

SP-14-00001

RISNER RANCH SHORT PLAT
KITITITAS COUNTY SHORT PLAT NO. SP-14-000XX
A PORTION OF GOV'T LOT 1, SECTION 31,
TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
KITITITAS COUNTY, WASHINGTON

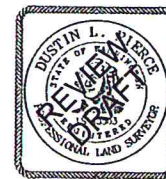
NOTES:

- THE PURPOSE OF THIS SURVEY ILLUSTRATE PARCELS AS SHOWN HEREON TO FACILITATE AN APPLICATION FOR A SHORT PLAT TO BE FILED WITH KITITITAS COUNTY.
- THIS SURVEY WAS PERFORMED USING A TRIMBLE 56 TOTAL STATION AND A TRIMBLE RB GNSS. 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.
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, ENCUMBRANCES OR RESTRICTIONS OF RECORD OR OTHERWISE.
- FOR ADDITIONAL SURVEY AND REFERENCE INFORMATION, SEE THE FOLLOWING:
 - BOOK 8 OF SHORT PLATS, PAGES 27-28, APN: 450419.
 - BOOK 7 OF PLATS, PAGES 80-81, APN: 482033.
- AND THE SURVEYS REFERENCED THEREON. RECORDS OF KITITITAS COUNTY, STATE OF WASHINGTON.
- THE CASCADE CANAL BOUNDARY LINES SHOWN HEREON ARE BASED ON THE AS-BUILT LOCATION OF THE EXISTING CANAL. THE CASCADE CANAL IS NOT NOTED AS AN EXCEPTIONAL OR OTHERWISE, IN THE TITLE REPORT PROVIDED BY STEWART TITLE OF KITITITAS COUNTY ORDER NO. 31822, FOR THE SUBJECT PROPERTY. THE PARCEL AREAS SHOWN HEREON ARE INCLUSIVE OF THE CASCADE CANAL.
- THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83 (07). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CSF) OF 0.99988007331. MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

