD BY	SCALE	SHEET
D. NELSON	1"=300'	2 OF 2

Encompass
ENGINEERING & SURVEYING

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

OWNER:
LUTHER PARKER & TODD PARKER
P.O. BOX 13
SHOULALMIE, WA 98024

EXISTING TAX PARCEL No. 19-17-26050-0016 &
19-17-26050-0071

TOTAL PARCEL AREA: 50.00 ACRES
EXISTING ZONE: AG-20
SOURCE OF WATER: INDIVIDUAL WELLS
SEWER SYSTEM: SEPTIC TANK AND DRAINFIELD
WIDTH AND TYPE OF ACCESS: 60.00 FOOT ACCESS
& UTILITY EASEMENT, A.F.N. 421737 AND A 30.00
FOOT ACCESS AND UTILITY EASEMENT

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT LUTHER G. PARKER AND MARLENE PARKER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEEL SINGLE OF THE FOREGOING 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., 2009.

LUTHER G. PARKER
MARLENE PARKER

ACKNOWLEDGMENT
STATE OF WASHINGTON) S.S.
COUNTY OF KITITAS)
THIS TO CERTIFY THAT ON THIS ____ DAY OF _____ A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED LUTHER G. PARKER AND MARLENE PARKER, 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 TODD PARKER AND SHERRY PARKER, HUSBAND AND WIFE, AS THEIR SEPARATE ESTATE, OWNERS IN FEEL SINGLE OF THE FOREGOING 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., 2009.

TODD PARKER
SHERRY PARKER

ACKNOWLEDGMENT
STATE OF WASHINGTON) S.S.
COUNTY OF KITITAS)
THIS TO CERTIFY THAT ON THIS ____ DAY OF _____ A.D., 2009, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED TODD PARKER AND SHERRY PARKER, 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: _____