

VICINITY MAP  
NTS

**BURR SHORT PLAT**  
A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9,  
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.,  
KITITAS COUNTY, WASHINGTON

SP-11-00002

**APPROVALS**

KITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS 02 DAY OF August A.D., 2011  
*[Signature]*  
KITITAS COUNTY ENGINEER

COUNTY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THE "BURR" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITAS COUNTY PLANNING COMMISSION.  
DATED THIS 14 DAY OF September A.D., 2011  
*[Signature]*  
KITITAS COUNTY PLANNING DIRECTOR

KITITAS COUNTY HEALTH DEPARTMENT

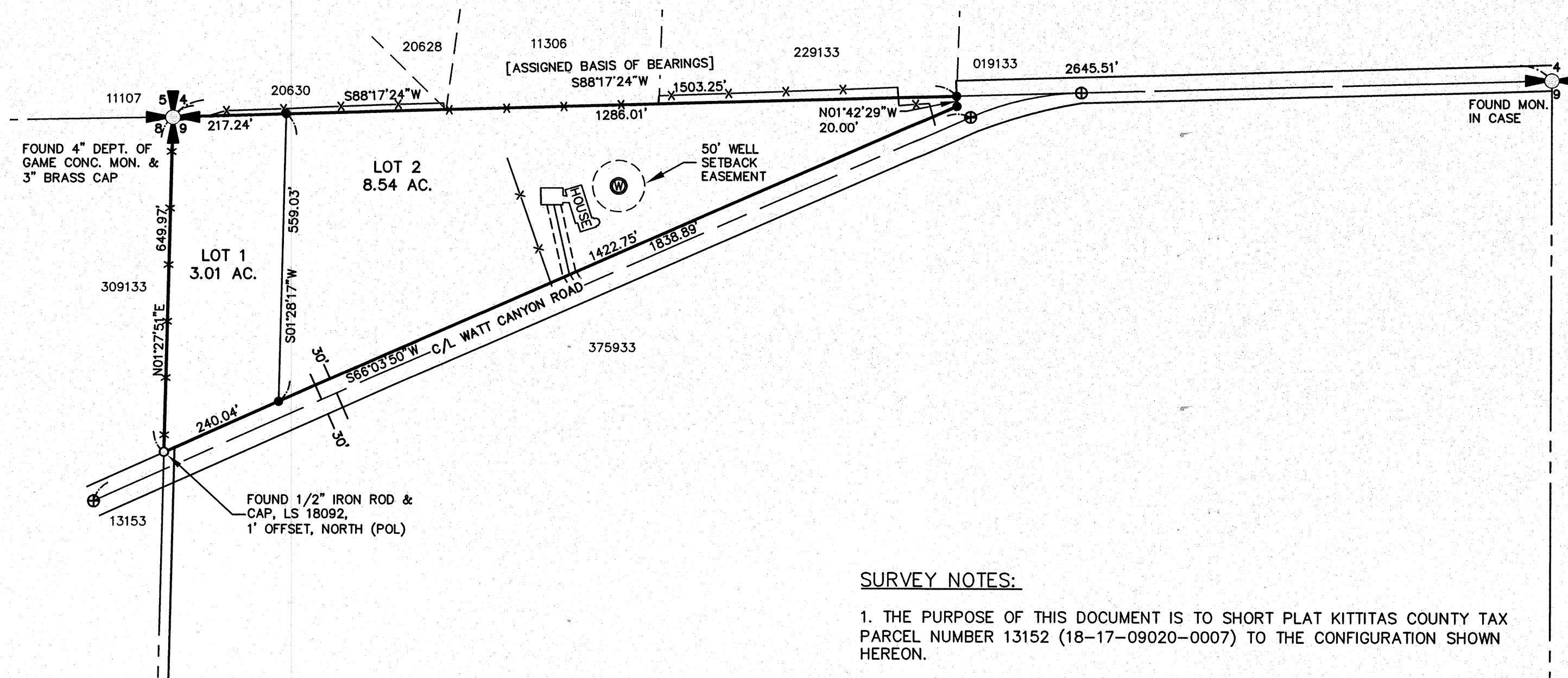
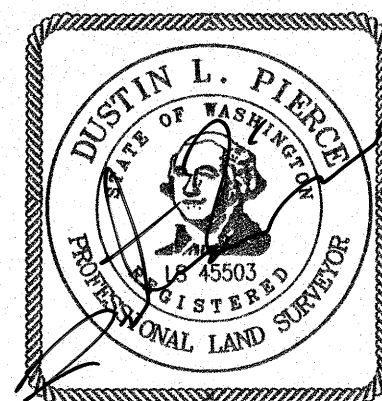
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF SEPTIC TANKS AS A TEMPORARY MEANS OF SEWAGE DISPOSAL FOR SOME, BUT NOT NECESSARILY ALL BUILDING SITES WITHIN THIS SHORT PLAT. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE COUNTY HEALTH DEPARTMENT ABOUT ISSUANCE OF SEPTIC TANK PERMITS FOR LOTS.

