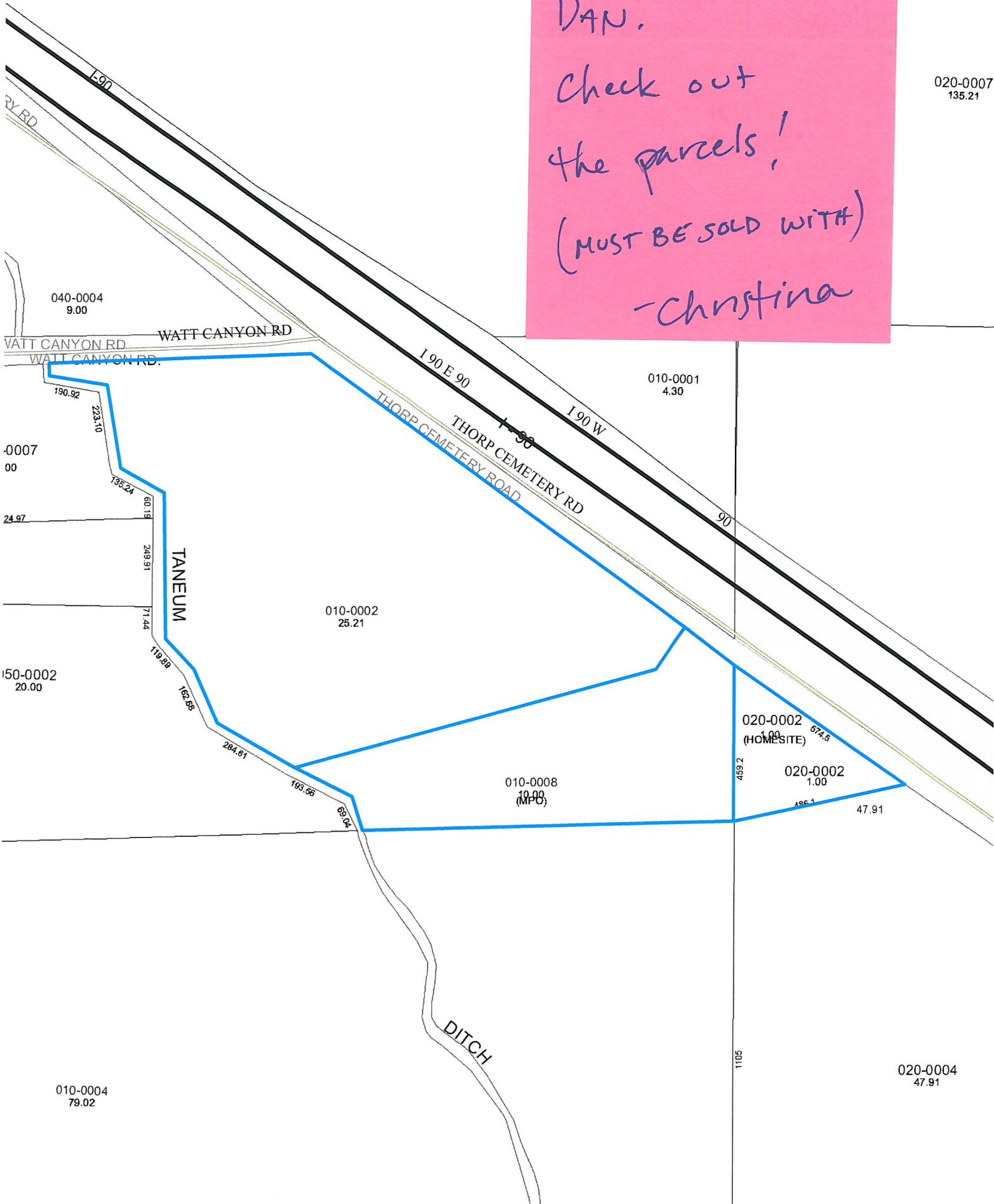
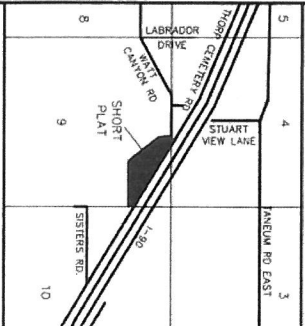


DAN.
Check out
the parcels!
(MUST BE SOLD WITH)
-Christina



VICINITY MAP



APPROVALS

KITITAS COUNTY DEPARTMENT OF PUBLIC WORKS
EXAMINED AND APPROVED THIS _____ DAY OF _____ A.D., 2011

KITITAS COUNTY ENGINEER

KITITAS COUNTY HEALTH DEPARTMENT
PRELIMINARY INSPECTION INDICATED SOIL CONDITIONS MAY ALLOW USE OF ON SITE SEWAGE SYSTEMS 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 INSURANCE OF ON SITE SEWAGE DISPOSAL PERMITS FOR LOTS.

