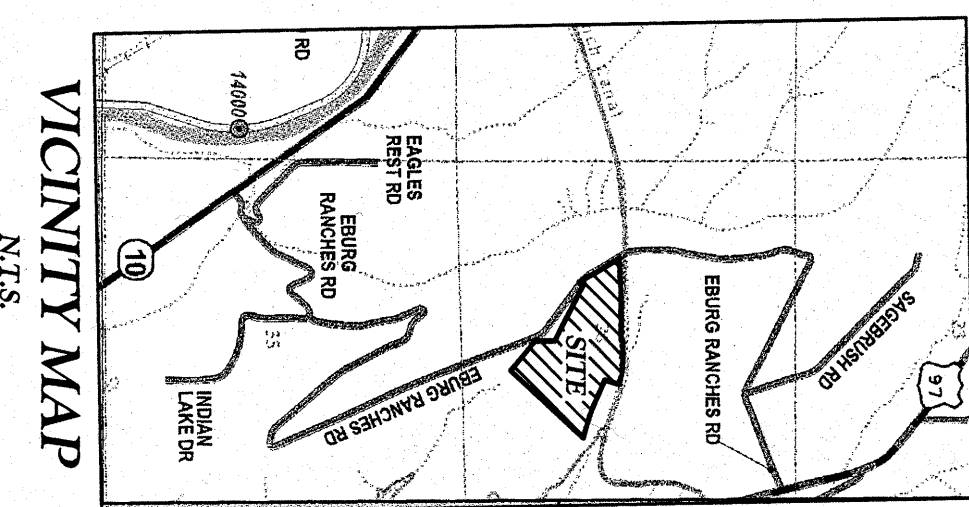
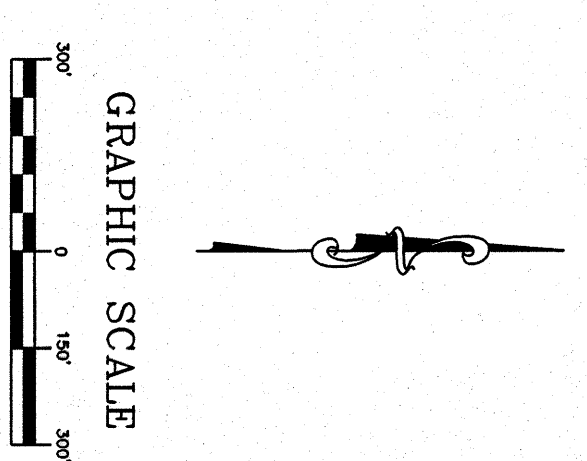
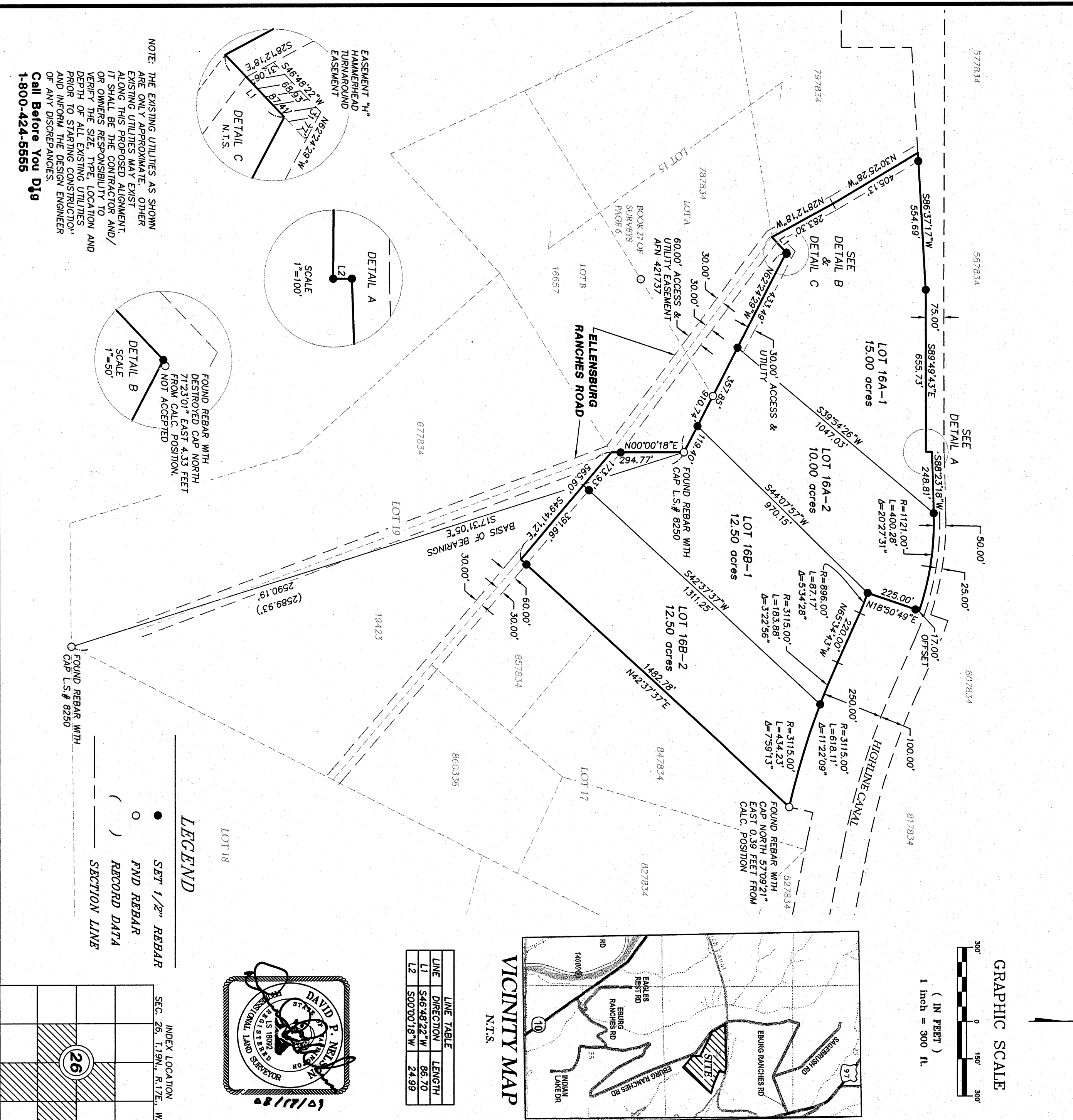