DATED THIS 28 DAY OF Aug A.D., 2011  
*[Signature]*  
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 14 DAY OF Sept A.D., 2011  
*[Signature]*  
KITITAS COUNTY TREASURER  
ORIGINAL TAX LOT NO. 18-17-09020-0007 (13152)

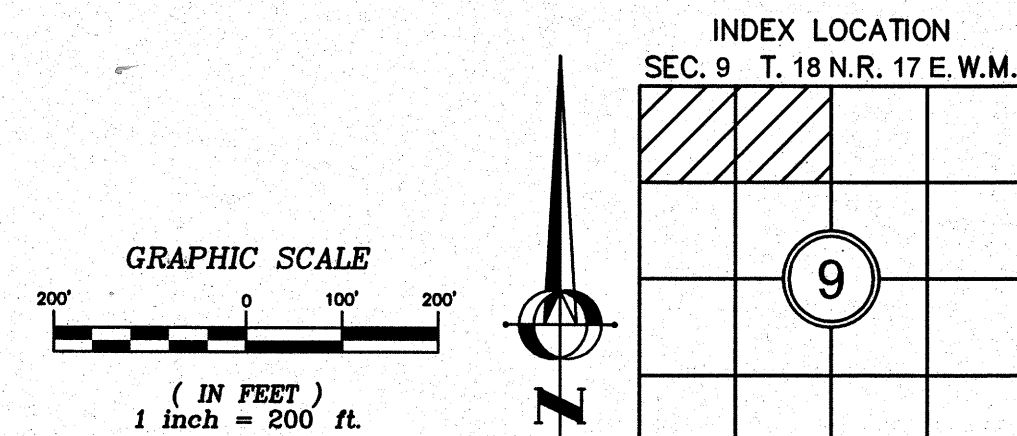


**SURVEY NOTES:**

1. THE PURPOSE OF THIS DOCUMENT IS TO SHORT PLAT KITITAS COUNTY TAX PARCEL NUMBER 13152 (18-17-09020-0007) TO THE CONFIGURATION SHOWN HEREON.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE S6 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 ALL EASEMENTS OF RECORD OR OTHERWISE.
4. FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
  - BOOK D OF SHORT PLATS, PAGES 138 & 139, AFN# 573705.
  - BOOK 30 OF SURVEYS, PAGE 173, AFN# 200410250003.
 AND THE SURVEYS REFERENCED THEREON, ALL RECORDS OF KITITAS COUNTY, STATE OF WASHINGTON.