DATED THIS _____ DAY OF _____ A.D., 2011

KITITAS COUNTY HEALTH OFFICER
CERTIFICATE OF COUNTY PLANNING DIRECTOR
I HEREBY CERTIFY THAT THE 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., 2011

KITITAS COUNTY PLANNING DIRECTOR

CERTIFICATE OF KITITAS 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.
PARCEL NO. 18-17-09010-0006 & 18-17-09010-0002
02-09-2011

DATED THIS _____ DAY OF _____ A.D., 2011

KITITAS COUNTY TREASURER

NAME AND ADDRESS - ORIGINAL TRACT OWNERS
NAME: ROGER HOFF
ADDRESS: 4410 THORP CEMETERY ROAD
THORP, WA 98948-9973
PHONE: (509) 964-2100

EXISTING ZONE: AC-20

OWNER: ROGER HOFF, HELEN SCHEPERS

STAKE WATER: NO IMPROVEMENTS PER THIS APP

NO. OF SHORT PLATED LOTS: THREE (3)

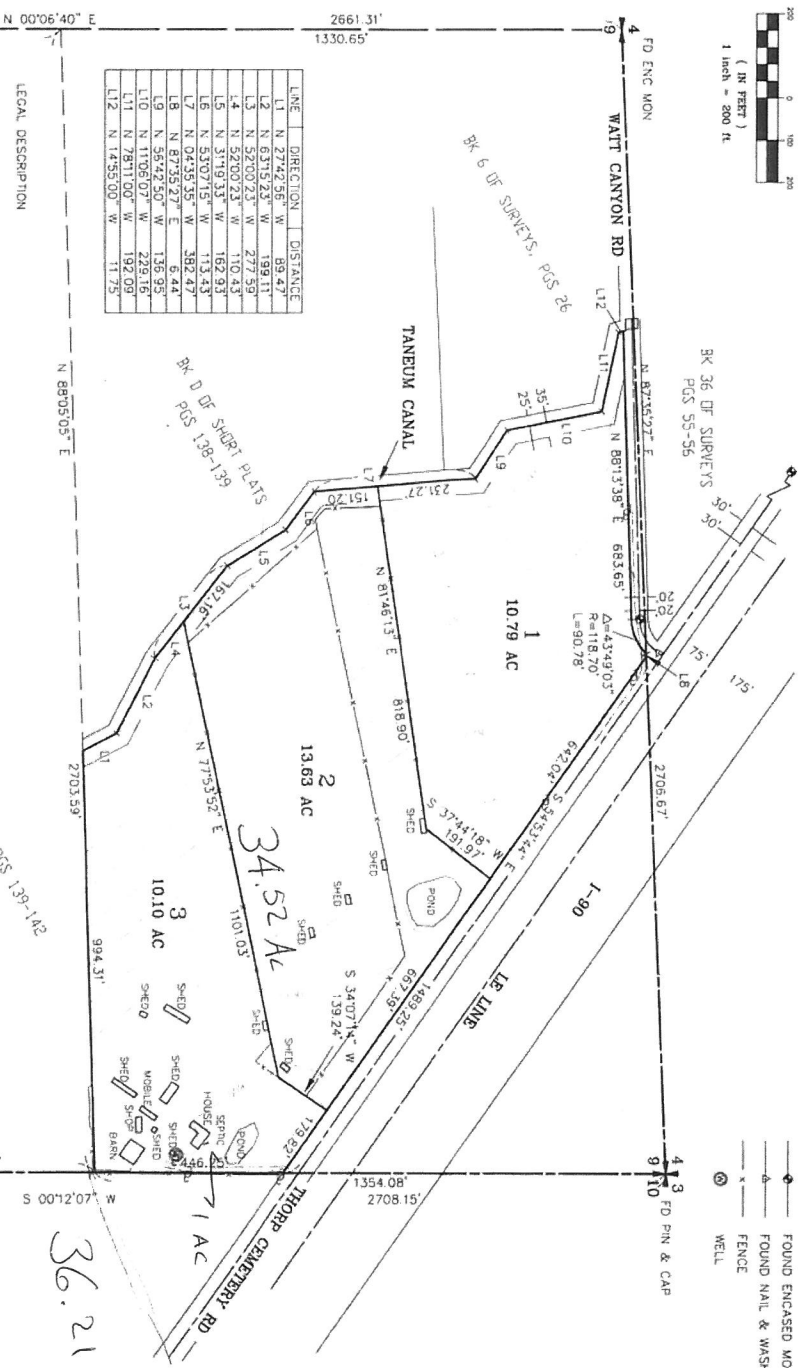
SCALE: 1" = 200'

SUBMITTED APPROVAL DATE: _____

AUTOMATIC APPROVAL DATE: _____

REMOVED FOR CAUSE ON: _____

HOFF SHORT PLAT
PART OF SECTION 9, T. 18 N., R. 17 E., W.M.
KITITAS COUNTY, WASHINGTON



LINE	DIRECTION	DISTANCE
L1	N 27°42'56" E	89.47'
L2	N 63°15'23" W	199.11'
L3	N 32°00'23" W	277.59'
L4	N 31°19'33" W	110.43'
L5	N 53°07'15" W	162.93'
L6	N 04°58'35" W	113.43'
L7	N 04°58'35" W	382.47'
L8	N 87°35'27" E	6.44'
L9	N 56°42'50" W	136.95'
L10	N 11°06'07" W	229.16'
L11	N 78°11'00" W	192.09'
L12	N 14°55'00" W	11.75'