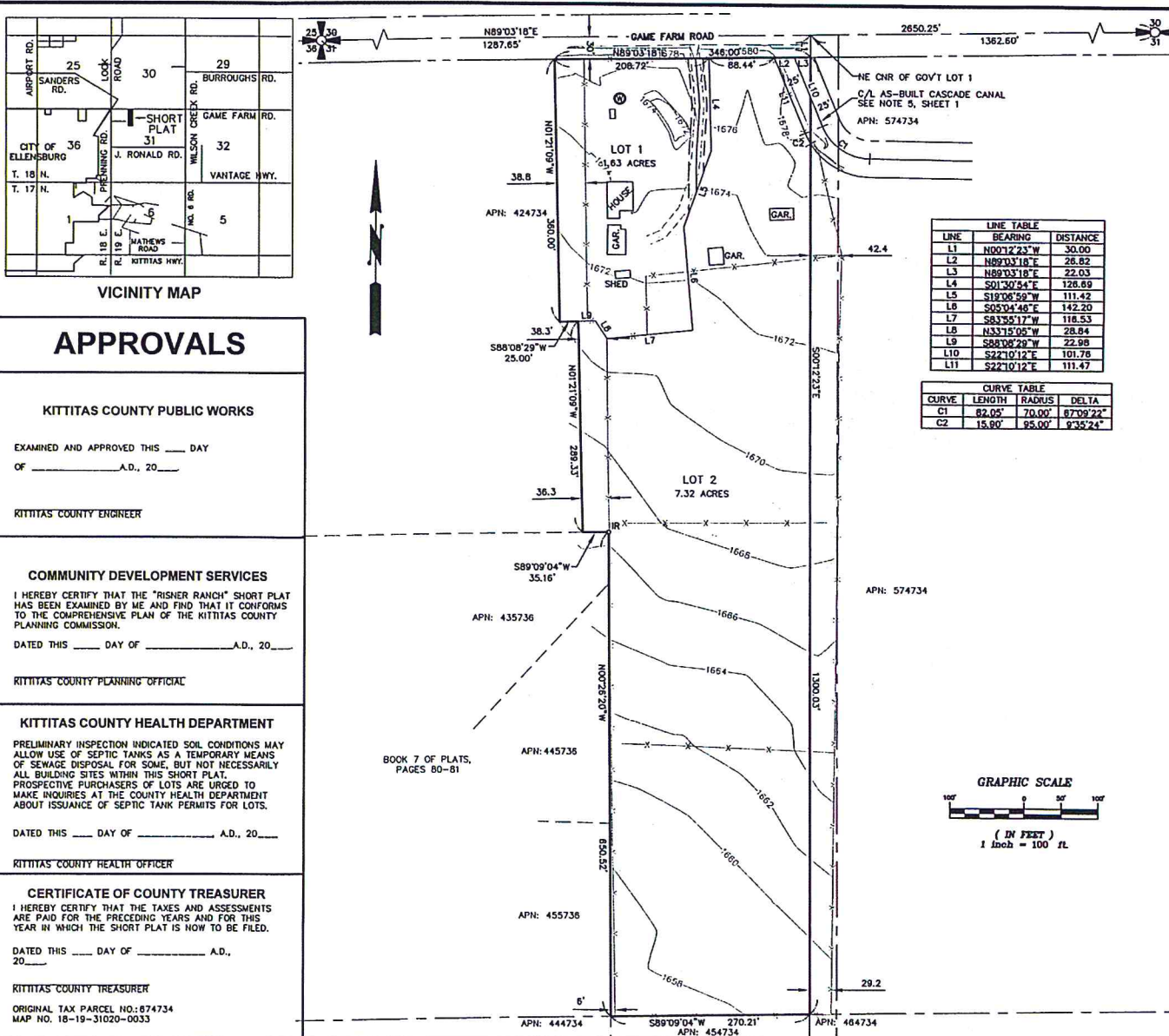
LEGEND

- SECTION CORNER, AS NOTED
- QUARTER CORNER, AS NOTED
- FOUND IRON ROD, NO CAP
- SET 5/8" IRON ROD & CAP, LS 45503
- EXISTING WATER WELL
- EXISTING FENCE LINE

INDEX LOCATION
 SEC. 31 T. 18 N.R. 19 E.W.M.

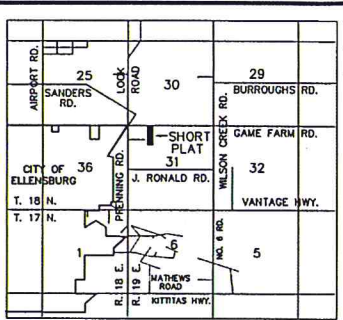
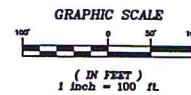


		31		



LINE	BEARING	DISTANCE
L1	N00°14'23"W	30.00
L2	N89°03'18"E	26.82
L3	N89°03'18"E	22.03
L4	S01°30'54"E	126.69
L5	S19°06'59"W	111.42
L6	S05°04'46"E	142.20
L7	S83°35'17"W	116.53
L8	N33°15'05"W	28.84
L9	S88°08'29"W	22.98
L10	S22°10'12"E	101.76
L11	S22°10'12"E	111.47

CURVE	LENGTH	RADIUS	DELTA
C1	82.05'	70.00'	87°09'22"
C2	15.90'	85.00'	9°35'24"



VICINITY MAP

APPROVALS

KITITITAS COUNTY PUBLIC WORKS

EXAMINED AND APPROVED THIS ____ DAY
 OF ____ A.D., 20__

KITITITAS COUNTY ENGINEER

COMMUNITY DEVELOPMENT SERVICES

I HEREBY CERTIFY THAT THE "RISNER RANCH" SHORT PLAT HAS BEEN EXAMINED BY ME AND FIND THAT IT CONFORMS TO THE COMPREHENSIVE PLAN OF THE KITITITAS COUNTY PLANNING COMMISSION.

DATED THIS ____ DAY OF ____ A.D., 20__

KITITITAS COUNTY PLANNING OFFICIAL

KITITITAS 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 ____ DAY OF ____ A.D., 20__

KITITITAS 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 SHORT PLAT IS NOW TO BE FILED.

DATED THIS ____ DAY OF ____ A.D., 20__

KITITITAS COUNTY TREASURER

ORIGINAL TAX PARCEL NO.: 874734
 MAP NO. 18-19-31020-0033

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

GERALD V. PETIT
 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 ANGELA RISNER

IN MARCH 2014

DUSTIN L. PIERCE DATE
 CERTIFICATE NO. 45503



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
 ANGELA RISNER
 A PORTION OF GOV'T LOT 1, SECTION 31,
 TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.

KITITITAS COUNTY		WASHINGTON	
DWN BY	DATE	JOB NO.	
DLP	3/2014	14009	
CHKD BY	SCALE	SHEET	
GW	1" = 100'	1 OF 2	

I:\14\14009\SURVEYSHEETS\14009-SP.dwg, SHEET 1, 3/27/2014, 8:58:41 AM

SP-14-00001

RISNER RANCH SHORT PLAT
KITITAS COUNTY SHORT PLAT NO. SP-14-000XX
 A PORTION OF GOVT LOT 1,, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M.,
 KITITAS COUNTY, WASHINGTON

OWNER:

KATHLEEN ANDERSON
 410 GAME FARM RD.
 ELLENSBURG, WA 98926

- PARCEL NO: 674734
- MAP NO.: 18-19-31020-0033
- PARCEL AREA: 9.17 ACRES (ASSESSOR)
- ZONE: URBAN RESIDENTIAL
- PROPOSED LOTS: 2
- WATER SOURCE: INDIVIDUAL WELLS
- SEWER SOURCE: INDIVIDUAL SEPTIC/DRAINFIELDS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, KATHLEEN P. ANDERSON, AS HER SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE HEREIN DESCRIBED REAL PROPERTY, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT PLAT AS HEREIN DESCRIBED.