**LEGEND**

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND MON. IN CASE
- SET 5/8" IRON ROD & CAP, LS# 45503
- FOUND 1/2" IRON ROD & CAP, LS# 18092
- FENCE LINE
- EXISTING WELL - TAG # ABJ 260



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE REQUEST OF  
DUSTIN L. PIERCE  
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 BILL & KATIE BURR  
IN JULY 2011.  
DUSTIN L. PIERCE DATE  
CERTIFICATE NO. 45503

**Encompass**  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

SHORT PLAT  
PREPARED FOR  
BILL & KATIE BURR

A PTN. OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9,  
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

KITITAS COUNTY		WASHINGTON
DWN BY	DATE	JOB NO.
G. WEISER	07/2011	11033
CHKD BY	SCALE	SHEET
D. PIERCE	1"=200'	1 OF 2



OWNER:

WILLIAM G. & KATHRYN J. BURR
1071 WATT CANYON ROAD
PO BOX 131
THORP, WA 98946

PARCEL NO.: 13152
MAP NO.: 18-17-09020-0007
AREA: 11.98 AC.(ASSESSOR) 11.55 AC. (SURVEY)
LOTS: 2
WATER SOURCE: INDIVIDUAL WELLS
SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS
ZONE: COMMERCIAL AGRICULTURE

BURR SHORT PLAT
A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.,
KITITAS COUNTY, WASHINGTON

SP-11-00002

EXISTING LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON;

EXCEPT:

- 1. THAT PORTION OF SAID PREMISES LYING SOUTHERLY OF THE NORTHERLY LINE OF WATT CANYON ROAD;
2. A STRIP OF LAND 20.0 FEET IN WIDTH KNOWN AS OLD WATT CANYON ROAD, LYING PARALLEL WITH AND ADJOINING TO THE NORTH AND WEST BOUNDARY LINES OF THE NORTH HALF OF THE NORTHWEST QUARTER.

PARCEL 2:

A STRIP OF LAND 20.0 IN WIDTH KNOWN AS OLD WATT CANYON ROAD, LYING PARALLEL WITH AND ADJOINING TO THE NORTH AND WEST BOUNDARY LINES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON;

EXCEPT THAT PORTION OF SAID PREMISES LYING SOUTHERLY OF THE NORTHERLY LINE OF WATT CANYON ROAD.

KRD NOTES:

- 1. ACCORDING TO KITITAS RECLAMATION DISTRICT (KRD) RECORDS, LOT 1 HAS 3.00 IRRIGABLE ACRES AND LOT 2 HAS 9.00 IRRIGABLE ACRES. KRD WATER MAY ONLY BE APPLIED TO IRRIGABLE ACRES.
2. FULL PAYMENT OF ANNUAL KRD ASSESSMENT IS REQUIRED REGARDLESS OF THE USE OR NON-USE OF WATER BY THE OWNER.
3. THE LANDOWNERS MUST PROVIDE FOR THE APPOINTMENT OF ONE WATER MASTER FOR EACH TURNOUT, WHO SHALL BE RESPONSIBLE FOR ORDERING WATER FOR THE ENTIRE PROPERTY. THE WATER MASTER WILL BE RESPONSIBLE FOR KEEPING WATER USE RECORDS FOR EACH LOT. KRD WILL ONLY BE RESPONSIBLE FOR KEEPING RECORDS ON THE TOTAL WATER ORDERED AT THE KRD TURNOUT.
4. KRD OPERATIONS AND MAINTENANCE ROADS ARE FOR DISTRICT USE ONLY. RESIDENTIAL AND RECREATIONAL USE IS PROHIBITED.
5. KRD IS ONLY RESPONSIBLE FOR DELIVERY OF WATER TO THE HIGHEST FEASIBLE POINT IN EACH 160 ACRE UNIT OR DESIGNATED TURNOUT. THE KRD IS NOT RESPONSIBLE FOR WATER DELIVERY LOSS (SEEPAGE, EVAPORATION, ETC.) BELOW THE DESIGNATED TURNOUT.