LEGAL DESCRIPTION
THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 17 EAST, W.M., IN THE COUNTY OF KITITAS, STATE OF WASHINGTON, LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY OF WASHINGTON STATE HIGHWAY NO. 3 (THORP CEMETERY ROAD) AND LYING EAST OF THE CENTERLINE OF THE TANEUM CANAL THROUGH THE TANEUM CANAL'S ENTIRE COURSE THROUGH THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9 (THE CENTERLINE OF WHICH CANAL IS DESCRIBED AS A PERPETUAL EASEMENT AND RIGHT-OF-WAY, BEING 25 FEET GENERALLY SOUTH AND WEST OF THE CENTER OF THE TANEUM CANAL AND BEING 35 FEET GENERALLY NORTH AND EAST OF THE CENTER OF THE TANEUM CANAL)

EXCEPT RIGHT OF WAY OF WAIT CANYON ROAD ALONG THE NORTH LINE THEREOF.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by _____ or under my direction in conformance with the requirements of the Survey Recording Act of the request of ROGER HOFF in MARCH of 2011.

CHARLES A. CRUSE, JR.
Professional Land Surveyor
License No. 18078
Date 9-16-11



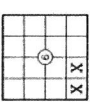
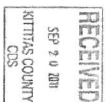
AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2011, at _____ M., in Book K of Short Plats of page(s) _____ at the request of Cruse & Associates.

RECEIVING NO. _____
ERAD V. BETTIG
KITITAS COUNTY AUDITOR

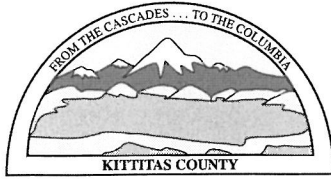
- LEGEND
- SET 5/8" REBAR W/ YELLOW CAP = CRUSE 18078
 - FOUND PIN & CAP
 - FOUND ENCASED MONUMENT
 - FOUND NAIL & WASHER
 - FENCE
 - WELL

SP-11-00010



CRUSE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
217 E. Fourth St.
Ellensburg, WA 98926
(509) 962-8242

HOFF SHORT PLAT



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Dan Valoff, Community Development Services

FROM: Christina Wollman, Planner II *CW*

DATE: October 5, 2011

SUBJECT: Thrall Road Short Plat SP-11-00009

1. Timing of Improvements: This application is subject to the latest revision of the Kittitas County Road Standards, dated 9/6/05. The following conditions apply and must be completed prior to the issuance of a building permit for any of the residence within this plat. A Performance Bond or acceptable financial guarantee may be used, in lieu of the required improvements, per the conditions outlined in the current Kittitas County Road Standards.
2. Private Road Certification: Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 9/6/05 edition. Kittitas County Public Works shall require this road certification to be completed prior to the issuance of a building permit for any of the structures within the proposed plat.
3. Existing Approaches: At the time of application for the new approach to construct the private road, the three existing approaches may be required to be removed.
4. Private Road Improvements: Access shall be constructed as a Low-Density Private Road. See Kittitas County Road Standards, 9/6/05 edition.
 - a. Access easements shall be a minimum of 60' wide. The roadway shall have a minimum width of 20', with 1' shoulders, for a total width of 22'.
 - b. Minimum centerline radius will be 60'.
 - c. The surface requirement is for a minimum gravel surface depth of 6".
 - d. Maximum grade is 12%.
 - e. Stopping site distance, reference AASHTO.
 - f. Entering site distance, reference AASHTO.
 - g. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - h. Any further subdivision or lots to be served by proposed access may result in further access requirements.

- i. All roads located within this development or roads that provide access to this development shall be constructed to current county road standards unless any other maintenance agreements, forest service road easements or state easements require higher road standards. The higher of the road standards shall apply.
 - j. All easements shall provide for AASHTO radius at the intersection of county road.
 - k. A paved apron shall be constructed at the intersection of the proposed private intersection and the county road right of way.
5. Cul-de-Sac: A cul-de-sac turn-around having an outside right-of-way or easement diameter of at least 110 feet shall be constructed at the closed end of all dead-end roads serving 3 or more lots. The driving surface shall be at least 96 feet in diameter. Cul-de-sacs must also conform to the requirements specified by the 2006 International Fire Code. Contact the Fire Marshal regarding any additional cul-de-sac requirements.
6. Joint-Use Driveway: A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
- a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
 - b. The surface requirement is for a minimum gravel surface depth of 6".
 - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.
- Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.
- a. The roadway shall be a minimum of 8' wide with gravel surface.
 - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
 - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
9. Access Permit: An approved access permit shall 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.

10. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
11. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.
12. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.