IN WITNESS WHEREOF, WE HAVE SET OUR HANDS THIS ___ DAY OF _____, A.D., 20__.

KATHLEEN ANDERSON

ACKNOWLEDGMENT

STATE OF _____)
) S.S.
 COUNTY OF _____

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 WASHINGTON MUTUAL, SUCCESSORS AND ASSIGNS, THE UNDERSIGNED BENEFICIARY OF A DEED OF TRUST, DOES HEREBY DECLARE, SUBDIVIDE AND SHORT 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 _____)
) S.S.
 COUNTY OF _____

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: _____

EXISTING LEGAL DESCRIPTION:

PARCEL A:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY, STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
 A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, AND RUNNING THENCE WEST 321 FEET; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID LOT, 295 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT; THENCE EAST 295 FEET TO THE SOUTHEAST CORNER THEREOF, AND THENCE NORTH ALONG THE EAST BOUNDARY LINE OF SAID LOT, TO THE POINT OF BEGINNING.

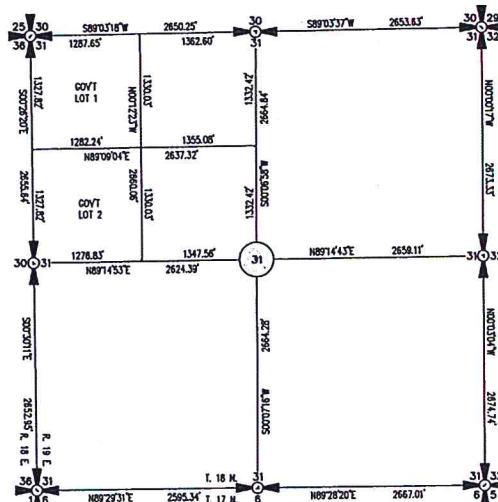
EXCEPT RIGHT OF WAY FOR COUNTY ROAD, KNOWN AS GAME FARM ROAD, ALONG THE NORTH LINE OF SAID TRACT.

EXCEPT ANY PORTION THEREOF LYING WEST OF THE EAST LINE OF THE EAST 962 FEET OF THE SOUTH 650.50 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31.

PARCEL B:

THE EAST 25 FEET OF THE NORTH 350 FEET OF THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY SITUATED IN KITITAS COUNTY, WASHINGTON:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19 EAST, W.M., KITITAS COUNTY STATE OF WASHINGTON WHICH IS DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 648.75 FEET NORTH AND 502.8 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 1 AND RUNNING NORTH TO A POINT 502.8 FEET EAST AND 238.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST 208.7 FEET; THENCE NORTH 208.7 FEET TO A POINT 716.2 FEET EAST AND 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST, ALONG THE SOUTH BOUNDARY LINE OF COUNTY ROAD, TO A POINT 321.0 FEET EAST AND 30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY LINE OF SAID LOT, TO A POINT 474.5 FEET EAST OF THE POINT OF BEGINNING; AND THENCE WEST TO THE POINT OF BEGINNING.

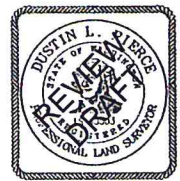


NOTES:

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, 1995 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 UNLESS 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 INTERNATIONAL FIRE CODE.
10. 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.080(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)
11. 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.

ADJACENT PROPERTY OWNERS:

1. APN: 435736 - ANDREW KEATON, 1909 E TOLMAN RD., ELLENSBURG, WA 98926
2. APN: 445736 - MELODY LYNN SHAFF, 1913 TOLMAN RD., ELLENSBURG, WA 98926-7268
3. APN: 455736 - LYLE C. HUMMEL, 1919 TOLMAN RD., ELLENSBURG, WA 98926
4. APN: 424734 - JOHN R WEBB LIVING TRUST, 1116 N MONROE ST., TACOMA, WA 38406-4514
5. APN: 444734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG WA 98926
6. APN: 454734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG WA 98926
7. APN: 464734 - WESLEY D. & JO ANNE GRAY, 1700 N PFENNING RD., ELLENSBURG, WA 98926
8. APN: 574734 - WILLIAM W. GLESSNER, 490 GAME FARM RD., ELLENSBURG, WA 98926



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 _____ ANGELA RISNER
 IN _____ MARCH, 20__

 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 ANGELA RISNER A PORTION OF GOVT LOT 1, SECTION 31, TOWNSHIP 18 NORTH, RANGE 19, EAST, W.M.		
KITITAS COUNTY	WASHINGTON	
DWN BY DLP	DATE 3/2014	JOB NO. 14009
CHKD BY GW	SCALE N/A	SHEET 1 OF 2

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