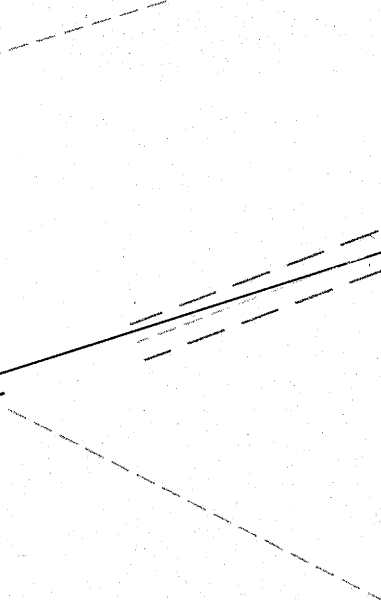
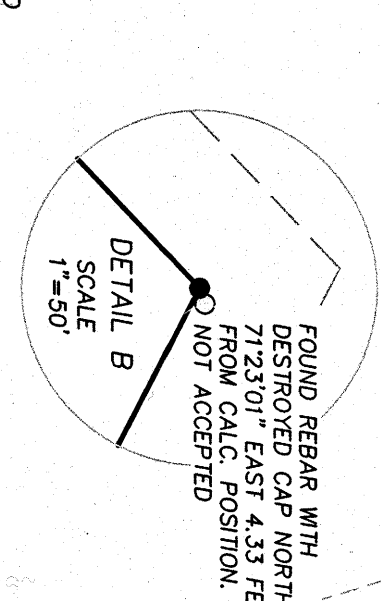
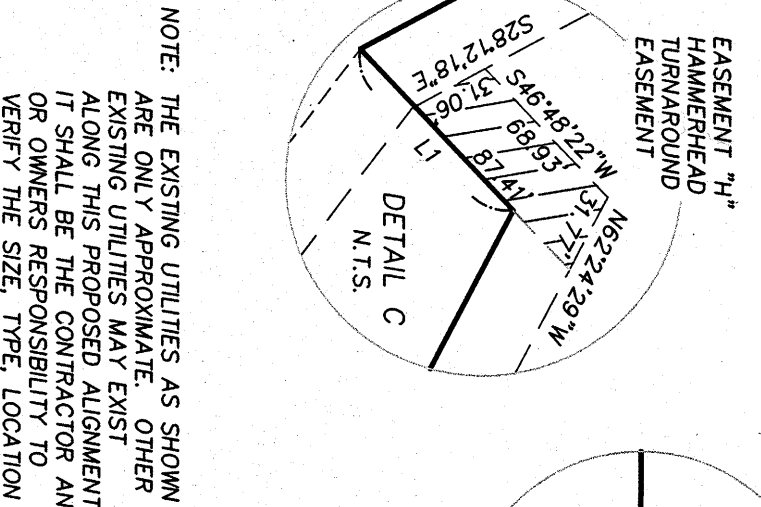
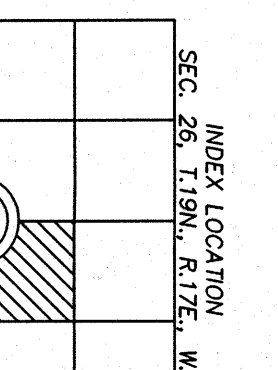
**SAGE LAND SHORT PLAT - K.C.S.P. #09-00002**  
 PORTIONS OF THE SW 1/4, SE 1/4 AND NE 1/4 OF SEC. 26,  
 TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M.,  
 KITTITAS COUNTY, WASHINGTON.