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 RCW 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.
3. ANY FURTHER SUBDIVISION OR LOTS TO BE SERVED BY PROPOSED ACCESS MAY RESULT IN FURTHER ACCESS REQUIREMENTS. SEE KITITAS 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. THE MAINTENANCE OF THE ACCESS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WHO BENEFIT FROM ITS USE.
6. 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 KITITAS COUNTY ROAD STANDARDS, 9/6/05 EDITION, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THIS SHORT PLAT.
7. 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.
8. 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 GROUNDWATER 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. ALL DEVELOPMENT MUST COMPLY WITH THE 2009 INTERNATIONAL FIRE CODE.
10. 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.
11. 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)
12. PROSPECTIVE PURCHASERS OF LOTS ARE URGED TO MAKE INQUIRIES AT THE KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS REGARDING ROAD AND ACCESS DEVELOPMENT REQUIREMENTS AND PERMITS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, WILLIAM G. BURR & KATHRYN J. BURR, 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., 20\_\_\_

WILLIAM G. BURR

KATHRYN J. BURR

ACKNOWLEDGEMENT

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

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 \_\_\_\_\_, 20\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_
RESIDING AT \_\_\_\_\_
MY APPOINTMENT EXPIRES \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JPMORGAN CHASE BANK, N.A., 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

ACKNOWLEDGEMENT

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

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_

TO ME KNOWN TO BE THE \_\_\_\_\_ 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 \_\_\_\_\_

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SCHOOL EMPLOYEES' CREDIT UNION OF WASHINGTON, 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

ACKNOWLEDGEMENT

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

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_

TO ME KNOWN TO BE THE \_\_\_\_\_ 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.

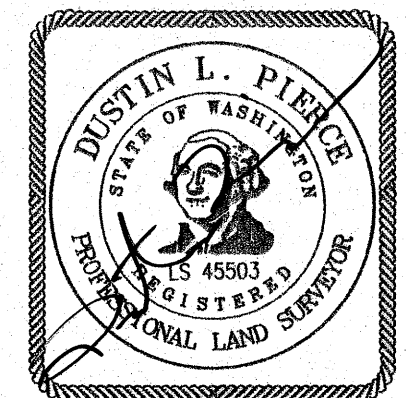
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_
RESIDING AT \_\_\_\_\_
MY APPOINTMENT EXPIRES \_\_\_\_\_

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
1-800-424-5555



ADJACENT PROPERTY OWNERS:

11107 FRANK M RAGLAND ETUX
PO BOX 208
THORP WA 98946

229133 DEREK I SANDISON ETUX
801 WATT CANYON ROAD
THORP WA 98946

20630 DANIEL J MACK ETUX
7209 74TH ST NE
MARYSVILLE WA 98270

019133 DEL ERDEL L KNUDSON TRUSTEE
771 WATT CANYON ROAD
THORP WA 98946

20628 RYAN GAUSMAN ETUX
2519 S MACHIAS ROAD
SNOHOMISH WA 98290

375933 LOUIS D TUTINO
810 WATT CANYON ROAD
THORP WA 98946

11306 JEANETTE P JONES
803 WATT CANYON ROAD
THORP WA 98946

309133 WEST DALE LLC
7683 SE 27TH #282
MERCER ISLAND WA 98040

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_ AT \_\_\_ M.
IN BOOK \_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_ AT THE REQUEST OF
DUSTIN L. PIERCE
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 BILL & KATIE BURR
IN JULY 2011

DUSTIN L. PIERCE DATE
CERTIFICATE NO. 45503

Encompass ENGINEERING & SURVEYING

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SHORT PLAT
PREPARED FOR
BILL & KATIE BURR

A PTN. OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M.

Table with columns: KITITAS COUNTY, WASHINGTON, DWN BY, DATE, JOB NO., CHKD BY, SCALE, SHEET. Values: G. WEISER, 07/2011, 11033, D. PIERCE, N/A, 2 OF 2