LINE	DIRECTION	LENGTH
L1	S46°48'22\"W	86.70
L2	S00°00'18\"W	24.99

**LEGEND**

- SET 1/2\" REBAR
- FND REBAR
- ( ) RECORD DATA
- SECTION LINE



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

**APPROVALS**

KITTITAS COUNTY PUBLIC WORKS  
 EXAMINED AND APPROVED This \_\_\_\_\_ day of \_\_\_\_\_ A.D., 2010  
 [Signature]  
 Public Works 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 Kittitas County Planning Commission.  
 Dated this 19 day of January A.D., 2010.  
 [Signature]  
 Community Development Services 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 11 day of February 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 30th day of December A.D., 2009.  
 [Signature]  
 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  
 JERALD V. PETTIT  
 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 GLEN PARKER in JAN., 2009.  
 [Signature]  
 DAVID P. NELSON  
 Certificate No. 18092  
 DATE 08/17/09

K.C.S.P. NO. 09-00002  
 PORTIONS OF SEC. 26, T.19N., R.17E., W.M.  
 Kittitas County, Washington

DWN BY	T. ROLETTO	DATE	08/2009	JOB NO.	07139
CHKD BY	D. NELSON	SCALE	1"=300'	SHEET	1 OF 2

**Encompass**  
 ENGINEERING & SURVEYING

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

# SAGE LAND SHORT PLAT - K.C.S.P. #09-00002

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.

OWNER:  
LUTHER G. & MARLENE PARKER  
AND TODD & SHERRY PARKER  
P.O. BOX 13  
SNOQUALMIE, WA 98024

EXISTING TAX PARCEL No. 19-17-26050-0016  
(667834) & 19-17-26050-0071 (955239)

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 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., 2009.

LUTHER G. PARKER  
MARLENE PARKER

### ACKNOWLEDGMENT

STATE OF WASHINGTON ) S.S.  
COUNTY OF \_\_\_\_\_ )

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 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., 2009.

TODD PARKER  
SHERRY PARKER

### ACKNOWLEDGMENT

STATE OF WASHINGTON ) S.S.  
COUNTY OF \_\_\_\_\_ )

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: \_\_\_\_\_

### ORIGINAL LEGAL DESCRIPTION:

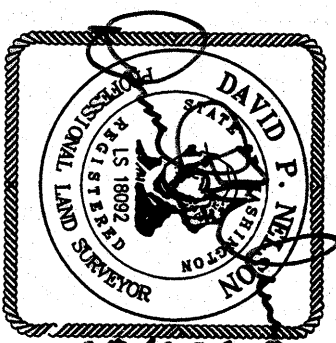
LOTS 16A & 16B OF THAT CERTAIN SURVEY RECORDED, JULY 19, 2007, IN BOOK 34 OF SURVEYS, PAGE 101, UNDER AUDITOR'S FILE NO. 200707190024, RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON; BEING A PORTION OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 17 EAST, W.M., 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 TRIANGLE 56 SERIES 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 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. 416970, 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 ROW 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 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 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.
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 OF WATER UNDER THE GROUND WATER EXEMPTION (RCW 90.44.050) FOR THIS SHORT PLAT OR ANY PORTION THEREOF WILL NOT BE SUBJECT TO CURTAILMENT BY THE DEPARTMENT OF ECOLOGY OR A COURT OF LAW.
11. ENTIRE PRIVATE ROAD(S) SHALL ACHIEVE 95% COMPACTON 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.
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 NEW RESIDENTIAL WELL CONNECTIONS AND METERING RESULTS SHALL BE RECORDED IN A MANNER CONSISTENT WITH KITITAS COUNTY AND WASHINGTON STATE DEPARTMENT OF ECOLOGY REQUIREMENTS.
14. ALL DEVELOPMENT MUST COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE.
15. THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED NATURAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED 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)
16. THE SAGE LAND SHORT PLAT NO. SP-09-00002 CURRENTLY HAS 5,000 GALLONS OF WATER PER DAY FOR ALL DOMESTIC USES FROM THE DOMESTIC WELL USE EXEMPTION. ACCORDING TO WAC 173-539A EACH LOT OF THE SAGE LAND SHORT PLAT IS ALLOWED NO MORE THAN 1,250 GALLONS PER DAY PER LOT.
17. THIS SHORT PLAT HAS EXHAUSTED THE USE OF THE ONE-TIME SPLIT PROVISION ALLOWED PER KITITAS COUNTY CODE. NO FURTHER ONE TIME SPLITS ARE ALLOWED FOR THE SUBJECT PARCELS AND SUBSEQUENT PARCELS CREATED VIA THIS SHORT PLAT.

### ADJOINERS

847834 LARRY RHODEN 13051 HWY 97 ELLENSBURG, WA 98926	857834 KALEB KING 3690 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926
827834 PHILIP OAKS 28164 23RD AVE S FEDERAL WAY, WA 98003	797834 JAMES SMITH 2119 SE 256TH PLACE MAPLE VALLEY, WA 98038
527834 GERARD WANECHEK P.O. BOX 913 ELLENSBURG, WA 98926	16657 VERNON KINSMAN 2801 W MANOR PL APT 528 SEATTLE, WA 98199-2003
817834 GEORGE ANDERSON 6330 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926	19423 STEVE POPULIN P.O. BOX 201 SOAK LAKE, WA 98851
587834 JOSEPH BROWN 4660 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926	860336 LARRY RHODEN 13051 HWY 97 ELLENSBURG, WA 98926
517834 SIX TEN INVESTMENT GROUP & WAYNE HUBBARD 2325 GRAND AVE #3 EVERETT, WA 98201	807834 KATHRYN ANDERSON 6070 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926
787834 AND PROPERTIES LP 42003 18TH AVE E SEATTLE, WA 98112	
677834 TERRY LETSON 5661 ELLENSBURG RANCHES RD ELLENSBURG, WA 98926	



RECORDER'S CERTIFICATE ..... at page 20..... at the request of

Filed for record this..... day of ..... 20..... at  
in book..... of..... at page..... at the request of  
DAVID P. NELSON,  
Surveyor's Name  
.....RALPH 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.....  
in..... JAN..... 2009.  
DAVID P. NELSON  
Certificate No. 18092.....

**K.C.S.P. NO. 09-00002**  
**PORTIONS OF SEC. 26, T.19N., R.17E., W.M.**  
**Kititas County, Washington**

DWN BY	DATE	JOB NO.
T. ROLETTO	08/2009	07139
CHKD BY	SCALE	SHEET
D. NELSON	N/A	2 OF 2

**Encompass**  
ENGINEERING & SURVEYING

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